TOWN OF
SAN ANSELMO
EST. 1907

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

Town Council
Agenda

Tuesday, May 13, 2025 **7:00 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/87540506961

Or Telephone: +1 669 900 6833 | Webinar ID: 875 4050 6961

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

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

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

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

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

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.

Written Public Comment
Public Comment- McOuat (PDF)

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 Approve the Draft Minutes of the Regular Meeting of April 22, 2025 and the Draft Minutes of the Special Meeting of April 25, 2025
Staff Report (DOC)
Attachment 1- Draft Minutes of the Regular Meeting of April 22, 2025 (DOC)
Attachment 2- Draft Minutes of the Special Meeting of April 25, 2025 (DOC)

1.2 Receive a Report of Checks Issued for the Month of April 2025
Staff Report (DOCX)
Attachment 1 Check Report April 2025 (PDF)

1.3 Receive and File the Marin Sanitary 2024 Annual Report
Staff Report (PDF)
Attachment 1: 2024 MSS Annual Report (PDF)

1.4 Receive and File the San Anselmo's 2023 Greenhouse Gas Emissions Report
Staff Report (PDF)
Attachment 1- San Anselmo 2023 GHG Inventory Report (PDF)

1.5 Receive and File the Final 2025-27 Priorities Work Plan
Staff Report (DOC)
Attachment 1 - Work Plan Priorities by Department (DOC)
Attachment 2 - Work Plan Priorities by Category (DOC)

2. Public Hearing:

In general, the following procedural order applies to public hearing items:
•Staff Presentation
•Town Council Questions
•PUBLIC COMMENT – limited to 3 minutes/person
•Town Council discussion/action

2.1 Public Hearing to Adopt an Ordinance to Repeal Title 9, Chapter 4, Undergrounding Electric and Communication Laterals to Building and Structures. The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3)
Staff Report (DOC)
Attachment 1 - Ordinance (DOC)
Presentation (PDF)

2.2 Adopt Ordinance Amendments to Title 10 "Planning and Zoning", Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map for Housing Element Implementation and Compliance with State Law. The proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15061(b)(3) because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment.
Staff Report (PDF)
Attachment 1 - Ordinance (PDF)
Attachment 2 - Draft Zoning Map (PDF)
Attachment 3 - Planning Commission Resolution No. 2025-07 (PDF)
Attachment 4 - HCD Handout (PDF)
Presentation

2.3 Public Hearing and Adoption of an Ordinance Designating Fire Hazard Severity Zones in Local Responsibility Area. Adoption of the proposed ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to following sections of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3: (1) Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); and (2) Section 15060(c)(3) (the activity is not a project as defined in Section 15378) because the ordinance has no potential for resulting in any significant physical change to the environment, either directly or indirectly.
Staff Report (DOC)
Attachment 1- Proposed Ordinance (DOC)
Attachment 2- Fire Hazard Severity Zones- Local Responsibility Area- Town of San Anselmo (PDF)

3. 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

3.1 Adopt a Resolution to Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments. The proposed Resolution is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).
Staff Report (PDF)
Attachment 1 - Resolution (PDF)
Attachment 2 - New Priority Conservation Areas Map (PDF)

Attachment 3 - Existing Priority Conservation Areas Map (PDF)
Attachment 4 - Planning Commission Resolution No. 2025-08 (PDF)
Presentation

Adjourn

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Town Staff at email savila@sananselmo.gov. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable 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 27, 2025.

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

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

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

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

Received
MAY 13 2025
Town of San Anselmo

Wallace G. McOuat
100 Laurel Avenue
San Anselmo, CA 94960
H: 456-3218; M: 331-1000

May 9, 2025

Councilwoman Chantel Walker
525 Tunstead Avenue
San Anselmo, CA 94960

Dear Councilwoman Walker:

We understand that the Town Council is considering the elimination of its rules regarding the undergrounding of utility lines. We urge you to reconsider and not throw out decades of precedents.

Overview. Undergrounding utilities has several advantages for the community including:

- **Safer:** Downed lines cause 100's of deaths annually (NIH) and substantial damage to homes, cars and other property.
- **More Reliable:** Underground lines are far less vulnerable to power outages.
- **Reduced Fire Risk:** Underground lines significantly reduce the risk of fires.
- **Lower Maintenance Costs:** Underground lines are less exposed to elements such as weather or tree limbs and have much lower maintenance costs and inconvenience.
- **Sidewalk space:** Walking is hindered in many areas by utility poles.
- **Aesthetics:** I don't think anyone ever misses having overhead wires.

Undergrounding is an important part of "hardening" our system. That's why so many communities in California and elsewhere encourage and support undergrounding. Even the CPUC and PG&E recognize the benefits and have created programs under which the utilities pay the upfront costs.

Unfortunately, those programs are underfunded and are not a high priority for utilities like PG&E. For example, San Francisco has undergrounded over ½ of its lines in the past 4 decades, but PG&E says that no money is available for the remainder.

History. San Anselmo has been requiring undergrounding for new developments since 1974 -- 51 years. That's a very long time. It's been applied to new single-family home since 1999 -- more than ¼ of a century. The town and its residents have benefited from these policies.

We urge the Council not to throw the proverbial baby out with the bathwater. **Who in this room isn't happy to walk through town** on San Anselmo Avenue, along Greenfield Avenue or in neighborhoods (like Yolanda Court) and elsewhere absent overhead lines?

Remodels. As we understand it, major remodels are the biggest issue. Since 2013, major remodels require undergrounding with some limited exceptions. The Town defines a major remodel as one that costs more than 50% of the home's value. Those certainly seem to me like reasonable thresholds at which to require an undertaking that benefits the community.

As staff indicated, until at least 2013 the costs were generally less than $10,000 with outliers around $15,000. Anecdotally, it appears that these costs have soared to the range of $20,000 to $50,000. Most of us would agree that $50,000 is a heavy price and could kill some projects.

Rather than undoing ½ century of precedent, take a little more time and think outside the box.

Potential idea. For one idea, we could establish a cost limit as a percentage of the project. For example, the cost of UG could be limited to, say, 3% of the project's budget. If UG the lines cost more than that limit, then the homeowner would have the option of contributing to a Town fund for undergrounding lines along major roads, around parks and elsewhere.

To illustrate, a homeowner with a major remodel costing $500,000 would pay for the cost of undergrounding if it is no more $15,000. If the cost of undergrounding is more than $15,000, the homeowner could either pay the full cost or contribute $15,000 to the Town fund.

The concept is not wholly dissimilar to fees for other offsets such as for transportation or affordable housing.

ADU's, which I support, present a special case. Those are built almost exclusively to benefit the pocketbook of the owner. I, for one, don't want to see overhead lines running through my neighbor's yard and be exposed to their risks just to enrich my neighbor's cashflow. It makes **no** sense to enact 5' clearance rules or 30' rules and then encourage the introduction of a major risk factor like overhead lines in a neighbor's backyard.

Summary. One version of what we believe would be a rational ordinance would be as follows:

- *New construction*: maintain existing rules.
- *ADU's*: continue to require undergrounding of lines to any new structure in recognition of (i) the safety hazard, (ii) the impingement on the neighbors' views and enjoyment and (iii) the fact that owners build ADU's with the expectation of profits.
- *Major remodels*: limit the homeowner's costs to no more than 3% of the remodeling budget. If costs exceed that threshold, the owner would have the option of proceeding with the undergrounding or contributing to a Town fund dedicated to undergrounding wires on or near public property.

Closing. Overhead power lines are a safety and fire hazard, and they are too often intrusive. No matter how you resolve the remodeling issue, we would be very disappointed if the Council completely abandoned its long-term policy on undergrounding and regressed to an era of overhead lines. There are valid and solid reasons why so many communities in California and elsewhere strongly encourage and support undergrounding.

We live in a political climate where the pendulum keeps swinging widely from one side to the other on so many issues. While we understand that this may not be the most important issue you're dealing with, we urge the Council to consider amending the current regulations if necessary rather than dismissing them altogether. There's plenty of middle ground.

Sincerely,

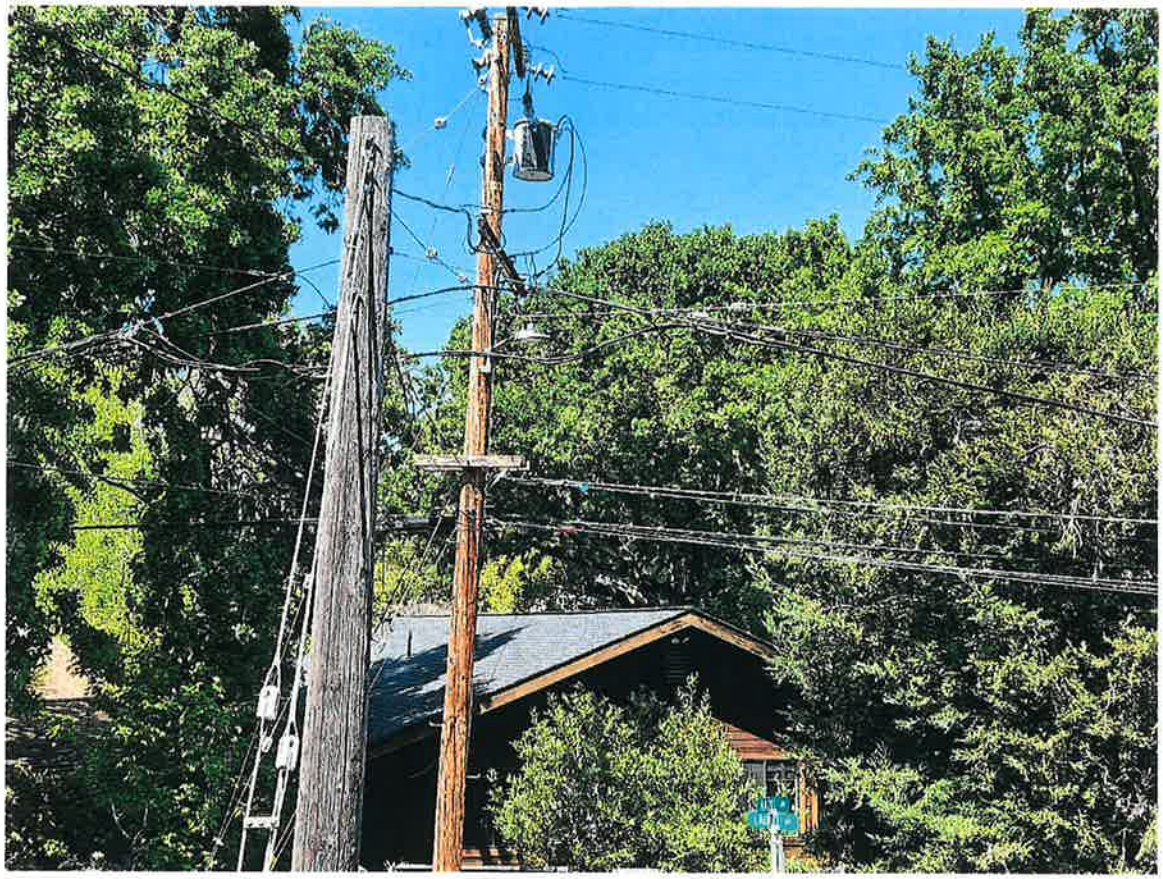
Wally

RELATED TOPICS

Districts. You no doubt aware that the funding can be aided by forming Underground Utility Districts, which several Marin communities have used or are in the process of consideration. However, those are rather difficult in residential neighborhoods as a high threshold of participation is required and funding is still severely limited even for Districts.

Gradual progress. While it is admittedly more efficient and cost-effective to do an entire neighborhood at a time than doing homes individually, the latter is still a step in the right direction. When we bought our home going on 50 years ago, no house on our street had undergrounded power lines. Now, 7 out of 21 (including one underway) have undergrounded their lines in the two blocks from Hazel to Myrtle. That is 1/3, which marks substantial, albeit slow, progress. Two more will likely occur within a few years.

Missed opportunities. PG&E often tears up an entire street for either gas or electrical work. With good planning and interagency cooperation, this presents an excellent time to underground wires for substantially less money. A case in point is when PG&E tore up all of Myrtle Lane a few years ago to replace its gas distribution system. It didn't occur to anyone to at least consider undergrounding the overhead lines at the same time. A lost opportunity that happens all too often.



20 service lines, 3 aerial guy wires, 8 ground guy wires = 31 lines. **Yes, this is in San Anselmo!**

One can find dozens of examples like the one below. No, it's not fatal, but it's clearly inconvenient.



STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: May 13, 2025

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of the April 22, 2025 and Draft Minutes of the Special Town Council Meeting of the April 25, 2025

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of April 22, 2025 and Draft Minutes of the Special Town Council meeting of April 25, 2025

ATTACHMENT:

Attachment 1- April 22, 2025, Draft Minutes, Regular Meeting
Attachment 2- April 25, 2025, Draft Minutes, Special Meeting

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

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

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Serge Avila, Town Clerk
Heidi Scoble, Community Development Director
Sean Condry, Public Works Director
Jeff Zuba, Finance Director
Scott Schneider, Assistant Public Works Director
William Messinger, Assistant Engineer
Matthew Ferrer, Assistant Engineer

A. 6:00 PM Call to Order

B. Mayor Kullaway announced that item B.1 will be discussed in Closed Session

Conference with Labor Negotiators (Gov. Code Section 3540)
Agency Designated Representatives: Christopher Boucher, David Donery, Jeff Zuba
Employee Organization: Service Employees International Union (SEIU) 1021

C. Public Comment on Closed Session Items

There were no comments.

D. Council adjourned to Closed Session.

7:00 PM Town Council reconvened at Town Hall Council Chambers.

Optional Pledge of Allegiance

Mayor Kullaway stated there was nothing to report from Closed Session.

<u>Open Time for Public Expression</u>

Ms. Sue Ream talked about the pride of living in San Anselmo and its thriving business community and generous citizens.

Mr. Guy Meyer stated we are all connected by life itself and our magical biosphere.

Mr. Jackson Dobronyi, Mr. Chris Poppy, Mr. Will Messinger, Mr. Jordan Wright, Ms. Jenny Waskie, Mr. Kurt Reis, Town employees and members of SEIU 1021 (Si, Se Puede!), urged the Council to support the Union in the upcoming contract negotiations.

Ms. Dawn Jones, retired Town employee, asked the Council to increase the Town's contribution to the Post-Retirement Health Benefit.

Ms. Kyle Reis asked the Council to increase the salaries of the Town's employees, in particular the pre-school staff.

Mr. Todd Greenberg supported giving raises to Town employees but was not sure how this could be accomplished since Town expenditures seem to exceed revenues.

Ms. Sue Saunders stated the Town would save money in the long run by retaining existing employees and not delaying maintenance to the infrastructure.

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

Vice Mayor Burdo reported he attended the Fire Board meeting; the Transportation Authority of Marin (TAM) will be meeting this Thursday night; attended the Flashlight Egg Hunt and the Saturday morning Egg Hunt; the Marin County Bicycle Coalition (MCBC) 25th Anniversary.

Councilmember Burke reported she attended the Safe Routes to Schools meeting; watched the Flood Zone 9 meeting video.

Councilmember Walker reported there will be a virtual Fair Housing Conference tomorrow; she attended the Fire Board meeting; the meeting held by the Town Manager with the business community; the Sip and Stroll will be held on May 10th.

Councilmember Schlesinger reported it was Earth Day; he attended the Flood Zone 9 meeting regarding Building Bridge 2; May is Small Business Month.

Mayor Kullaway reported she attended both of the Egg Hunts; asked the Council to review Policy 1778 at a future meeting.

Special Presentation

There were no Special Presentations.

1. Consent Agenda

1.1 Approve the Draft Minutes of the Town Council Meeting- March 25 and April 8, 2025

1.2 Receive and File the 2024 Traffic and Crimes Statistics Report

1.3 Adopted Resolution No. 2025-4573 in Recognition of National Small Business Week and San Anselmo's Small Businesses and Proclaiming the Month of May as Small Business Month

1.4 Receive and File the Financial Report on Recreation Fund ending March 31, 2025

1.5 Receive and File Revenue and Expenditure Reports, March 2025

1.6 Adopted Resolution No. 2025-4574 establishing a Rotation Process for Town Council Committee Assignments

1.7 Adopted Resolution No. 2025-4575 Endorsing the Ross Valley School District Parcel Tax Measure E

Mayor Kullaway opened to Public Comment.

Mr. Todd Greenberg asked the Council to pull items #1.5 and #1.6

Ms. Catherine Phillips, Ms. Nova Goff (6th grader at White Hill Middle School), Ms. Rachel Black, Ms. Ana March, and Ms. Kate McLaughlan supported item #1.7.

Mr. Doug Kelly, representing the Coalition of Sensible Tax Payers, stated item #1.7 is not in the Council's "lane". The coalition is opposed to Special Taxes.

Mayor Kullaway closed Public Comment.

Vice Mayor Burdo stated he would like to pull item #1.6 for discussion.

Councilmember Burke stated she would like to pull item #1.7 for discussion.

M/s, Burke/Walker, Motion to approve Consent Calendar items #1.1 through #1.5.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

1.6 Adopt a Resolution Establishing a Rotation Process for Town Council Committee Assignments

Vice Mayor Burdo stated he supported two years as the rotation time and was in favor of eliminating the seniority preference.

Councilmember Burke stated she was happy with the draft but did not think alternate assignments should count towards the three years. Town Attorney Acevedo suggested the following language under Section 2(c): "Service as an alternate would not count towards the years of service on a committee".

M/s, Burke/Schlesinger, Motion to approve Consent Calendar item #1.6 with the language suggested by Town Attorney Acevedo.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

1.7 Adopt a Resolution Endorsing the Ross Valley School District Parcel Tax Measure E

Councilmember Burke stated it was not the job of the Council, as a body, to endorse candidates or ballot measures. It is not within the Council purview.

Councilmember Schlesinger discussed the pros and cons of supporting ballot measures.

Vice Mayor Burdo noted Town Attorney Acevedo did not tell the Council that they do not have the authority to endorse such a ballot measure. However, this is not something they typically do.

M/s, Burdo/Walker, Motion to approve Consent Calendar item #1.7.
AYES: Walker, Vice Mayor Burdo, Mayor Kullaway
ABSTAIN: Burke, Schlesinger

2. Public Hearing Items

2.1 Public Hearing and Adoption of an Ordinance Designating Fire Hazard Severity Zones In Local Responsibility Area

Mayor Kullaway stated this item would be continued due to a lack of proper notice.

2.2 Public Hearing and Adoption of a Resolution Vacating a Portion of the Public Right-of-Way Adjacent to 11 Sunnyside Drive in San Anselmo

Assistant Engineer Messinger presented a PowerPoint presentation. Staff answered a question from the Council regarding the staff's lukewarm recommendation on this item.

Mayor Kullaway opened to Public Comment.

Mr. Guy Meyer had a question about the location of the abandonment.

Mayor Kullaway closed Public Comment.

M/s, Burke/Walker, Motion to Adopt Resolution No. 2025-4576 Vacating a Portion of the Public Right-of-Way Adjacent to 11 Sunnyside Drive in San Anselmo
AYES: Burke, Schlesinger, Vice Mayor Burdo, Mayor Kullaway
ABSTAIN: Walker

3. Council Business Items

3.1 Adopt a Resolution Approving the 2025-2026 Senate Bill 1 (SB1) Gas Tax Funding Project List

Assistant Public Works Director Schneider presented the staff report. Staff answered questions from the Council regarding whether the Town owns the portion of the road above and below those that are slated to be repaved; how staff determines what streets to repave and whether or not to repave the entire street or just a portion; if all the streets that are going to be repaved are owned by the Town; if any of the streets are getting speed cushions.

Mayor Kullaway opened the meeting to public comments.

Mr. Todd Greenberg complimented staff on their transparency and asked for a complete list of funds that the Town brings in designated to be used on roads.

Mayor Kullaway closed the meeting to public comments.

M/s, Walker/Burke, Motion to Adopt Resolution No. 2025-4577 Approving the 2025-2026 Senate Bill 1 (SB1) Gas Tax Funding Project List.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

3.2 Approve the 2025 Street Resurfacing Project and Authorize Staff to Advertise for Construction Bids

Assistant Public Works Director Schneider and Finance Director Zuba presented the staff report. Staff answered questions from the Council regarding the Request for Proposal (RFP); the notification process to residents.

Mayor Kullaway opened the meeting to public comments.

Mr. Todd Greenberg stated the staff report does not discuss who will receive bids or how contracts are awarded.

Mayor Kullaway closed the meeting to public comments.

M/s, Burke/Burdo, Motion to Approve the 2025 Street Resurfacing Project and Authorize Staff to Advertise for Construction Bids and find this item exempt from CEQA.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

3.3 Town Hall Resilience Hub Battery Energy Storage System (BESS) review and update to Resilience Hub Project

Assistant Engineer Ferrer presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the proposed height above the Base Flood Elevation (BFE); how the determination was made about the charging power levels.

Mayor Kullaway opened the meeting to public comments.

Mr. Guy Meyer stated the community does not know what is going on and there are some legitimate questions. He was concerned about lithium batteries and CEQA issues.

Mr. Todd Greenberg stated a resilience hub is a great idea. He was concerned about flooding and asked about the height of the structure.

Ms. Sue Saunders discussed the issue regarding the safety of batteries. She supported the project.

Mayor Kullaway closed the meeting to public comments.

The Council took a break at 9:02 PM

The Council reconvened in the Council Chambers at 9:11 PM

3.4 Adopt Resolution Establishing Job Description and Pay Range for Community Development Director and Principal Planner

Finance Director Zuba presented the staff report. Staff answered questions from the Council regarding how to broaden the candidate pool; minimum qualifications; if the proposed salary is in line with other communities.

Mayor Kullaway opened the meeting to public comments.

There were no comments.

Mayor Kullaway closed the meeting to public comments.

M/s, Walker/Burdo, Motion to Adopt Resolution No. 2025-4578 Establishing Job Description and Pay Range for Community Development Director and to Adopt Resolution No. 2025-4579 Establishing Job Description and Pay Range for the Principal Planner.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

3.5 Receive an Overview Report of the Town Depositories, Investment Accounts, and

Investment Practices and Provide Direction to Staff

Finance Director Zuba presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding whether there are any banks that do not invest in fossil fuels; if staff thinks this discussion merits a larger conversation; what are the Town's investment goals; if staff has looked at the cyber security and technology infrastructure with respect to credit unions.

Mayor Kullaway opened the meeting to public comments.

There were no comments.

Mayor Kullaway closed the meeting to public comments.

Councilmember Burke supported the priority of "safety, liquidity, and yield". She was concerned the Council is micro-managing. Councilmember Burdo agreed.

Councilmember Schlesinger stated he would like the Council to craft a statement about investment values.

Finance Director Zuba stated the policy could be discussed by the Infrastructure and Fiscal Monitoring Committee and then the Council. He would also investigate Redwood Credit Union.

3.6 Receive the Fiscal Year 2025-2027 Draft Work Plan Priorities Report and Provide Feedback to Staff

Town Manager Donery and Librarian Kenton presented the staff report and a PowerPoint presentation. Staff answered a question from the Council regarding activities and programs for teens.

Mayor Kullaway opened the meeting to public comments.

Mr. Todd Greenberg complimented the staff for setting priorities and asked if they were ranked and if there is a methodology to determine whether the priorities have been met.

Mayor Kullaway closed the meeting to public comments.

Councilmember Burke suggested adding "Police Enforcement", "Community Policing", and "Maintaining Parks and Facilities Infrastructure".

Councilmember Walker advocated for paring back on the priorities so the remaining ones can be done more easily.

Mayor Kullaway stated she would like to see lots of bike counters.

The Council thanked staff for the great work!

M/s, Burke, Motion to adjourn the meeting at 10:16 p.m.
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

Respectfully submitted,
Toni DeFrancis,
Recording Secretary

San Anselmo Draft Council Minutes
Special Meeting
University of the Redlands Marin Campus
Scott Hall 101 Seminary Road San Anselmo, California 94960
Friday, April 25, 2025

Call to Order
Mayor Kullaway called the meeting to order at 12:31 PM

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

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Linda Kenton, Town Librarian
Megan Acevedo, Town Attorney
Jeff Zuba, Finance and Admin Services Director
Serge Avila, Town Clerk
Heidi Scoble, Community Development Director
Sean Condry, Public Works Director
Mattie O'Grady, Community Services Director
Kelley Werner, Community Engagement Coordinator
Michael Norton, Chief of Police

1. Introductions, Welcome and Overview of the Day

Dave Donery welcomed council members and staff and provided an overview of the day.

2. Brief Review of Departmental Accomplishments

Staff Jeff Zuba, Serge Avila, Linda Kenton, Michael Norton, Heidi Scoble, Sean Condry, Mattie O'Grady, Dave Donery on behalf of Dan Mahoney from the Ross Valley Fire District provided a brief review or "progress report"of each department and its accomplishments during the Work Plan year 2023-2025.

The Town Council took a break at 1:19 PM
The Town Council reconvened University of the Redlands Marin Campus Scott Hall 101 Seminary Road San Anselmo, California 94960 at 1:27 PM

3. Discussion Item:

3a. Review of the Proposed FY 2025 - 2027 Town Work Plan and Provide Direction to Staff

Dave Donery, Town Manager and Linda Kenton, Assistant Town Manager & Librarian, provided a PowerPoint Presentation regarding the proposed Work Plan Draft for FY 2025-2027. Town Council provided direction to staff.

The Town Council took a break at 2:22 PM

The Town Council reconvened University of the Redlands Marin Campus Scott Hall 101 Seminary Road San Anselmo, California 94960 at 2:30 PM

4. Review and Confirm Updated Work Plan Priorities based on the Outcome of Discussion of Item 3.a

Councilmembers reviewed and confirmed the suggested edits and additions to the Work Plan priorities. Staff will bring a revised and finalized Draft Work Plan Priorities to an upcoming Council meeting for approval.

5. Open Time for Public Expression

There was no public expression

6. Adjourn

Being no further business to conduct, the special Town Council meeting was adjourned at 3:36 PM.

Respectfully submitted,

Serge Avila,
Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.2

MEETING DATE: May 13, 2025

AGENDA TITLE: Report of Checks Issued, April 2025

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council acknowledges, and files warrant numbers 99472 to 99693 issued during the month of March and bank draft numbers DFT05988-DFT05989, DFT05992, DFT06017-DFT06020, DFT06022-DFT06023, DFT06044, and DFT06047 in a total amount of $2,903,685.

BACKGROUND

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

The following warrants were voided or canceled in April 2025: 99183, 99480-99481, 99533, 99559-99560, 99633, and 99640.

ATTACHMENTS

Attachment #1: Check Report April 2025

Check Report

Town of San Anselmo

By Check Number

Date Range: 04/01/2025 - 04/30/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
03567	DARCY BELL	04/16/2025	Regular	0.00	-290.00	99183
01028	A & S Landscape Materials	04/03/2025	Regular	0.00	469.78	99472
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
B21944	Invoice	03/18/2025	03.18.2025 - SOIL CONDITIONER	0.00	140.93	
	32.81.62200	DEPARTMENTAL SUPPLIE	03.18.2025 - SOIL CONDITIONER	140.93		
M15906	Invoice	03/18/2025	03.18.2025 - SOIL CONDITIONER	0.00	93.96	
	32.81.62200	DEPARTMENTAL SUPPLIE	03.18.2025 - SOIL CONDITIONER	93.96		
M15939	Invoice	03/18/2025	03.18.2025 - SOIL CONDITIONER	0.00	140.93	
	32.81.62200	DEPARTMENTAL SUPPLIE	03.18.2025 - SOIL CONDITIONER	140.93		
M15963	Invoice	03/18/2025	03.18.2025 - SOIL CONDITIONER	0.00	93.96	
	32.81.62200	DEPARTMENTAL SUPPLIE	03.18.2025 - SOIL CONDITIONER	93.96		
03908	Aiya Jordan-Kawasaki	04/03/2025	Regular	0.00	2,100.00	99473
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014351	Invoice	03/28/2025	03.28.2025 - IMGTN PARK FOUNTAIN REP	0.00	2,100.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	03.28.2025 - IMGTN PARK FOUN	2,100.00		
00048	Alhambra & Sierra Springs	04/03/2025	Regular	0.00	122.87	99474
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12161581 03122	Invoice	03/12/2025	03.12.2025 - CORP YARD - WATER DELIVE	0.00	78.94	
	01.81.61150	OUTSIDE SERVICES-OTHE	03.12.2025 - CORP YARD - WATE	78.94		
23551470 03272	Invoice	03/27/2025	03.27.2025 - REC DEPT - WATER DELIVERY	0.00	43.93	
	21.63.61179	PARKSIDE SERVICES	03.27.2025 - REC DEPT - WATER	15.61		
	21.63.61187	ROBSON AFTER SCHOOL	03.27.2025 - REC DEPT - WATER	9.44		
	21.65.62200	DEPARTMENTAL SUPPLIE	03.27.2025 - REC DEPT - WATER	18.88		
02920	Amazon Business	04/03/2025	Regular	0.00	565.01	99475
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11VG-9GM4-LXLP	Invoice	03/18/2025	03.18.2025 - ZIP BOOKS	0.00	15.28	
	01.71.62310	Library Zip Grant	03.18.2025 - ZIP BOOKS	15.28		
13NR-T4JV-VV1X	Invoice	03/26/2025	03.26.2025 - ADULT BOOKS	0.00	250.72	
	01.71.62301	ADULT BOOKS	03.26.2025 - ADULT BOOKS	250.72		
1CG1-RYFH-LH9J	Invoice	03/21/2025	03.21.2025 - ZIP BOOKS	0.00	27.30	
	01.71.62310	Library Zip Grant	03.21.2025 - ZIP BOOKS	27.30		
1GNP-YQF7-13W	Invoice	03/19/2025	03.19.2025 - ZIP BOOKS	0.00	11.71	
	01.71.62310	Library Zip Grant	03.19.2025 - ZIP BOOKS	11.71		
1NKN-YLXT-36RT	Invoice	03/19/2025	03.19.2025 - ZIP BOOKS	0.00	12.76	
	01.71.62310	Library Zip Grant	03.19.2025 - ZIP BOOKS	12.76		
1NTC-FMH9-GC7	Invoice	03/02/2025	03.02.2025 - ZIP BOOKS	0.00	27.30	
	27.71.62301	ADULT BOOKS	03.02.2025 - ZIP BOOKS	27.30		
1TJ3-N9PP-PK7K	Invoice	03/18/2025	03.18.2025 - ZIP BOOKS	0.00	29.49	
	27.71.62301	ADULT BOOKS	03.18.2025 - ZIP BOOKS	29.49		
1VXT-9MPY-XJH1	Invoice	02/23/2025	02.23.2025 - ZIP BOOKS	0.00	31.67	
	27.71.62301	ADULT BOOKS	02.23.2025 - ZIP BOOKS	31.67		
1WP9-TJDM-X1P	Invoice	03/26/2025	03.26.2025 - ZIP BOOKS	0.00	4.96	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62310 Library Zip Grant		03.26.2025 - ZIP BOOKS		4.96	
1WV9-4L3C-YVN4	Invoice	03/19/2025	03.19.2025 - ZIP BOOKS	0.00	40.19	
	01.71.62310 Library Zip Grant		03.19.2025 - ZIP BOOKS		40.19	
1XV1-RYDQ-T4KV	Invoice	03/26/2025	03.26.2025 - ADULT BOOKS	0.00	113.63	
	01.71.62301 ADULT BOOKS		03.26.2025 - ADULT BOOKS		113.63	
03912	ARC Restoration & Waterproofing Inc	04/03/2025	Regular	0.00	1,000.00	99476
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R15879	Invoice	04/02/2025	04.02.2025 - REFUND - ROAD BOND 48 VI	0.00	1,000.00	
	01.00.20314	ROAD BOND	04.02.2025 - REFUND - ROAD B	1,000.00		
03354	Arlette Castellanos	04/03/2025	Regular	0.00	805.00	99477
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
18	Invoice	03/18/2025	03.18.2025 - SPANISH STORYTIME - JAN/F	0.00	805.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	03.18.2025 - SPANISH STORYTI	805.00		
00001	AT&T Calnet	04/03/2025	Regular	0.00	544.66	99478
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
576-03272025	Invoice	03/27/2025	576 - TH CHAMBERS PHONE - 02.27.25-03	0.00	63.30	
	41.41.61701	UTILITIES	576 - TH CHAMBERS PHONE - 0	63.30		
583-03252025	Invoice	03/25/2025	583 - DPW FAX - 02.25.2025-03.24.2025	0.00	31.65	
	41.41.61701	UTILITIES	583 - DPW FAX - 02.25.2025-03.	31.65		
586-03252025	Invoice	03/25/2025	586 - REC DEPT FAX - 02.25.2025-03.24.20	0.00	30.09	
	21.65.61705	UTILITIES-TELEPHONE	586 - REC DEPT FAX - 02.25.202	30.09		
634-03202025	Invoice	03/20/2025	634 - TRAFFIC SIGNAL MODEM - 02.20.20	0.00	419.62	
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -	419.62		
00388	Baker & Taylor	04/03/2025	Regular	0.00	1,089.67	99479
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5019381395	Invoice	02/27/2025	02.27.2025 - CHILDREN'S BOOKS	0.00	20.90	
	27.71.62302	CHILDRENS BOOKS	02.27.2025 - CHILDREN'S BOOK	20.90		
5019381396	Invoice	02/27/2025	02.27.2025 - CHILDREN'S BOOKS	0.00	57.77	
	27.71.62302	CHILDRENS BOOKS	02.27.2025 - CHILDREN'S BOOK	57.77		
5019381397	Invoice	02/27/2025	02.27.2025 - CHILDREN'S BOOKS	0.00	14.02	
	27.71.62302	CHILDRENS BOOKS	02.27.2025 - CHILDREN'S BOOK	14.02		
5019381815	Invoice	02/27/2025	02.27.2025 - TEEN BOOKS	0.00	31.96	
	27.71.62302	CHILDRENS BOOKS	02.27.2025 - TEEN BOOKS	31.96		
5019394907	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	75.18	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	75.18		
5019394908	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	43.13	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	43.13		
5019394909	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	13.56	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	13.56		
5019394910	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	19.94	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	19.94		
5019394911	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	47.74	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	47.74		
5019394912	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	16.23	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	16.23		
5019394913	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	31.39	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS	31.39		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5019394914	Invoice	03/13/2025	03.13.2025 - ADULT BOOKS	0.00	21.88	
	01.71.62301	ADULT BOOKS	03.13.2025 - ADULT BOOKS		21.88	
5019399154	Invoice	03/17/2025	03.17.2025 - ADULT BOOKS	0.00	31.40	
	01.71.62301	ADULT BOOKS	03.17.2025 - ADULT BOOKS		31.40	
5019399155	Invoice	03/17/2025	03.17.2025 - ADULT BOOKS	0.00	155.88	
	01.71.62301	ADULT BOOKS	03.17.2025 - ADULT BOOKS		155.88	
5019399156	Invoice	03/17/2025	03.17.2025 - ADULT BOOKS	0.00	45.75	
	01.71.62301	ADULT BOOKS	03.17.2025 - ADULT BOOKS		45.75	
5019399157	Invoice	03/17/2025	03.17.2025 - ADULT BOOKS	0.00	21.89	
	01.71.62301	ADULT BOOKS	03.17.2025 - ADULT BOOKS		21.89	
5019399158	Invoice	03/17/2025	03.17.2025 - ADULT BOOKS	0.00	14.91	
	01.71.62301	ADULT BOOKS	03.17.2025 - ADULT BOOKS		25.84	
	01.71.62301	ADULT BOOKS	CREDIT MEMO #0003310578		-10.93	
5019399159	Invoice	03/17/2025	03.17.2025 - ADULT BOOKS	0.00	47.74	
	01.71.62301	ADULT BOOKS	03.17.2025 - ADULT BOOKS		47.74	
5019405033	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	14.01	
	27.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		14.01	
5019405034	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	47.17	
	27.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		47.17	
5019405035	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	15.32	
	27.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		15.32	
5019405036	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	22.88	
	27.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		22.88	
5019405037	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	17.40	
	27.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		17.40	
5019405038	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	14.80	
	27.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		14.80	
5019405499	Invoice	03/19/2025	03.19.2025 - CHILDREN'S BOOKS	0.00	33.22	
	01.71.62302	CHILDRENS BOOKS	03.19.2025 - CHILDREN'S BOOK		33.22	
5019408000	Invoice	03/20/2025	03.20.2025 - TEEN BOOKS	0.00	34.41	
	01.71.62302	CHILDRENS BOOKS	03.20.2025 - TEEN BOOKS		34.41	
5019408001	Invoice	03/20/2025	03.20.2025 - TEEN BOOKS	0.00	15.98	
	01.71.62302	CHILDRENS BOOKS	03.20.2025 - TEEN BOOKS		15.98	
5019408002	Invoice	03/20/2025	03.20.2025 - TEEN BOOKS	0.00	15.32	
	01.71.62302	CHILDRENS BOOKS	03.20.2025 - TEEN BOOKS		15.32	
5019423745	Invoice	03/24/2025	03.24.2025 - TEEN BOOKS	0.00	42.47	
	01.71.62302	CHILDRENS BOOKS	03.24.2025 - TEEN BOOKS		42.47	
H71890870	Invoice	02/25/2025	02.25.2025 - VIDEOS	0.00	24.07	
	01.71.62307	VIDEOS	02.25.2025 - VIDEOS		24.07	
H71953570	Invoice	03/05/2025	03.05.2025 - VIDEOS	0.00	43.73	
	01.71.62307	VIDEOS	03.05.2025 - VIDEOS		43.73	
H72020510	Invoice	03/14/2025	03.14.2025 - VIDEOS	0.00	32.89	
	01.71.62307	VIDEOS	03.14.2025 - VIDEOS		32.89	
H72038810	Invoice	03/17/2025	03.17.2025 - VIDEOS	0.00	4.73	
	01.71.62307	VIDEOS	03.17.2025 - VIDEOS		27.19	
	01.71.62307	VIDEOS	03.17.2025 - VIDEOS		-22.46	
	Void	04/03/2025	Regular	0.00	0.00	99480
	Void	04/03/2025	Regular	0.00	0.00	99481
00007	Bay Cities Joint Power Insurance Authority	04/03/2025	Regular	0.00	5,202.52	99482

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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		
BCJPIA-0239-202	Invoice	03/31/2025	03.31.2025 - WORKER'S COMP CLAIMS - F	0.00	5,202.52	
	40.21.61906	LIABILITY INSURANCE CLA	03.31.2025 - WORKER'S COMP	3,545.90		
	40.21.61907	WORKERS COMPENSATIO	03.31.2025 - WORKER'S COMP	1,656.62		
00276	BK Krill Corp	04/03/2025	Regular	0.00	451.25	99483
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1703	Invoice	03/10/2025	03.10.2025 - NIGHT OF THE POETS 2025 F	0.00	451.25	
	01.71.61150	OUTSIDE SERVICES-OTHE	03.10.2025 - NIGHT OF THE POE	451.25		
01468	Brian Costello	04/03/2025	Regular	0.00	1,020.00	99484
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2025-2	Invoice	03/03/2025	03.03.2025 - FH20 - NETWORK EQUIP CO	0.00	1,020.00	
	45.41.63100	CAPITAL OUTLAY - CONST	03.03.2025 - FH20 - NETWORK E	1,020.00		
00193	CalMat Company	04/03/2025	Regular	0.00	8.56	99485
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2502-223669	Invoice	02/24/2025	02.24.2025 - TOPSOIL MIX	0.00	8.56	
	01.42.62908	SUPPLIES-STREET MAINT	CREDIT #2301-127125 - RETURN	-161.87		
	01.81.62200	DEPARTMENTAL SUPPLIE	02.24.2025 - TOPSOIL MIX	170.43		
03570	CHASE ACE HARDWARE	04/03/2025	Regular	0.00	49.11	99486
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
40788	Invoice	03/27/2025	03.27.2025 - ROOF CEMENT/NAILS	0.00	49.11	
	01.81.62206	Snack Shack	03.27.2025 - ROOF CEMENT/NA	49.11		
02315	Coastland Civil Engineering Inc.	04/03/2025	Regular	0.00	4,207.50	99487
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
61463	Invoice	02/28/2025	02.28.2025 - BLDG DEPT SVCS - FEB 2025	0.00	4,207.50	
	01.41.61157	PLAN CHECKING	02.28.2025 - BLDG DEPT SVCS -	4,207.50		
00025	Coatings & Sundries inc/CSI Paint	04/03/2025	Regular	0.00	886.83	99488
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
N0143910	Invoice	03/26/2025	03.26.2025 - TRAFFIC PAINT WHITE	0.00	886.83	
	01.42.62200	DEPARTMENTAL SUPPLIE	03.26.2025 - TRAFFIC PAINT WH	886.83		
02524	Code Source	04/03/2025	Regular	0.00	3,971.00	99489
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11884	Invoice	03/20/2025	03.20.2025 - PLAN REVIEW - 41 PARK DR	0.00	3,971.00	
	01.41.61157	PLAN CHECKING	03.20.2025 - PLAN REVIEW - 41	3,971.00		
00410	COFAM	04/03/2025	Regular	0.00	200.00	99490
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014334	Invoice	03/25/2025	03.25.2025 - ART TALK TUESDAY 04/08	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	03.25.2025 - ART TALK TUESDAY	200.00		
00072	Comcast	04/03/2025	Regular	0.00	183.69	99491
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
049-03222025	Invoice	03/22/2025	049 - TH INTERNET - 03.27.25-04.26.25	0.00	183.69	
	41.41.61701	UTILITIES	049 - TH INTERNET - 03.27.25-0	183.69		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01348	Community Media Center of Marin	04/03/2025	Regular	0.00	2,601.00	99492
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2425.11.27.38	Invoice	03/25/2025	03.25.2025 - VIDEO PRODUCTION - TC/PC	0.00	2,601.00	
	01.12.61194	OUTSIDE SERVICES - GRA	03.25.2025 - VIDEO PRODUCTIO	1,861.50		
	01.18.61194	OUTSIDE SERVICES - GRA	03.25.2025 - VIDEO PRODUCTIO	739.50		
00462	County of Marin - Marin.Org	04/03/2025	Regular	0.00	8,577.12	99493
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2898	Invoice	03/31/2025	03.31.2025 - ATT MIDAS NETWORK - JAN-	0.00	8,577.12	
	21.65.61106	OUTSIDE SVCS-MGT INFO	03.31.2025 - ATT MIDAS NETW	3,177.12		
	42.21.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - ATT MIDAS NETW	5,400.00		
03853	Dana V. Beck	04/03/2025	Regular	0.00	10,888.17	99494
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
RVFH INVOICE 6	Invoice	03/28/2025	03.28.2025 - RVFH20 ONSITE PROJECT M	0.00	6,838.17	
	45.41.63100	CAPITAL OUTLAY - CONST	03.28.2025 - RVFH20 ONSITE PR	6,838.17		
RVFH20-INVOICE	Invoice	02/28/2025	02.28.2025 - RVFH20 ONSITE PROJECT M	0.00	4,050.00	
	45.41.63100	CAPITAL OUTLAY - CONST	02.28.2025 - RVFH20 ONSITE PR	4,050.00		
01320	DC Electric Group Inc	04/03/2025	Regular	0.00	89,687.13	99495
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
TSIP-1	Invoice	03/25/2025	03.25.2025 - TRAFFIC SIGNAL IMPROVEM	0.00	89,687.13	
	15.41.63100	CONSTRUCTION	03.25.2025 - TRAFFIC SIGNAL I	89,687.13		
00035	Demco Inc	04/03/2025	Regular	0.00	184.56	99496
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7615236	Invoice	03/10/2025	03.10.2025 - LABEL PROTECTORS	0.00	184.56	
	01.71.62200	DEPARTMENTAL SUPPLIE	03.10.2025 - LABEL PROTECTOR	184.56		
00080	Department of Justice	04/03/2025	Regular	0.00	148.00	99497
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
781477	Invoice	03/20/2025	03.20.2025 - LIVESCANS	0.00	74.00	
	21.65.61137	FINGERPRINTING	03.20.2025 - LIVESCANS	74.00		
801572	Invoice	03/20/2025	03.20.2025 - LIVESCANS	0.00	74.00	
	21.65.61137	FINGERPRINTING	03.20.2025 - LIVESCANS	74.00		
02732	Diesel Direct West	04/03/2025	Regular	0.00	32.05	99498
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
86355275	Invoice	02/06/2025	02.06.2025 - GASOLINE UNL - 5.8 GAL	0.00	32.05	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	02.06.2025 - GASOLINE UNL - 5.	32.05		
00712	Donna Simonsen	04/03/2025	Regular	0.00	60.00	99499
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
03272025	Invoice	03/27/2025	03.27.2025 - LEISURE WALKS - MAR 2025	0.00	60.00	
	21.62.61171	ADULT CULTURE SERVICE	03.27.2025 - LEISURE WALKS -	60.00		
00087	Elite Tree Service	04/03/2025	Regular	0.00	2,480.00	99500
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-3-5	Invoice	03/21/2025	03.21.2025 - CLEANING DRAINAGE CULVE	0.00	2,480.00	
	01.42.61123	OUTSIDE SVCS-DRAINAGE	03.21.2025 - CLEANING DRAINA	2,480.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00092	Ewing Irrigation Products	04/03/2025	Regular	0.00	14.76	99501

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
25334198	Invoice	03/27/2025	03.27.2025 - PVC PIPE	0.00	14.76
	01.42.62200	DEPARTMENTAL SUPPLIE	03.27.2025 - PVC PIPE	14.76	

00017	Fairfax Building Supply Co. Inc.	04/03/2025	Regular	0.00	297.67	99502
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
293736	Invoice	02/20/2025	02.20.2025 - BB2 - PLUMBING SUPPLIES	0.00	35.48	
	01.81.62200	DEPARTMENTAL SUPPLIE	02.20.2025 - BB2 - PLUMBING S	35.48		
294609	Invoice	03/13/2025	03.13.2025 - SCREWS/DRILL BITS	0.00	58.61	
	01.42.62200	DEPARTMENTAL SUPPLIE	03.13.2025 - SCREWS/DRILL BIT	58.61		
294621	Invoice	03/13/2025	03.13.2025 - ICC - KEY STROAGE/GREASE	0.00	52.56	
	31.41.61506	BLDG. MAINT-OTHER	03.13.2025 - ICC - KEY STROAGE	52.56		
294838	Invoice	03/20/2025	03.20.2025 - MEM PK - STEEL STAKE/LND	0.00	80.62	
	01.81.62200	DEPARTMENTAL SUPPLIE	03.20.2025 - MEM PK - STEEL ST	80.62		
294981	Invoice	03/24/2025	03.24.2025 - PAINTING SUPPLIES	0.00	70.40	
	01.42.62200	DEPARTMENTAL SUPPLIE	03.24.2025 - PAINTING SUPPLIE	70.40		

02278	Gardeners' Guild	04/03/2025	Regular	0.00	2,795.00	99503
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
120573	Invoice	03/13/2025	03.13.2025 - IMGTN PK/MAG LOT - IRRIG	0.00	2,795.00	
	01.81.61104	OUTSIDE SERVICES-GROU	03.13.2025 - IMGTN PK/MAG L	931.00		
	14.81.61150	OUTSIDE SERVICES-OTHE	03.13.2025 - IMGTN PK/MAG L	1,864.00		

00104	Grier Argall Plumbing Inc	04/03/2025	Regular	0.00	12,633.80	99504
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
18616	Invoice	03/21/2025	03.21.2025 - FH20 - RENOVATION PLUMBI	0.00	8,875.14	
	45.41.63100	CAPITAL OUTLAY - CONST	03.21.2025 - FH20 - RENOVATIO	8,875.14		
18684	Invoice	03/21/2025	03.21.2025 - FH20 - RENOVATION PLUMBI	0.00	3,758.66	
	45.41.63100	CAPITAL OUTLAY - CONST	03.21.2025 - FH20 - RENOVATIO	3,758.66		

02586	HdL Software LLC	04/03/2025	Regular	0.00	1,671.81	99505
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN048784	Invoice	02/28/2025	02.28.2025 - NEW ACCOUNTS PROCESSED	0.00	1,671.81	
	01.12.61150	OUTSIDE SERVICES-OTHE	02.28.2025 - NEW ACCOUNTS P	1,671.81		

03906	Heartbeat Cafe	04/03/2025	Regular	0.00	4,130.00	99506
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R15155	Invoice	03/24/2025	03.24.2025 - REFUND - ROAD BOND 906 S	0.00	4,130.00	
	01.00.20314	ROAD BOND	03.24.2025 - REFUND - ROAD B	4,130.00		

02236	HooplaDigital	04/03/2025	Regular	0.00	832.36	99507
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
506969131	Invoice	03/31/2025	03.31.2025 - DIGITAL ACCOUNT - MAR 20	0.00	832.36	
	27.71.62309	E BOOKS	03.31.2025 - DIGITAL ACCOUNT	832.36		

03913	Independent Distribution Collective LLC	04/03/2025	Regular	0.00	2,025.00	99508
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
APR2025	Invoice	04/01/2025	04.01.2025 - CONCERT SERIES MGMT - AP	0.00	1,350.00	
	60.14.62903	LIVE ON THE AVENUE	04.01.2025 - CONCERT SERIES	1,350.00		
MAR2025	Invoice	04/01/2025	04.01.2025 - CONCERT SERIES MGMT - M	0.00	675.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	60.14.62903 LIVE ON THE AVENUE		04.01.2025 - CONCERT SERIES		675.00	
03837	Ivy Tzur	04/03/2025	Regular	0.00	16,920.00	99509
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
7	Invoice	03/31/2025	03.31.2025 - PROJECT MGMT - 03.03.25-0	0.00	16,920.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - PROJECT MGMT -		2,538.00	
	14.41.63127	SAFE ROUTES	03.31.2025 - PROJECT MGMT -		1,692.00	
	15.41.63117	CONSTRUCTION - BUILDI	03.31.2025 - PROJECT MGMT -		846.00	
	15.41.63117	CONSTRUCTION - BUILDI	03.31.2025 - PROJECT MGMT -		846.00	
	41.41.63117	CONSTRUCTION - BUILDI	03.31.2025 - PROJECT MGMT -		2,538.00	
	45.41.63100	CAPITAL OUTLAY - CONST	03.31.2025 - PROJECT MGMT -		8,460.00	
00022	Jackson's Hardware Inc.	04/03/2025	Regular	0.00	45.87	99510
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
175267	Invoice	03/25/2025	03.25.2025 - LED WALL LANTERN	0.00	45.87	
	01.81.62206	Snack Shack	03.25.2025 - LED WALL LANTER		45.87	
00113	Juan Olsen Sanchez	04/03/2025	Regular	0.00	7,000.00	99511
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SPRING 2025-1	Invoice	04/01/2025	04.01.2025 - GYMNASTICS SPRING 2025 -	0.00	7,000.00	
	21.61.61167	TUMBLING SERVICES	04.01.2025 - GYMNASTICS SPRI		7,000.00	
00113	Juan Olsen Sanchez	04/03/2025	Regular	0.00	1,348.20	99512
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WINTER 2025-CL	Invoice	03/26/2025	03.26.2025 - GYMNASTICS WINTER 2025 -	0.00	1,348.20	
	21.61.61167	TUMBLING SERVICES	03.26.2025 - GYMNASTICS WIN		1,348.20	
03412	Juliana M.Kohl	04/03/2025	Regular	0.00	2,677.50	99513
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
03272025-2	Invoice	03/27/2025	03.27.2025 - PRIVATE MUSIC LESSONS - M	0.00	2,677.50	
	21.62.61175	KIDS CULTURE SERVICES	03.27.2025 - PRIVATE MUSIC LE		2,677.50	
02558	Kanopy	04/03/2025	Regular	0.00	897.00	99514
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
447167	Invoice	03/31/2025	03.31.2025 - VIDEOS - LIBRARY - MAR 202	0.00	897.00	
	27.71.62307	VIDEOS	03.31.2025 - VIDEOS - LIBRARY -		897.00	
03914	Kelissa Lee	04/03/2025	Regular	0.00	150.00	99515
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
201	Invoice	03/17/2025	03.17.2025 - SOFTBALL SKILLS - MAR 202	0.00	150.00	
	21.61.61165	SOFTBALL SERVICES	03.17.2025 - SOFTBALL SKILLS -		150.00	
03910	Kenwood Living Trust	04/03/2025	Regular	0.00	650.00	99516
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R15648	Invoice	04/01/2025	04.01.2025 - REFUND - ROAD BOND 129	0.00	650.00	
	01.00.20314	ROAD BOND	04.01.2025 - REFUND - ROAD B		650.00	
02100	Linda Kenton	04/03/2025	Regular	0.00	152.36	99517
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014335	Invoice	03/26/2025	03.26.2025 - REIMB - PRKG/MILEAGE MAY	0.00	152.36	
	01.11.61000	TRAINING	03.26.2025 - REIMB - PRKG/MIL		152.36	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03417	Lindsey Klein	04/03/2025	Regular	0.00	748.00	99518

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
3519477	Invoice	03/31/2025	03.31.2025 - REIMB - ANNUAL APA MEMB	0.00	748.00
	01.18.61302	DUES	03.31.2025 - REIMB - ANNUAL A	748.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00029	Marin IT	04/03/2025	Regular	0.00	8,174.12	99519

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2025-126781	Invoice	03/20/2025	03.20.2025 - YEALINK PHONES	0.00	1,922.45
	42.21.62200	DEPARTMENTAL SUPPLIE	03.20.2025 - YEALINK PHONES	1,922.45	
2025-126787	Invoice	03/20/2025	03.20.2025 - DNS RENEWAL	0.00	225.00
	42.21.61150	OUTSIDE SERVICES-OTHE	03.20.2025 - DNS RENEWAL	225.00	
2025-126829	Invoice	03/20/2025	03.20.2025 - AGREEMENT HOSTED BACK	0.00	1,000.00
	42.21.61150	OUTSIDE SERVICES-OTHE	03.20.2025 - AGREEMENT HOST	1,000.00	
2025-126835	Invoice	03/20/2025	03.20.2025 - AGREEMENT IT MGMT SUPP	0.00	5,026.67
	42.21.61150	OUTSIDE SERVICES-OTHE	03.20.2025 - AGREEMENT IT M	5,026.67	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00142	Marin Municipal Water District	04/03/2025	Regular	0.00	248.72	99520

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
622-03142025	Invoice	03/14/2025	622 - 525 SAN ANSELMO AVE - 01.10.202	0.00	81.68
	14.81.61150	OUTSIDE SERVICES-OTHE	622 - 525 SAN ANSELMO AVE - 0	81.68	
623-03142025	Invoice	03/14/2025	623 - 525 SAN ANSELMO AVE - 01.10.202	0.00	83.52
	14.81.61150	OUTSIDE SERVICES-OTHE	623 - 525 SAN ANSELMO AVE - 0	83.52	
624-03142025	Invoice	03/14/2025	624 - 525 SAN ANSELMO AVE - 01.10.202	0.00	83.52
	14.81.61150	OUTSIDE SERVICES-OTHE	624 - 525 SAN ANSELMO AVE - 0	83.52	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03804	Martin/Martin Inc.	04/03/2025	Regular	0.00	72.50	99521

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
24.0770-00005	Invoice	03/11/2025	03.11.2025 - FH20 - PROFESSIONAL SVCS -	0.00	72.50
	45.41.63100	CAPITAL OUTLAY - CONST	03.11.2025 - FH20 - PROFESSIO	72.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01036	Matrix HG Inc	04/03/2025	Regular	0.00	1,237.00	99522

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
185157	Invoice	03/20/2025	03.20.2025 - SEMIANNUAL PREV MAINTE	0.00	317.00
	31.41.61506	BLDG. MAINT-OTHER	03.20.2025 - SEMIANNUAL PRE	317.00	
185158	Invoice	03/20/2025	03.20.2025 - QRTLY PREV MNTNC - FEB-A	0.00	702.00
	41.41.61501	BLDG. MAINT-JANITORIAL	03.20.2025 - QRTLY PREV MNTN	702.00	
185258	Invoice	03/25/2025	03.25.2025 - QRTRLY PREV MAINTNC - M	0.00	218.00
	41.41.61150	OUTSIDE SERVICES-OTHE	03.25.2025 - QRTRLY PREV MAI	218.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00609	Midwest Tape	04/03/2025	Regular	0.00	32.05	99523

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
506868078	Invoice	03/11/2025	03.11.2025 - VIDEOS	0.00	32.05
	01.71.62307	VIDEOS	03.11.2025 - VIDEOS	32.05	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03419	MMANC	04/03/2025	Regular	0.00	95.00	99524

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
11607	Invoice	02/15/2025	02.15.2025 - MEMBERSHIP RENEWAL	0.00	95.00
	01.71.61000	TRAINING	02.15.2025 - MEMBERSHIP REN	95.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03809	Noll & Tam Architects	04/03/2025	Regular	0.00	10,545.00	99525

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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**		
0061247	Invoice	01/23/2025	01.23.2025 - LIBRARY REFRESH - DEC 202	0.00	2,385.00	
	01.71.61150	OUTSIDE SERVICES-OTHE	01.23.2025 - LIBRARY REFRESH -	2,385.00		
0061300	Invoice	02/21/2025	02.21.2025 - LIBRARY REFRESH - JAN 2025	0.00	3,975.00	
	01.71.61150	OUTSIDE SERVICES-OTHE	02.21.2025 - LIBRARY REFRESH -	3,975.00		
0061368	Invoice	03/20/2025	03.20.2025 - LIBRARY REFRESH - FEB 2025	0.00	4,185.00	
	01.71.61150	OUTSIDE SERVICES-OTHE	03.20.2025 - LIBRARY REFRESH -	4,185.00		
03524	Northwest Cascade, Inc.	04/03/2025	Regular	0.00	1,685.24	99526
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0554746329	Invoice	03/11/2025	03.11.2025 - UNIT RENTAL - 03.11.25-04.0	0.00	1,685.24	
	01.81.61150	OUTSIDE SERVICES-OTHE	03.11.2025 - UNIT RENTAL - 03.	1,685.24		
03211	ODP Business Solutions LLC	04/03/2025	Regular	0.00	125.31	99527
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
412236557001	Invoice	03/07/2025	03.07.2025 - LIBRARY - BATTERIES/INK	0.00	125.31	
	01.71.62000	OFFICE SUPPLIES	03.07.2025 - LIBRARY - BATTERI	125.31		
03519	O'Neil Custom Bags	04/03/2025	Regular	0.00	452.84	99528
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25109	Invoice	03/27/2025	03.27.2025 - TOWN APPAREL	0.00	452.84	
	01.41.61150	OUTSIDE SERVICES-OTHE	03.27.2025 - TOWN APPAREL	452.84		
03523	Parametrix, Inc	04/03/2025	Regular	0.00	675.78	99529
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
65655	Invoice	03/28/2025	03.28.2025 - PROFESSIONAL SERVICES - F	0.00	675.78	
	01.41.61150	OUTSIDE SERVICES-OTHE	03.28.2025 - PROFESSIONAL SE	675.78		
00893	Perfect Timing Personnel Services, Inc.	04/03/2025	Regular	0.00	1,543.05	99530
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
54507	Invoice	03/31/2025	03.31.2025 - ADMIN SUPPORT - MARMO	0.00	1,543.05	
	01.82.60010	TEMPORARY HELP	03.31.2025 - ADMIN SUPPORT -	1,234.44		
	21.65.60010	TEMPORARY HELP	03.31.2025 - ADMIN SUPPORT -	308.61		
02956	PUBLIC RISK, INNOVATION, SOLUTIONS AND M.	04/03/2025	Regular	0.00	427.20	99531
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25401377	Invoice	04/01/2025	04.01.2025 - EAP - APR-JAN 2025	0.00	427.20	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.01.2025 - EAP - APR-JAN 202	427.20		
00038	Rafael Lumber	04/03/2025	Regular	0.00	5,018.74	99532
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
80516	Invoice	01/07/2025	01.07.2025 - BUS HUB	0.00	307.68	
	45.41.63100	CAPITAL OUTLAY - CONST	01.07.2025 - BUS HUB	307.68		
80882	Invoice	01/09/2025	01.09.2025 - FH20 - HARDWARE	0.00	144.00	
	45.41.63100	CAPITAL OUTLAY - CONST	01.09.2025 - FH20 - HARDWARE	144.00		
81208	Invoice	01/13/2025	01.13.2025 - FH20 - LUMBER/HARDWARE	0.00	208.61	
	45.41.63100	CAPITAL OUTLAY - CONST	01.13.2025 - FH20 - LUMBER/H	208.61		
81380	Invoice	01/14/2025	01.14.2025 - FH20 - LUMBER/HARDWARE	0.00	561.24	
	45.41.63100	CAPITAL OUTLAY - CONST	01.14.2025 - FH20 - LUMBER/H	561.24		
81597	Invoice	01/15/2025	01.15.2025 - FH20 - TAPE/HARDWARE	0.00	643.90	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	45.41.63100	CAPITAL OUTLAY - CONST	01.15.2025 - FH20 - TAPE/HARD		643.90	
82067	Invoice	01/20/2025	01.20.2025 - FH20 - SCREWS/HARDWARE	0.00	123.82	
	45.41.63100	CAPITAL OUTLAY - CONST	01.20.2025 - FH20 - SCREWS/HA		123.82	
82209	Invoice	01/21/2025	01.21.2025 - FH20 - SCREWS/HARDWARE	0.00	199.15	
	45.41.63100	CAPITAL OUTLAY - CONST	01.21.2025 - FH20 - SCREWS/HA		199.15	
82377	Invoice	01/22/2025	01.22.2025 - FH20 - SCREWS/HARDWARE	0.00	91.38	
	45.41.63100	CAPITAL OUTLAY - CONST	01.22.2025 - FH20 - SCREWS/HA		91.38	
82383	Invoice	01/22/2025	01.22.2025 - FH20 - CABLE TIES	0.00	55.97	
	45.41.63100	CAPITAL OUTLAY - CONST	01.22.2025 - FH20 - CABLE TIES		55.97	
82543	Invoice	01/23/2025	01.23.2025 - FH20 - SCREWS/WASHERS	0.00	89.27	
	45.41.63100	CAPITAL OUTLAY - CONST	01.23.2025 - FH20 - SCREWS/W		89.27	
82726	Invoice	01/24/2025	01.24.2025 - FH20 - LUMBER/HARDWARE	0.00	1,252.60	
	45.41.63100	CAPITAL OUTLAY - CONST	01.24.2025 - FH20 - LUMBER/H		1,252.60	
82997	Invoice	01/27/2025	01.27.2025 - FH20 - HARDWARE	0.00	73.54	
	45.41.63100	CAPITAL OUTLAY - CONST	01.27.2025 - FH20 - HARDWARE		73.54	
82998	Invoice	01/27/2025	01.27.2025 - FH20 - HARDWARE	0.00	0.66	
	45.41.63100	CAPITAL OUTLAY - CONST	01.27.2025 - FH20 - HARDWARE		0.66	
83214	Invoice	01/29/2025	01.29.2025 - FH20 - SCREWS/LUMBER	0.00	117.76	
	45.41.63100	CAPITAL OUTLAY - CONST	01.29.2025 - FH20 - SCREWS/LU		117.76	
83642	Invoice	02/03/2025	02.03.2025 - FH20 - SHIMS/SCREWS	0.00	85.51	
	45.41.63100	CAPITAL OUTLAY - CONST	02.03.2025 - FH20 - SHIMS/SCR		85.51	
84388	Invoice	02/10/2025	02.10.2025 - FH20 - BLADES/SCREWS	0.00	221.75	
	45.41.63100	CAPITAL OUTLAY - CONST	02.10.2025 - FH20 - BLADES/SC		221.75	
84393	Invoice	02/10/2025	02.10.2025 - FH20 - POLYURETHANE/CLA	0.00	69.55	
	45.41.63100	CAPITAL OUTLAY - CONST	02.10.2025 - FH20 - POLYURETH		69.55	
84559	Invoice	02/11/2025	02.11.2025 - FH20 - SCREWS/COUNTERSI	0.00	65.41	
	45.41.63100	CAPITAL OUTLAY - CONST	02.11.2025 - FH20 - SCREWS/CO		65.41	
84813	Invoice	02/12/2025	02.12.2025 - PARKLET - LUMBER/HARDW	0.00	118.00	
	01.42.62200	DEPARTMENTAL SUPPLIE	02.12.2025 - PARKLET - LUMBER		118.00	
84927	Invoice	02/13/2025	02.13.2025 - FH20 - HARDWARE	0.00	45.96	
	45.41.63100	CAPITAL OUTLAY - CONST	02.13.2025 - FH20 - HARDWARE		45.96	
84930	Invoice	02/13/2025	02.13.2025 - FH20 - HARDWARE	0.00	4.61	
	45.41.63100	CAPITAL OUTLAY - CONST	02.13.2025 - FH20 - HARDWARE		4.61	
84978	Invoice	02/13/2025	02.13.2025 - FH20 - ROOF CEMENT/SCRE	0.00	22.09	
	45.41.63100	CAPITAL OUTLAY - CONST	02.13.2025 - FH20 - ROOF CEME		22.09	
84979	Invoice	02/13/2025	02.13.2025 - FH20 - TRIM	0.00	17.20	
	45.41.63100	CAPITAL OUTLAY - CONST	02.13.2025 - FH20 - TRIM		17.20	
85370	Invoice	02/18/2025	02.18.2025 - FH20 - HARDWARE	0.00	154.71	
	45.41.63100	CAPITAL OUTLAY - CONST	02.18.2025 - FH20 - HARDWARE		191.31	
	45.41.63100	CAPITAL OUTLAY - CONST	CREDIT MEMO #85988		-36.60	
85381	Invoice	02/18/2025	02.18.2025 - FH20 - TROWEL/ADHESIVE	0.00	34.10	
	45.41.63100	CAPITAL OUTLAY - CONST	02.18.2025 - FH20 - TROWEL/A		34.10	
85438	Invoice	02/18/2025	02.18.2025 - FH20 - ADHESIVE	0.00	29.49	
	45.41.63100	CAPITAL OUTLAY - CONST	02.18.2025 - FH20 - ADHESIVE		29.49	
85548	Invoice	02/19/2025	02.19.2025 - FH20 - ROLLER	0.00	12.28	
	45.41.63100	CAPITAL OUTLAY - CONST	02.19.2025 - FH20 - ROLLER		12.28	
85553	Invoice	02/19/2025	02.19.2025 - FH20 - CONCRETE SCREWS	0.00	5.40	
	45.41.63100	CAPITAL OUTLAY - CONST	02.19.2025 - FH20 - CONCRETE		5.40	
85604	Invoice	02/19/2025	02.19.2025 - MEMORIAL PARK - CONCRET	0.00	263.10	
	01.81.62200	DEPARTMENTAL SUPPLIE	02.19.2025 - MEMORIAL PARK -		263.10	
	Void	04/03/2025	Regular	0.00	0.00	99533
00649	Red Cloud, Inc.	04/03/2025	Regular	0.00	14,094.10	99534

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
49081	Invoice	03/05/2025	03.05.2025 - FH20 - RVFD MACH ALERT FS	0.00	13,439.42	
	45.41.63100	CAPITAL OUTLAY - CONST	03.05.2025 - FH20 - RVFD MAC	13,439.42		
49098	Invoice	03/12/2025	03.12.2025 - FH20 - CO1 -CONDUIT/MOU	0.00	654.68	
	45.41.63100	CAPITAL OUTLAY - CONST	03.12.2025 - FH20 - CO1 -COND	654.68		
01303	Ross Valley Sanitary District	04/03/2025	Regular	0.00	37,263.80	99535
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
54	Invoice	11/11/2024	11.11.2024 - ANNUAL SEWER SERVICE	0.00	37,263.80	
	41.41.61701	UTILITIES	11.11.2024 - ANNUAL SEWER SE	37,263.80		
01368	Sewer Connection Inc	04/03/2025	Regular	0.00	1,500.00	99536
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R15874	Invoice	03/07/2025	03.07.2025 - REFUND - ROAD BOND 24 LI	0.00	1,500.00	
	01.00.20314	ROAD BOND	03.07.2025 - REFUND - ROAD B	1,500.00		
02936	SMITH'S PEST MANAGEMENT	04/03/2025	Regular	0.00	340.00	99537
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
330738	Invoice	01/27/2025	01.27.2025 - MEMORIAL PARK - PEST CON	0.00	340.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	01.27.2025 - MEMORIAL PARK -	340.00		
03911	Symbian Construction Co	04/03/2025	Regular	0.00	201.80	99538
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WEB8222	Invoice	03/31/2025	03.31.2025 - REFUND - STAFF TIME 344 O	0.00	201.80	
	01.00.48057	PLANNING FEES	03.31.2025 - REFUND - STAFF TI	201.80		
00024	T & B Sports Inc	04/03/2025	Regular	0.00	9,848.52	99539
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0000211974	Invoice	03/19/2025	03.19.2025 - SOFTBALL SWAG 01/19 #2	0.00	709.83	
	01.81.62206	Snack Shack	03.19.2025 - SOFTBALL SWAG 0	709.83		
0000212714	Invoice	03/19/2025	03.19.2025 - SOFTBALL SWAG 01/19 #1	0.00	1,076.91	
	01.81.62206	Snack Shack	03.19.2025 - SOFTBALL SWAG 0	1,076.91		
0000212715	Invoice	03/19/2025	03.19.2025 - SOFTBALL UNIFORMS 2025	0.00	6,946.25	
	21.61.62965	SOFTBALL SUPPLIES	03.19.2025 - SOFTBALL UNIFOR	6,946.25		
0000212716	Invoice	03/19/2025	03.19.2025 - FARM CLUB BASEBALL UNIF	0.00	1,115.53	
	21.61.61160	BASEBALL EXPENSES	03.19.2025 - FARM CLUB BASEB	1,115.53		
02474	T2 SYSTEMS CANADA INC.	04/03/2025	Regular	0.00	2,200.00	99540
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INVSTD00000695	Invoice	03/29/2025	03.29.2025 - PAY STATION EXTD FULL WR	0.00	2,200.00	
	13.42.61114	OUTSIDE SRV: PARKING	03.29.2025 - PAY STATION EXTD	2,200.00		
03685	Taylor Eby	04/03/2025	Regular	0.00	150.00	99541
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
207	Invoice	03/25/2025	03.25.2025 - SOFTBALL SKILLS 3/23	0.00	150.00	
	21.61.61165	SOFTBALL SERVICES	03.25.2025 - SOFTBALL SKILLS 3	150.00		
00351	The Bank of New York Mellon Trust Company, N	04/03/2025	Regular	0.00	825.00	99542

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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**		
00252-25-001231	Invoice	03/12/2025	03.12.2025 - SANANSELMO11 RFNDNG B	0.00	825.00	
	29.00.61143	OUTSIDE SERVICES: BON	03.12.2025 - SANANSELMO11 R	825.00		
03207	Toni DeFrancis	04/03/2025	Regular	0.00	440.00	99543
2025-TC211	Invoice	03/05/2025	03.05.2025 - TRANSCRIPTION TC 02/11	0.00	240.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	03.05.2025 - TRANSCRIPTION T	240.00		
2025-TC311	Invoice	03/30/2025	03.30.2025 - TRANSCRIPTION TC 03/11	0.00	200.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	03.30.2025 - TRANSCRIPTION T	200.00		
00215	Transbay Lock	04/03/2025	Regular	0.00	654.29	99544
92961	Invoice	03/13/2025	03.13.2025 - ICC - MASTER KEY PANIC BA	0.00	282.00	
	21.65.61506	BLDG. MAINT-OTHER	03.13.2025 - ICC - MASTER KEY	282.00		
93167	Invoice	03/13/2025	03.13.2025 - REC DEPT - KEYS	0.00	84.34	
	31.41.61506	BLDG. MAINT-OTHER	03.13.2025 - REC DEPT - KEYS	84.34		
93180	Invoice	03/18/2025	03.18.2025 - REC DEPT - TENNIS COURTS	0.00	152.95	
	31.41.61506	BLDG. MAINT-OTHER	03.18.2025 - REC DEPT - TENNIS	152.95		
93187	Invoice	03/18/2025	03.18.2025 - SNACK SHACK - LOCK REPAIR	0.00	135.00	
	01.81.62206	Snack Shack	03.18.2025 - SNACK SHACK - LO	135.00		
02939	ULINE	04/03/2025	Regular	0.00	675.25	99545
190106909	Invoice	03/07/2025	03.07.2025 - ADMIN - CONFERENCE CHAI	0.00	675.25	
	01.12.62200	DEPARTMENTAL SUPPLIE	03.07.2025 - ADMIN - CONFERE	675.25		
01852	United California Access & Security	04/03/2025	Regular	0.00	45,150.00	99546
INV-139966	Invoice	03/19/2025	03.19.2025 - ADA DOOR AND FRAME REP	0.00	45,150.00	
	21.65.63100	CAPITAL OUTLAY - CONST	03.19.2025 - ADA DOOR AND FR	45,150.00		
00384	Van Midde & Son Concrete	04/03/2025	Regular	0.00	5,550.00	99547
15446	Invoice	03/18/2025	03.18.2025 - WIDEN APRON/GUTTER - SH	0.00	5,550.00	
	19.41.63109	UNPROGRAMMED RESUR	03.18.2025 - WIDEN APRON/GU	5,550.00		
03401	Vincent Lin	04/03/2025	Regular	0.00	944.17	99548
INV0014356	Invoice	03/27/2025	03.27.2025 - REIMB - CPRS CONFERENCE	0.00	944.17	
	21.65.61000	TRAINING	03.27.2025 - REIMB - CPRS CON	944.17		
02905	Wells Fargo Vendor Financial Services, LLC	04/03/2025	Regular	0.00	925.01	99549
5033605216	Invoice	03/12/2025	03.12.2025 - CANON COPIER LEASE - MAR	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/	03.12.2025 - CANON COPIER LE	925.01		
03454	Willdan Engineering	04/03/2025	Regular	0.00	10,162.00	99550

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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**		
002-34382	Invoice	03/24/2025	03.24.2025 - BLDG/SAFETY PLAN CHECKS	0.00	9,180.00	
	01.41.61157	PLAN CHECKING	03.24.2025 - BLDG/SAFETY PLA	9,180.00		
010-61558	Invoice	03/19/2025	03.19.2025 - COST ALLCTN PLAN/COMP C	0.00	982.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	03.19.2025 - COST ALLCTN PLA	982.00		
03712	Gridscape Solutions, Inc.	04/07/2025	Regular	0.00	30,047.73	99551
SAL/6/2025	Invoice	04/03/2025	04.03.2025 - RESILIENT HUB - CUSTOM C	0.00	30,047.73	
	15.90.63100	CONSTRUCTION	04.03.2025 - RESILIENT HUB - C	30,047.73		
02411	23 ELEPHANTS THEATRE COMPANY	04/17/2025	Regular	0.00	9,520.00	99552
SPRING 2025-1	Invoice	04/12/2025	04.12.2025 - SPRING 2025 - THEATRE PRG	0.00	9,520.00	
	21.62.61175	KIDS CULTURE SERVICES	04.12.2025 - SPRING 2025 - THE	9,520.00		
03299	Answer MTI	04/17/2025	Regular	0.00	172.05	99553
000035-866-351	Invoice	04/01/2025	04.01.2025 - CALL CENTER SERVICE - MAR	0.00	172.05	
	01.41.61150	OUTSIDE SERVICES-OTHE	04.01.2025 - CALL CENTER SERV	172.05		
02806	AQUASCAPE POOL SERVICE	04/17/2025	Regular	0.00	789.00	99554
32861	Invoice	03/31/2025	03.31.2025 - MONTHLY POOL SERVICE - M	0.00	789.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - MONTHLY POOL SE	789.00		
03903	Argo Construction, Inc.	04/17/2025	Regular	0.00	211,945.00	99555
G702-FH20-2	Invoice	04/14/2025	04.14.2025 - FH20 CONSTRUCTION - PAY	0.00	211,945.00	
	45.41.63100	CAPITAL OUTLAY - CONST	04.14.2025 - FH20 CONSTRUCTI	211,945.00		
00001	AT&T Calnet	04/17/2025	Regular	0.00	93.69	99556
579-04102025	Invoice	04/10/2025	579 - TRAFFIC LIGHT MODEM - 03.10.25-0	0.00	31.65	
	01.41.61705	UTILITIES-TELEPHONE	579 - TRAFFIC LIGHT MODEM -	31.65		
580-04102025	Invoice	04/10/2025	580 - ROBSON HOUSE - 03.10.25-04.09.25	0.00	62.04	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 03.10.2	62.04		
03848	Avenues Development	04/17/2025	Regular	0.00	2,612.50	99557
TOSA-5	Invoice	04/03/2025	04.03.2025 - SR2S PROJECT MGMT - MAR	0.00	2,612.50	
	14.41.63127	SAFE ROUTES	04.03.2025 - SR2S PROJECT MG	2,612.50		
00388	Baker & Taylor	04/17/2025	Regular	0.00	1,378.16	99558
5019381174	Invoice	03/03/2025	03.03.2025 - CHILDREN'S BOOKS	0.00	26.63	
	27.71.62302	CHILDRENS BOOKS	03.03.2025 - CHILDREN'S BOOK	26.63		
5019381175	Invoice	03/03/2025	03.03.2025 - CHILDREN'S BOOKS	0.00	15.73	
	27.71.62302	CHILDRENS BOOKS	03.03.2025 - CHILDREN'S BOOK	15.73		
5019381176	Invoice	03/03/2025	03.03.2025 - CHILDREN'S BOOKS	0.00	54.38	

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	27.71.62302 CHILDRENS BOOKS		03.03.2025 - CHILDREN'S BOOK		54.38	
5019381177	Invoice	03/03/2025	03.03.2025 - CHILDREN'S BOOKS	0.00	30.65	
	27.71.62302 CHILDRENS BOOKS		03.03.2025 - CHILDREN'S BOOK		30.65	
5019419030	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	43.79	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		43.79	
5019419031	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	20.88	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		20.88	
5019419032	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	21.24	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		21.24	
5019419033	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	21.51	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		21.51	
5019419034	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	21.25	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		21.25	
5019419035	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	22.54	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		22.54	
5019419036	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	99.90	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		99.90	
5019419037	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	24.53	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		24.53	
5019419038	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	14.88	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		14.88	
5019419039	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	65.23	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		65.23	
5019419040	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	14.50	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		14.50	
5019419041	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	22.55	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		22.55	
5019419042	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	43.41	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		43.41	
5019419043	Invoice	03/27/2025	03.27.2025 - ADULT BOOKS	0.00	44.44	
	01.71.62301 ADULT BOOKS		03.27.2025 - ADULT BOOKS		44.44	
5019429043	Invoice	04/01/2025	04.01.2025 - ADULT BOOKS	0.00	44.45	
	01.71.62301 ADULT BOOKS		04.01.2025 - ADULT BOOKS		44.45	
5019429044	Invoice	04/01/2025	04.01.2025 - ADULT BOOKS	0.00	21.21	
	01.71.62301 ADULT BOOKS		04.01.2025 - ADULT BOOKS		21.21	
5019429045	Invoice	04/01/2025	04.01.2025 - ADULT BOOKS	0.00	45.38	
	01.71.62301 ADULT BOOKS		04.01.2025 - ADULT BOOKS		45.38	
5019429046	Invoice	04/01/2025	04.01.2025 - ADULT BOOKS	0.00	72.53	
	01.71.62301 ADULT BOOKS		04.01.2025 - ADULT BOOKS		72.53	
5019429047	Invoice	04/01/2025	04.01.2025 - ADULT BOOKS	0.00	45.11	
	01.71.62301 ADULT BOOKS		04.01.2025 - ADULT BOOKS		45.11	
5019432017	Invoice	03/28/2025	03.28.2025 - CHILDREN'S BOOKS	0.00	53.69	
	27.71.62302 CHILDRENS BOOKS		03.28.2025 - CHILDREN'S BOOK		53.69	
5019432019	Invoice	03/28/2025	03.28.2025 - CHILDREN'S BOOKS	0.00	35.30	
	27.71.62302 CHILDRENS BOOKS		03.28.2025 - CHILDREN'S BOOK		35.30	
5019432025	Invoice	03/27/2025	03.27.2025 - CHILDREN'S BOOKS	0.00	15.32	
	27.71.62302 CHILDRENS BOOKS		03.27.2025 - CHILDREN'S BOOK		15.32	
5019432026	Invoice	03/27/2025	03.27.2025 - CHILDREN'S BOOKS	0.00	18.46	
	27.71.62302 CHILDRENS BOOKS		03.27.2025 - CHILDREN'S BOOK		18.46	
5019432027	Invoice	03/27/2025	03.27.2025 - CHILDREN'S BOOKS	0.00	13.18	
	27.71.62302 CHILDRENS BOOKS		03.27.2025 - CHILDREN'S BOOK		13.18	
5019432028	Invoice	03/27/2025	03.27.2025 - CHILDREN'S BOOKS	0.00	15.22	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	27.71.62302 CHILDRENS BOOKS		03.27.2025 - CHILDREN'S BOOK		15.22	
5019432029	Invoice	03/27/2025	03.27.2025 - CHILDREN'S BOOKS	0.00	19.26	
	27.71.62302 CHILDRENS BOOKS		03.27.2025 - CHILDREN'S BOOK		19.26	
5019432030	Invoice	03/27/2025	03.27.2025 - CHILDREN'S BOOKS	0.00	17.65	
	27.71.62302 CHILDRENS BOOKS		03.27.2025 - CHILDREN'S BOOK		17.65	
5019437732	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	21.24	
	27.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		21.24	
5019437733	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	21.24	
	27.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		21.24	
5019437734	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	22.55	
	01.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		22.55	
5019437735	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	42.34	
	01.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		42.34	
5019437736	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	13.87	
	27.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		13.87	
5019437737	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	23.87	
	01.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		23.87	
5019437738	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	110.79	
	01.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		110.79	
5019437739	Invoice	04/03/2025	04.03.2025 - ADULT BOOKS	0.00	20.54	
	01.71.62301 ADULT BOOKS		04.03.2025 - ADULT BOOKS		20.54	
H72061980	Invoice	04/01/2025	04.01.2025 - VIDEOS	0.00	19.12	
	01.71.62307 VIDEOS		04.01.2025 - VIDEOS		19.12	
H72101970	Invoice	04/01/2025	04.01.2025 - VIDEOS	0.00	36.19	
	01.71.62307 VIDEOS		04.01.2025 - VIDEOS		36.19	
H72113590	Invoice	04/01/2025	04.01.2025 - VIDEOS	0.00	21.61	
	01.71.62307 VIDEOS		04.01.2025 - VIDEOS		21.61	
	Void	04/17/2025	Regular	0.00	0.00	99559
	Void	04/17/2025	Regular	0.00	0.00	99560
00061	Bill Jacobson	04/17/2025	Regular	0.00	361.25	99561
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1643	Invoice	04/07/2025	04.07.2025 - SANHUB AUDIO ARCHIVE SE	0.00	361.25	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.07.2025 - SANHUB AUDIO AR	361.25		
02823	Boucher Law, PC	04/17/2025	Regular	0.00	6,209.50	99562
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2541	Invoice	04/03/2025	04.03.2025 - LABOR & EMPLOYMENT LA	0.00	90.00	
	01.16.61196	PERSONNEL LEGAL SERVI	04.03.2025 - LABOR & EMPLOY	90.00		
2593	Invoice	04/07/2025	04.07.2025 - LABOR & EMPLOYMENT LA	0.00	320.00	
	01.16.61196	PERSONNEL LEGAL SERVI	04.07.2025 - LABOR & EMPLOY	320.00		
2594	Invoice	04/07/2025	04.07.2025 - SEIU NEGOTIATIONS 2025	0.00	864.00	
	01.16.61196	PERSONNEL LEGAL SERVI	04.07.2025 - SEIU NEGOTIATION	864.00		
2631	Invoice	04/08/2025	04.08.2025 - LABOR & EMPLOYMENT LA	0.00	288.00	
	01.16.61196	PERSONNEL LEGAL SERVI	04.08.2025 - LABOR & EMPLOY	288.00		
2632	Invoice	04/08/2025	04.08.2025 - SEIU NEGOTIATIONS 2025	0.00	4,647.50	
	01.16.61196	PERSONNEL LEGAL SERVI	04.08.2025 - SEIU NEGOTIATION	4,647.50		
00032	Brady Industries, NorCal	04/17/2025	Regular	0.00	4,378.47	99563
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
9914310	Invoice	03/28/2025	03.28.2025 - LIBRARY - JANITORIAL SUPPL	0.00	507.92	
	41.41.61501	BLDG. MAINT-JANITORIAL	03.28.2025 - LIBRARY - JANITORI	507.92		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
9914312	Invoice	03/28/2025	03.28.2025 - ICC - JANITORIAL SUPPLIES	0.00	761.32	
	31.41.61501	BLDG. MAINT-JANITORIAL	03.28.2025 - ICC - JANITORIAL S		761.32	
9914313	Invoice	03/28/2025	03.28.2025 - TOWN HALL - JANITORIAL SU	0.00	820.55	
	41.41.61501	BLDG. MAINT-JANITORIAL	03.28.2025 - TOWN HALL - JANI		820.55	
9914315	Invoice	03/28/2025	03.28.2025 - REC DEPT - JANITORIAL SUPP	0.00	855.92	
	31.41.61501	BLDG. MAINT-JANITORIAL	03.28.2025 - REC DEPT - JANITO		855.92	
9914317	Invoice	03/28/2025	03.28.2025 - ROBSON - JANITORIAL SUPPL	0.00	415.97	
	34.41.61501	BLDG. MAINT-JANITORIAL	03.28.2025 - ROBSON - JANITOR		415.97	
9914318	Invoice	03/28/2025	03.28.2025 - PARKS - JANITORIAL SUPPLIE	0.00	1,016.79	
	41.41.61501	BLDG. MAINT-JANITORIAL	03.28.2025 - PARKS - JANITORIA		1,016.79	
01534	Christine O'Rourke	04/17/2025	Regular	0.00	30,944.78	99564
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
978	Invoice	04/11/2025	04.11.2025 - GENERAL PLAN UPDATE - M	0.00	30,944.78	
	01.18.61150	OUTSIDE SERVICES-OTHE	04.11.2025 - GENERAL PLAN UP		30,944.78	
02163	City of Foster City	04/17/2025	Regular	0.00	582.00	99565
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
16401	Invoice	04/04/2025	04.04.2025 - CALOPPS - BUILDING OFFICI	0.00	582.00	
	01.41.61806	MISC HIRING EXPENSES	04.04.2025 - CALOPPS - BUILDIN		582.00	
00025	Coatings & Sundries inc/CSI Paint	04/17/2025	Regular	0.00	2,069.26	99566
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
N0143910-1	Invoice	03/27/2025	03.27.2025 - STREET PAINTING	0.00	2,069.26	
	01.42.62200	DEPARTMENTAL SUPPLIE	03.27.2025 - STREET PAINTING		2,069.26	
03680	Comforts	04/17/2025	Regular	0.00	510.60	99567
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R15914	Invoice	04/04/2025	04.04.2025 - REFUND - UNUSED PLANNIN	0.00	510.60	
	01.00.48012	GENERAL PLAN MAINT FE	04.04.2025 - REFUND - UNUSED		44.40	
	01.00.48057	PLANNING FEES	04.04.2025 - REFUND - UNUSED		444.00	
	01.00.48059	PLANNING TRAINING FEE	04.04.2025 - REFUND - UNUSED		22.20	
02581	CSG Consultants	04/17/2025	Regular	0.00	62.50	99568
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
B250423	Invoice	04/01/2025	04.01.2025 - BLDG PLAN REVIEW - 4 SAVA	0.00	62.50	
	01.41.61157	PLAN CHECKING	04.01.2025 - BLDG PLAN REVIE		62.50	
03567	DARCY BELL	04/17/2025	Regular	0.00	290.00	99569
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014486	Invoice	02/06/2025	02.06.2025 - REISSUE - REIMB - SOFTBALL	0.00	290.00	
	21.61.62965	SOFTBALL SUPPLIES	02.06.2025 - REISSUE - REIMB -		290.00	
00533	Davis Sign Company	04/17/2025	Regular	0.00	380.06	99570
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
39596	Invoice	04/04/2025	04.04.2025 - FH20 - RVFD PARKING SIGNS	0.00	139.71	
	45.41.63100	CAPITAL OUTLAY - CONST	04.04.2025 - FH20 - RVFD PARKI		139.71	
39597	Invoice	04/07/2025	04.07.2025 - EGG HUNT BANNER	0.00	240.35	
	60.14.62904	EGG HUNT	04.07.2025 - EGG HUNT BANNE		240.35	
01320	DC Electric Group Inc	04/17/2025	Regular	0.00	15,555.31	99571

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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**		
476322	Invoice	02/28/2025	02.28.2025 - M5007 SL ROUTINE - FEB 20	0.00	682.31	
	01.42.61708	UTILITIES-STREET LIGHTS	02.28.2025 - M5007 SL ROUTIN	682.31		
476403	Invoice	02/28/2025	02.28.2025 - M1007 TS ROUTINE - FEB 20	0.00	2,336.22	
	01.42.61707	UTILITIES-SIGNALS	02.28.2025 - M1007 TS ROUTIN	2,336.22		
476432	Invoice	02/28/2025	02.28.2025 - M5008 SL RESPONSE - FEB 2	0.00	262.83	
	01.42.61708	UTILITIES-STREET LIGHTS	02.28.2025 - M5008 SL RESPON	262.83		
476449	Invoice	02/28/2025	02.28.2025 - M1008 TS RESPONSE - FEB 2	0.00	2,478.00	
	01.42.61707	UTILITIES-SIGNALS	02.28.2025 - M1008 TS RESPON	2,478.00		
476585	Invoice	03/31/2025	03.31.2025 - M5007 SL ROUTINE - MAR 2	0.00	682.31	
	01.42.61708	UTILITIES-STREET LIGHTS	03.31.2025 - M5007 SL ROUTIN	682.31		
476602	Invoice	03/31/2025	03.31.2025 - M1007 TS ROUTINE - MAR 2	0.00	2,590.98	
	01.42.61707	UTILITIES-SIGNALS	03.31.2025 - M1007 TS ROUTIN	2,590.98		
476649	Invoice	03/31/2025	03.31.2025 - M5008 SL RESPONSE - MAR	0.00	567.18	
	01.42.61708	UTILITIES-STREET LIGHTS	03.31.2025 - M5008 SL RESPON	567.18		
476665	Invoice	03/31/2025	03.31.2025 - M1008 TS RESPONSE - MAR	0.00	5,955.48	
	01.42.61707	UTILITIES-SIGNALS	03.31.2025 - M1008 TS RESPON	5,955.48		
02490	Department of Motor Vehicles	04/17/2025	Regular	0.00	54.00	99572
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014450	Invoice	04/08/2025	04.08.2025 - REG 2019 YAMAHA LIC#FE4L	0.00	54.00	
	21.65.61150	OUTSIDE SERVICES -OTHE	04.08.2025 - REG 2019 YAMAHA	54.00		
02732	Diesel Direct West	04/17/2025	Regular	0.00	1,836.15	99573
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
86462869	Invoice	04/03/2025	04.03.2025 - CLEAR RENEWABLE DIESEL -	0.00	604.74	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	04.03.2025 - CLEAR RENEWABL	604.74		
86462872	Invoice	04/03/2025	04.03.2025 - GASOLINE UNL - 200 GAL	0.00	1,231.41	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	04.03.2025 - GASOLINE UNL - 2	1,231.41		
00266	Edwin P Gurka, Jr	04/17/2025	Regular	0.00	915.00	99574
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5-2025	Invoice	04/07/2025	04.07.2025 - ARBORIST SERVICES - FEB/A	0.00	915.00	
	01.81.61105	OUTSIDE SERVICES-TREES	04.07.2025 - ARBORIST SERVICE	915.00		
00087	Elite Tree Service	04/17/2025	Regular	0.00	11,385.00	99575
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-4-1	Invoice	04/01/2025	04.01.2025 - FIRE CLEARANCE - CREEK RD	0.00	2,700.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.01.2025 - FIRE CLEARANCE -	2,700.00		
2025-4-2	Invoice	04/04/2025	04.04.2025 - FIRE CLEARANCE - CENTER T	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.04.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-3	Invoice	04/04/2025	04.04.2025 - FIRE CLEARANCE - SANDERS	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.04.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-4	Invoice	04/04/2025	04.04.2025 - FIRE CLEARANCE - LANSDALE	0.00	2,925.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.04.2025 - FIRE CLEARANCE -	2,925.00		
03818	Ely Rossman	04/17/2025	Regular	0.00	47.53	99576
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014389	Invoice	04/04/2025	04.04.2025 - REIMB - PERMIT TECH CERT	0.00	47.53	
	01.41.61000	TRAINING	04.04.2025 - REIMB - PERMIT TE	47.53		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03396	Emily B. Stucky	04/17/2025	Regular	0.00	500.00	99577
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0325	Invoice	04/02/2025	04.02.2025 - SING AND STOMP - MAR 202	0.00	500.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	04.02.2025 - SING AND STOMP -	500.00		
02622	Epstein Holtzapple Christo LLP	04/17/2025	Regular	0.00	16,307.50	99578
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
8143	Invoice	04/02/2025	04.02.2025 - GENERAL LEGAL COUNSEL -	0.00	10,780.00	
	01.16.61138	GENERAL COUNSEL LEGA	04.02.2025 - GENERAL LEGAL C	10,780.00		
8144	Invoice	04/02/2025	04.02.2025 - PLANNING - FEB/MAR 2025	0.00	5,527.50	
	01.16.61138	GENERAL COUNSEL LEGA	04.02.2025 - PLANNING - FEB/	5,527.50		
00017	Fairfax Building Supply Co. Inc.	04/17/2025	Regular	0.00	189.17	99579
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
295301	Invoice	04/01/2025	04.01.2025 - PAINT SUPPLIES	0.00	79.34	
	01.42.62200	DEPARTMENTAL SUPPLIE	04.01.2025 - PAINT SUPPLIES	79.34		
295362	Invoice	04/02/2025	04.02.2025 - HARDWARE	0.00	18.81	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.02.2025 - HARDWARE	18.81		
295384	Invoice	04/03/2025	04.03.2025 - BATTERIES	0.00	87.16	
	01.81.62200	DEPARTMENTAL SUPPLIE	04.03.2025 - BATTERIES	87.16		
INV0014451	Invoice	02/28/2025	02.28.2025 - SERVICE CHARGES - FEB 202	0.00	3.86	
	41.41.61150	OUTSIDE SERVICES-OTHE	02.28.2025 - SERVICE CHARGES	3.86		
01062	Forster Pump & Well, A Division of Arolo Compa	04/17/2025	Regular	0.00	2,377.69	99580
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2504063-IN	Invoice	03/31/2025	03.31.2025 - NEW SAND SEPARATOR	0.00	2,377.69	
	01.42.61144	Medians	03.31.2025 - NEW SAND SEPARA	1,585.69		
	14.81.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - NEW SAND SEPARA	792.00		
03529	Frank E. Connell	04/17/2025	Regular	0.00	1,275.00	99581
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10676	Invoice	04/09/2025	04.09.2025 - BATHROOM STUCCO REPAIR	0.00	1,275.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.09.2025 - BATHROOM STUCC	1,275.00		
02278	Gardeners' Guild	04/17/2025	Regular	0.00	5,937.00	99582
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
120737	Invoice	04/01/2025	04.01.2025 - SFD MEDIANS - APR 2025	0.00	1,143.00	
	01.42.61144	Medians	04.01.2025 - SFD MEDIANS - AP	1,143.00		
120775	Invoice	04/01/2025	04.01.2025 - REDHILL MEDIAN MAINTEN	0.00	2,461.00	
	01.42.61144	Medians	04.01.2025 - REDHILL MEDIAN	2,461.00		
120776	Invoice	04/01/2025	04.01.2025 - IMGTN PK/MAG LOT - APR 2	0.00	2,333.00	
	01.81.61104	OUTSIDE SERVICES-GROU	04.01.2025 - IMGTN PK/MAG L	1,166.50		
	14.81.61150	OUTSIDE SERVICES-OTHE	04.01.2025 - IMGTN PK/MAG L	1,166.50		
00021	Good & Clean Company Inc	04/17/2025	Regular	0.00	13,600.00	99583
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
74419	Invoice	04/01/2025	04.01.2025 - SNACK SHACK CLEANING - A	0.00	975.00	
	01.81.62206	Snack Shack	04.01.2025 - SNACK SHACK CLE	975.00		
74420	Invoice	04/01/2025	04.01.2025 - LOWER TH CLEANING - APR	0.00	1,320.00	
	41.41.61501	BLDG. MAINT-JANITORIAL	04.01.2025 - LOWER TH CLEANI	1,320.00		
74421	Invoice	04/01/2025	04.01.2025 - TOWN HALL CLEANING - APR	0.00	11,305.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	31.41.61501	BLDG. MAINT-JANITORIAL	04.01.2025 - TOWN HALL CLEAN		2,825.00	
	34.41.61501	BLDG. MAINT-JANITORIAL	04.01.2025 - TOWN HALL CLEAN		1,775.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.01.2025 - TOWN HALL CLEAN		6,705.00	
03712	Gridscape Solutions, Inc.	04/17/2025	Regular	0.00	53,043.55	99584
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SAL/5/2025	Invoice	03/24/2025	03.24.2025 - RESILIENT HUB - BATTERY SY	0.00	53,043.55	
	15.90.63100	CONSTRUCTION	03.24.2025 - RESILIENT HUB - B	53,043.55		
00104	Grier Argall Plumbing Inc	04/17/2025	Regular	0.00	17,383.55	99585
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
18596	Invoice	03/07/2025	03.07.2025 - FH20 - PLUMBING	0.00	7,893.62	
	45.41.63100	CAPITAL OUTLAY - CONST	03.07.2025 - FH20 - PLUMBING	7,893.62		
18615	Invoice	03/07/2025	03.07.2025 - FH20 - PLUMBING INSTALLAT	0.00	9,489.93	
	45.41.63100	CAPITAL OUTLAY - CONST	03.07.2025 - FH20 - PLUMBING	9,489.93		
00020	Hannibal's Inc Electrical Construction	04/17/2025	Regular	0.00	6,798.45	99586
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25316	Invoice	03/10/2025	03.10.2025 - FH20 - TEMP FACILITY	0.00	4,495.65	
	45.41.63100	CAPITAL OUTLAY - CONST	03.10.2025 - FH20 - TEMP FACIL	4,495.65		
25317	Invoice	04/07/2025	04.07.2025 - LIBRARY - GRANT APPLICATI	0.00	400.00	
	41.41.63117	CONSTRUCTION - BUILDI	04.07.2025 - LIBRARY - GRANT A	400.00		
25319	Invoice	04/07/2025	04.07.2025 - FH20 - INSPECTION CONSUL	0.00	650.00	
	45.41.63100	CAPITAL OUTLAY - CONST	04.07.2025 - FH20 - INSPECTION	650.00		
25320	Invoice	04/07/2025	04.07.2025 - CHAMBERS AV CLOSET 220V	0.00	1,052.80	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.07.2025 - CHAMBERS AV CLO	1,052.80		
25321	Invoice	04/07/2025	04.07.2025 - CORPYARD - WIREMOLD OU	0.00	200.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.07.2025 - CORPYARD - WIRE	200.00		
03332	Heidi Scoble	04/17/2025	Regular	0.00	104.04	99587
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014388	Invoice	04/03/2025	04.03.2025 - REIMB - GPU SUPPLIES/PC C	0.00	104.04	
	01.18.61000	TRAINING	04.03.2025 - REIMB - GPU SUPP	6.00		
	01.18.61150	OUTSIDE SERVICES-OTHE	04.03.2025 - REIMB - GPU SUPP	56.54		
	01.18.62200	DEPARTMENTAL SUPPLIE	04.03.2025 - REIMB - GPU SUPP	41.50		
03196	Interstate Gas Services, Inc.	04/17/2025	Regular	0.00	1,600.00	99588
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7021853	Invoice	03/31/2025	03.31.2025 - FY24 BOND DISCLOSURE PRE	0.00	1,600.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - FY24 BOND DISCLO	1,600.00		
03581	Jocelyn K Lee	04/17/2025	Regular	0.00	150.00	99589
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6	Invoice	04/12/2025	04.12.2025 - SING AND STOMP SUB - APR	0.00	150.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	04.12.2025 - SING AND STOMP	150.00		
01586	John A. Godsey	04/17/2025	Regular	0.00	546.25	99590
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
29232	Invoice	02/27/2025	02.27.2025 - PLNG/BLDG - TOWN ENVELO	0.00	546.25	
	01.18.62000	OFFICE SUPPLIES	02.27.2025 - PLNG/BLDG - TOW	546.25		
00113	Juan Olsen Sanchez	04/17/2025	Regular	0.00	7,000.00	99591

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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		
SPRING 2025-2	Invoice	04/15/2025	04.15.2025 - GYMNASTICS - SPRING 2025	0.00	7,000.00	
	21.61.61167	TUMBLING SERVICES	04.15.2025 - GYMNASTICS - SPR	7,000.00		
03674	Kassidy Anne Stetler	04/17/2025	Regular	0.00	150.00	99592
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
206	Invoice	03/25/2025	03.25.2025 - SOFTBALL SKILLS	0.00	150.00	
	21.61.61165	SOFTBALL SERVICES	03.25.2025 - SOFTBALL SKILLS	150.00		
00377	Luis Quezada	04/17/2025	Regular	0.00	12,512.15	99593
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SPRING 2025-1	Invoice	04/14/2025	04.14.2025 - SPRING 2025 SOCCER ACAD	0.00	12,512.15	
	21.61.61164	SOCCER SERVICES	04.14.2025 - SPRING 2025 SOCC	12,512.15		
03915	Majid Azadeh	04/17/2025	Regular	0.00	1,720.00	99594
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R13752	Invoice	04/07/2025	04.07.2025 - REFUND - ROAD BOND 10 SP	0.00	1,720.00	
	01.00.20314	ROAD BOND	04.07.2025 - REFUND - ROAD B	1,720.00		
00121	Marin I J - 2072661 AD	04/17/2025	Regular	0.00	419.84	99595
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0001441750	Invoice	03/31/2025	03.31.2025 - COLUMN - LEGAL NOTICES	0.00	419.84	
	01.12.61151	LEGAL NOTICES	03.31.2025 - COLUMN - LEGAL	181.42		
	01.18.61151	LEGAL NOTICES	03.31.2025 - COLUMN - LEGAL	181.42		
	01.41.61151	LEGAL NOTICES	03.31.2025 - COLUMN - LEGAL	57.00		
00029	Marin IT	04/17/2025	Regular	0.00	8,282.50	99596
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2025-126864	Invoice	04/03/2025	04.03.2025 - AGREEMENT STREAMLINE IT	0.00	60.00	
	42.21.61150	OUTSIDE SERVICES-OTHE	04.03.2025 - AGREEMENT STRE	60.00		
2025-126998	Invoice	04/15/2025	04.15.2025 - AGMNT AUTOMATE & DEFE	0.00	2,502.50	
	42.21.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - AGMNT AUTOMAT	2,502.50		
2025-127001	Invoice	04/15/2025	04.15.2025 - ONSITE SUPPORT SERVICE -	0.00	5,720.00	
	42.21.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - ONSITE SUPPORT S	5,720.00		
03855	McPhail Fuel Co., Inc.	04/17/2025	Regular	0.00	240.00	99597
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
S0035044	Invoice	03/13/2025	03.13.2025 - FH20 - PIPING LABOR	0.00	240.00	
	45.41.63100	CAPITAL OUTLAY - CONST	03.13.2025 - FH20 - PIPING LAB	240.00		
02476	Metropolitan Transportation Commission	04/17/2025	Regular	0.00	3,000.00	99598
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
AR038237	Invoice	03/31/2025	03.31.2025 - 4902 P TAP 26	0.00	3,000.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - 4902 P TAP 26	3,000.00		
02584	Michael Clagett	04/17/2025	Regular	0.00	3,786.31	99599
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014482	Invoice	04/14/2025	04.14.2025 - REIMB - SPRING BREAK SUPP	0.00	171.78	
	21.63.62990	SPECIALTY CAMP SUPPLIE	04.14.2025 - REIMB - SPRING BR	171.78		
INV0014483	Invoice	04/14/2025	04.14.2025 - SPRING BREAK CAMP 2025 -	0.00	3,614.53	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.63.61186 SPECIALTY CAMPS SERVIC		04.14.2025 - SPRING BREAK CA		3,614.53	
03419	MMANC	04/17/2025	Regular	0.00	1,300.00	99600
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11798	Invoice	03/11/2025	03.11.2025 - 2025 WLS GROUP REGISTRA	0.00	650.00	
	01.12.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	130.00		
	01.18.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	130.00		
	01.71.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	260.00		
	21.65.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	130.00		
11800	Invoice	03/11/2025	03.11.2025 - 2025 WLS GROUP REGISTRA	0.00	650.00	
	01.12.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	260.00		
	01.18.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	260.00		
	01.71.61000	TRAINING	03.11.2025 - 2025 WLS GROUP	130.00		
01388	NCSI	04/17/2025	Regular	0.00	166.50	99601
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
56197	Invoice	04/01/2025	04.01.2025 - REC DEPT - BACKGROUND C	0.00	166.50	
	21.65.61137	FINGERPRINTING	04.01.2025 - REC DEPT - BACKG	166.50		
03211	ODP Business Solutions LLC	04/17/2025	Regular	0.00	475.65	99602
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
411072343001	Invoice	02/11/2025	02.11.2025 - ADMIN - BATTERIES	0.00	11.12	
	01.12.62000	OFFICE SUPPLIES	02.11.2025 - ADMIN - BATTERIE	11.12		
411073382001	Invoice	02/11/2025	02.11.2025 - ADMIN - BINDER CLIPS	0.00	2.63	
	01.12.62000	OFFICE SUPPLIES	02.11.2025 - ADMIN - BINDER C	2.63		
411073385001	Invoice	02/11/2025	02.11.2025 - ADMIN - PENS/POST ITS/PAP	0.00	201.99	
	01.12.62000	OFFICE SUPPLIES	02.11.2025 - ADMIN - PENS/PO	201.99		
414524503001	Invoice	03/29/2025	03.29.2025 - LIBRARY - LABELS	0.00	105.35	
	01.71.62000	OFFICE SUPPLIES	03.29.2025 - LIBRARY - LABELS	105.35		
414528556001	Invoice	03/28/2025	03.28.2025 - LIBRARY - TONER/TAPE	0.00	154.56	
	01.71.62000	OFFICE SUPPLIES	03.28.2025 - LIBRARY - TONER/T	154.56		
00165	Pacific Telemanagement Services - PTS	04/17/2025	Regular	0.00	93.00	99603
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2140561	Invoice	03/27/2025	03.27.2025 - TH PAYPHONE - APR 2025	0.00	93.00	
	01.42.61705	UTILITIES-TELEPHONE	03.27.2025 - TH PAYPHONE - AP	93.00		
03523	Parametrix, Inc	04/17/2025	Regular	0.00	27,765.70	99604
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
65722	Invoice	04/02/2025	04.02.2025 - CPM SAN ANSELMO/FERN A	0.00	1,079.44	
	01.41.61150	OUTSIDE SERVICES-OTHE	04.02.2025 - CPM SAN ANSELM	1,079.44		
65926	Invoice	04/11/2025	04.11.2025 - PROFESSIONAL SERVICE THR	0.00	26,686.26	
	16.41.61150	OUTSIDE SERVICES-OTHE	04.11.2025 - PROFESSIONAL SE	26,686.26		
02554	Parkmobile LLC	04/17/2025	Regular	0.00	440.40	99605
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV42677	Invoice	03/31/2025	03.31.2025 - END USER FEES - MAR 2025	0.00	440.40	
	13.42.61114	OUTSIDE SRV: PARKING	03.31.2025 - END USER FEES -	440.40		
00893	Perfect Timing Personnel Services, Inc.	04/17/2025	Regular	0.00	2,930.48	99606

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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		
54474	Invoice	03/24/2025	03.24.2025 - ADMIN SUPPORT - MARMO	0.00	1,465.24	
	01.82.60010	TEMPORARY HELP	03.24.2025 - ADMIN SUPPORT -	1,172.19		
	21.65.60010	TEMPORARY HELP	03.24.2025 - ADMIN SUPPORT -	293.05		
54538	Invoice	04/07/2025	04.07.2025 - ADMIN SUPPORT - MARMO	0.00	1,465.24	
	01.82.60010	TEMPORARY HELP	04.07.2025 - ADMIN SUPPORT -	1,172.19		
	21.65.60010	TEMPORARY HELP	04.07.2025 - ADMIN SUPPORT -	293.05		
00558	Peterson	04/17/2025	Regular	0.00	2,284.61	99607
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW270061299	Invoice	04/09/2025	04.09.2025 - POLICE - REPAIR TRANFER S	0.00	2,284.61	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.09.2025 - POLICE - REPAIR TR	2,284.61		
01139	Phillips Seabrook Associates	04/17/2025	Regular	0.00	13,330.00	99608
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
250118	Invoice	03/27/2025	03.27.2025 - RESILIENCE HUB - BATTERY B	0.00	1,560.00	
	15.90.63100	CONSTRUCTION	03.27.2025 - RESILIENCE HUB -	1,560.00		
250139	Invoice	04/14/2025	04.14.2025 - INTERIM BLDG OFCL - CUBLE	0.00	6,380.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	04.14.2025 - INTERIM BLDG OF	6,380.00		
250140	Invoice	04/14/2025	04.14.2025 - INTERIM BLDG OFCL - CUBLE	0.00	5,390.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	04.14.2025 - INTERIM BLDG OF	5,390.00		
00038	Rafael Lumber	04/17/2025	Regular	0.00	122.36	99609
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
90481	Invoice	04/01/2025	04.01.2025 - SIGN SHOP	0.00	122.36	
	01.42.62200	DEPARTMENTAL SUPPLIE	04.01.2025 - SIGN SHOP	122.36		
00339	Redwood Security Systems	04/17/2025	Regular	0.00	1,650.00	99610
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4163156	Invoice	04/01/2025	04.01.2025 - Q2 2025 FIRE MONITORING/	0.00	1,650.00	
	34.41.61134	SECURITY SYSTEM	04.01.2025 - Q2 2025 FIRE MON	1,035.00		
	41.41.61150	OUTSIDE SERVICES-OTHE	04.01.2025 - Q2 2025 FIRE MON	615.00		
00181	Ross Valley Fire Department	04/17/2025	Regular	0.00	1,081.78	99611
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014481	Invoice	04/15/2025	04.15.2025 - RVFD FEES COLLECTED - MA	0.00	1,081.78	
	01.00.20354	DUE TO ROSS VALLEY FIR	04.15.2025 - RVFD FEES COLLEC	1,081.78		
00185	San Anselmo Chamber of Commerce	04/17/2025	Regular	0.00	150.00	99612
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
04074-2025	Invoice	04/07/2025	04.07.2025 - ANNUAL MEMBERSHIP	0.00	150.00	
	01.12.61302	DUES	04.07.2025 - ANNUAL MEMBER	150.00		
01563	SCA	04/17/2025	Regular	0.00	12,227.90	99613
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25000266	Invoice	03/14/2025	03.14.2025 - RES STRT SWEEPER - MAR/J	0.00	12,227.90	
	01.42.61135	STREET SWEEPING	03.14.2025 - RES STRT SWEEPER	12,227.90		
02134	Scott Schneider	04/17/2025	Regular	0.00	74.88	99614

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014452	Invoice	04/04/2025	04.04.2025 - REIMB - PWOI CONFERENCE	0.00	74.88	
	01.41.61000	TRAINING	04.04.2025 - REIMB - PWOI CON	74.88		
02936	SMITH'S PEST MANAGEMENT	04/17/2025	Regular	0.00	470.00	99615
338112	Invoice	03/27/2025	03.27.2025 - MEMORIAL PARK - PEST CON	0.00	170.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	03.27.2025 - MEMORIAL PARK -	170.00		
338343	Invoice	03/28/2025	03.28.2025 - MISC SERVICE	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	03.28.2025 - MISC SERVICE	300.00		
00024	T & B Sports Inc	04/17/2025	Regular	0.00	1,529.20	99616
0000327197	Invoice	04/15/2025	04.15.2025 - SPRING PARK CLEAN-UP TSHI	0.00	1,529.20	
	21.64.61185	SPECIAL EVENT EXPENSE	04.15.2025 - SPRING PARK CLEA	1,529.20		
02474	T2 SYSTEMS CANADA INC.	04/17/2025	Regular	0.00	74,309.00	99617
INVSTD00000695	Invoice	03/31/2025	03.31.2024 - ONSTREET SOLAR PAY STATI	0.00	74,222.50	
	13.41.63000	EQUIPMENT	03.31.2024 - ONSTREET SOLAR P	74,222.50		
INVSTD00000695	Invoice	03/31/2025	03.31.2025 - CLEANER CREDIT CARD C	0.00	86.50	
	13.41.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - CLEANER CREDIT C	86.50		
03207	Toni DeFrancis	04/17/2025	Regular	0.00	380.00	99618
2025-TC325	Invoice	04/07/2025	04.07.2025 - TRANSCRIPTION - TC 3/25	0.00	220.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.07.2025 - TRANSCRIPTION -	220.00		
2025-TC48	Invoice	04/15/2025	04.15.2025 - TRANSCRIPTION TC 04/08	0.00	160.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - TRANSCRIPTION T	160.00		
03878	Wandzia Rose	04/17/2025	Regular	0.00	4,255.41	99619
2510	Invoice	04/10/2025	04.10.2025 - MSLA 2024-2025 - SESSION	0.00	4,255.41	
	97.00.62006	INSTRUCTION - MSLA	04.10.2025 - MSLA 2024-2025 -	4,255.41		
03596	West Marin Welding	04/17/2025	Regular	0.00	875.00	99620
61	Invoice	04/03/2025	04.03.2025 - GATE REPAIR	0.00	875.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	04.03.2025 - GATE REPAIR	875.00		
03454	Willdan Engineering	04/17/2025	Regular	0.00	7,615.00	99621
010-61944	Invoice	04/17/2025	04.17.2025 - COST ALLCTN PLAN/COMP C	0.00	7,615.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.17.2025 - COST ALLCTN PLA	7,615.00		
02818	Yara Fraser	04/17/2025	Regular	0.00	130.00	99622
12	Invoice	04/09/2025	04.09.2025 - SATURDAY STORYTIME SUB 0	0.00	130.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	04.09.2025 - SATURDAY STORYTI	130.00		
03052	ZUMAR	04/17/2025	Regular	0.00	1,284.00	99623

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
51767	Invoice	04/02/2025	04.02.2025 - SPEED/ARROW TRAFFIC SIG	0.00	1,284.00	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	04.02.2025 - SPEED/ARROW TR	1,284.00		
064	California Building Standards Commission	04/28/2025	Regular	0.00	762.66	99624
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
BSASRF-2024-Q4	Invoice	04/22/2025	04.22.2025 - BSASRF 2024 Q4	0.00	373.50	
	01.00.20310	BUILDING: STATE GREEN	04.22.2025 - BSASRF 2024 Q4	415.00		
	01.00.20310	BUILDING: STATE GREEN	04.22.2025 - BSASRF 2024 Q4 -	-41.50		
BSASRF-2025-Q1	Invoice	04/22/2025	04.22.2025 - BSASRF 2025 Q1	0.00	389.16	
	01.00.20310	BUILDING: STATE GREEN	04.22.2025 - BSASRF 2025 Q1	432.40		
	01.00.20310	BUILDING: STATE GREEN	04.22.2025 - BSASRF 2025 Q1 G	-43.24		
01689	Department of Conservation	04/28/2025	Regular	0.00	399.29	99625
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
CSMIP-2025-Q1	Invoice	04/22/2025	04.22.2025 - 2025 Q1 - STRONG MOTION	0.00	399.29	
	01.00.20302	BUILDING: STATE SEISMIC	04.22.2025 - 2025 Q1 - STRONG	420.31		
	01.00.20302	BUILDING: STATE SEISMIC	04.22.2025 - 2025 Q1 - GOV'T R	-21.02		
03521	Acumen Industrial Hygiene, Inc.	04/30/2025	Regular	0.00	6,618.28	99626
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
TSA2405B	Invoice	04/25/2025	04.25.2025 - FH20 - BULK SAMPLING	0.00	6,618.28	
	45.41.63100	CAPITAL OUTLAY - CONST	04.25.2025 - FH20 - BULK SAMP	6,618.28		
00048	Alhambra & Sierra Springs	04/30/2025	Regular	0.00	78.94	99627
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12161581 04092	Invoice	04/09/2025	04.09.2025 - CORPYARD - WATER DELIVER	0.00	78.94	
	01.81.61150	OUTSIDE SERVICES-OTHE	04.09.2025 - CORPYARD - WATE	78.94		
02920	Amazon Business	04/30/2025	Regular	0.00	263.56	99628
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
111T-3HR3-4TN	Invoice	04/09/2025	04.09.2025 - LIBRARY - ZIP BOOKS	0.00	17.45	
	01.71.62310	Library Zip Grant	04.09.2025 - LIBRARY - ZIP BOO	17.45		
14WX-KD11-9N3	Invoice	04/04/2025	04.04.2025 - LIBRARY - ZIP BOOKS	0.00	26.77	
	01.71.62310	Library Zip Grant	04.04.2025 - LIBRARY - ZIP BOO	26.77		
16YK-WCCX-171T	Invoice	04/09/2025	04.09.2025 - LIBRARY - ZIP BOOKS	0.00	28.55	
	01.71.62310	Library Zip Grant	04.09.2025 - LIBRARY - ZIP BOO	28.55		
1CWV-TL3D-MM	Invoice	04/19/2025	04.19.2025 - LIBRARY - ZIP BOOKS	0.00	31.26	
	01.71.62310	Library Zip Grant	04.19.2025 - LIBRARY - ZIP BOO	31.26		
1DLM-9HTM-3CT	Invoice	04/03/2025	04.03.2025 - LIBRARY - ZIP BOOKS	0.00	5.35	
	01.71.62310	Library Zip Grant	04.03.2025 - LIBRARY - ZIP BOO	5.35		
1GV6-TTJ9-KYL6	Invoice	04/22/2025	04.22.2025 - LIBRARY - ADULT BOOKS	0.00	21.63	
	01.71.62301	ADULT BOOKS	04.22.2025 - LIBRARY - ADULT B	21.63		
1GWD-G1Y6-GT9	Invoice	04/11/2025	04.11.2025 - LIBRARY - ZIP BOOKS	0.00	41.80	
	01.71.62200	DEPARTMENTAL SUPPLIE	04.11.2025 - LIBRARY - ZIP BOO	41.80		
1P9C-WMLC-3X	Invoice	04/17/2025	04.17.2025 - LIBRARY - ZIP BOOKS	0.00	14.15	
	01.71.62310	Library Zip Grant	04.17.2025 - LIBRARY - ZIP BOO	14.15		
1QHP-3NM9-WL	Invoice	04/17/2025	04.17.2025 - LIBRARY - ZIP BOOKS	0.00	62.41	
	01.71.62310	Library Zip Grant	04.17.2025 - LIBRARY - ZIP BOO	62.41		
1VHQ-GQ7N-NQ	Invoice	04/08/2025	04.08.2025 - LIBRARY - ZIP BOOKS	0.00	14.19	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62310 Library Zip Grant		04.08.2025 - LIBRARY - ZIP BOO		14.19	
03354	Arlette Castellanos	04/30/2025	Regular	0.00	1,430.20	99629
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
04282025	Invoice	04/28/2025	04.28.2025 - SPANISH CLASSES - WADE TH	0.00	1,285.20	
	21.63.61180	AFTER SCHOOL ENRICHM	04.28.2025 - SPANISH CLASSES -		1,285.20	
20	Invoice	04/23/2025	04.23.2025 - BILINGUAL SPANISH STORYTI	0.00	145.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	04.23.2025 - BILINGUAL SPANIS		145.00	
00001	AT&T Calnet	04/30/2025	Regular	0.00	970.04	99630
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
574-04102025	Invoice	04/10/2025	574 - ALL DEPTS CENTREX - 03.10.25-04.0	0.00	550.42	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 03.1		550.42	
634-04202025	Invoice	04/20/2025	634 - TRAFFIC SIGNAL MODEM - 03.20.25	0.00	419.62	
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -		419.62	
03921	AXL Brand LLC	04/30/2025	Regular	0.00	2,384.56	99631
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
251008-2-FLASHL	Invoice	04/30/2025	04.30.2025 - SPRING SOCIAL - BCC GIFTS	0.00	2,384.56	
	21.64.61185	SPECIAL EVENT EXPENSE	04.30.2025 - SPRING SOCIAL - B		2,384.56	
00388	Baker & Taylor	04/30/2025	Regular	0.00	1,041.40	99632
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5019439271	Invoice	04/07/2025	04.07.2025 - ADULT BOOKS	0.00	140.85	
	01.71.62301	ADULT BOOKS	04.07.2025 - ADULT BOOKS		140.85	
5019439272	Invoice	04/07/2025	04.07.2025 - ADULT BOOKS	0.00	22.70	
	01.71.62301	ADULT BOOKS	04.07.2025 - ADULT BOOKS		22.70	
5019439273	Invoice	04/07/2025	04.07.2025 - ADULT BOOKS	0.00	22.55	
	01.71.62301	ADULT BOOKS	04.07.2025 - ADULT BOOKS		22.55	
5019439274	Invoice	04/07/2025	04.07.2025 - ADULT BOOKS	0.00	22.55	
	01.71.62301	ADULT BOOKS	04.07.2025 - ADULT BOOKS		22.55	
5019439275	Invoice	04/07/2025	04.07.2025 - ADULT BOOKS	0.00	125.50	
	01.71.62301	ADULT BOOKS	04.07.2025 - ADULT BOOKS		125.50	
5019451327	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	24.51	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		24.51	
5019451328	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	43.13	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		43.13	
5019451329	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	13.88	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		13.88	
5019451330	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	123.83	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		123.83	
5019451331	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	21.89	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		21.89	
5019451332	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	50.15	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		50.15	
5019451333	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	23.38	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		23.38	
5019451334	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	20.24	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		20.24	
5019451335	Invoice	04/11/2025	04.11.2025 - ADULT BOOKS	0.00	20.88	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		20.88	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5019451336	Invoice 04/11/2025	04.11.2025 - ADULT BOOKS		0.00	104.57	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		104.57	
5019451337	Invoice 04/11/2025	04.11.2025 - ADULT BOOKS		0.00	21.24	
	01.71.62301	ADULT BOOKS	04.11.2025 - ADULT BOOKS		21.24	
5019454141	Invoice 04/15/2025	04.15.2025 - ADULT BOOKS		0.00	14.24	
	01.71.62301	ADULT BOOKS	04.15.2025 - ADULT BOOKS		14.24	
5019454142	Invoice 04/15/2025	04.15.2025 - ADULT BOOKS		0.00	21.59	
	01.71.62301	ADULT BOOKS	04.15.2025 - ADULT BOOKS		21.59	
5019454143	Invoice 04/15/2025	04.15.2025 - ADULT BOOKS		0.00	21.22	
	01.71.62301	ADULT BOOKS	04.15.2025 - ADULT BOOKS		21.22	
5019454144	Invoice 04/15/2025	04.15.2025 - ADULT BOOKS		0.00	182.50	
	01.71.62310	Library Zip Grant	04.15.2025 - ADULT BOOKS		182.50	
	Void	04/30/2025	Regular	0.00	0.00	99633
00058	Bay Alarm	04/30/2025	Regular	0.00	390.00	99634
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
22156076	Invoice 04/08/2025	04.08.2025 - CORP YARD - SERVICE CALL F		0.00	390.00	
41.41.61150	OUTSIDE SERVICES-OTHE	04.08.2025 - CORP YARD - SERVI		390.00		
03866	Belson Outdoors, LLC	04/30/2025	Regular	0.00	19,117.61	99635
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
373597	Invoice 04/04/2025	04.04.2025 - BIKE RACKS		0.00	19,117.61	
16.41.62200	DEPARTMENTAL SUPPLIE	04.04.2025 - BIKE RACKS		19,117.61		
03923	Checkmate Academy Group LLC	04/30/2025	Regular	0.00	1,239.35	99636
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
04292025-2	Invoice 04/29/2025	04.29.2025 - CHESS CLASS WADE THOMA		0.00	1,239.35	
21.63.61180	AFTER SCHOOL ENRICHM	04.29.2025 - CHESS CLASS WAD		1,239.35		
03877	City of Rohnert Park	04/30/2025	Regular	0.00	3,307.65	99637
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
INV0014510	Invoice 04/23/2025	04.23.2025 - MSLA 2024-2025 EXPENSES		0.00	3,307.65	
97.00.62002	OTHER OPERATIONAL - M	04.23.2025 - MSLA 2024-2025 E		3,307.65		
03774	ClientFirst Consulting Group., LLC	04/30/2025	Regular	0.00	2,250.00	99638
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
17977	Invoice 02/28/2025	02.28.2025 - SOLAR PERMITS PM - FEB 20		0.00	881.25	
01.00.48064	BUILDING TECHNICAL FEE	02.28.2025 - SOLAR PERMITS P		881.25		
18115	Invoice 03/31/2025	03.31.2025 - SOLAR PERMITS PM - MAR 2		0.00	1,368.75	
01.00.48064	BUILDING TECHNICAL FEE	03.31.2025 - SOLAR PERMITS P		1,368.75		
02524	Code Source	04/30/2025	Regular	0.00	42,657.00	99639
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
11830	Invoice 01/15/2025	01.15.2025 - INITIAL REVIEW 500-508 SA		0.00	954.00	
01.41.61157	PLAN CHECKING	01.15.2025 - INITIAL REVIEW 50		954.00		
11837	Invoice 01/30/2025	01.30.2025 - PLAN REVISION 1 - 16 FERN		0.00	651.50	
01.41.61157	PLAN CHECKING	01.30.2025 - PLAN REVISION 1 -		651.50		
11845	Invoice 02/12/2025	02.12.2025 - PLAN REVIEW 121 TUNSTEA		0.00	8,544.00	
01.41.61157	PLAN CHECKING	02.12.2025 - PLAN REVIEW 121		8,544.00		
11851	Invoice 02/20/2025	02.20.2025 - PLAN REVIEW - 34 SIR FRAN		0.00	2,429.00	
01.41.61157	PLAN CHECKING	02.20.2025 - PLAN REVIEW - 34		2,429.00		

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Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
11852	Invoice	02/24/2025	02.24.2025 - PLAN REVIEW - 250 RED HILL		0.00	3,305.00	
	01.41.61157	PLAN CHECKING	02.24.2025 - PLAN REVIEW - 25			3,305.00	
11855	Invoice	02/25/2025	02.25.2025 - PLAN REVIEW 14 BERKELEY		0.00	3,753.00	
	01.41.61157	PLAN CHECKING	02.25.2025 - PLAN REVIEW 14 B			3,753.00	
11856	Invoice	02/26/2025	02.26.2025 - REVISION 2 - 825 SAN ANSEL		0.00	649.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - REVISION 2 - 825 S			649.00	
11857	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 607 SA		0.00	739.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			739.00	
11858	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING 16 FERN		0.00	1,087.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			1,087.00	
11859	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 525 SA		0.00	1,337.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			1,337.00	
11860	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 88 CRO		0.00	875.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			875.00	
11861	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 32 FER		0.00	2,904.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			2,904.00	
11862	Invoice	02/26/2025	02.26.2025 - PLAN REVISION - 520 SAN A		0.00	467.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PLAN REVISION - 5			467.00	
11863	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 118 WO		0.00	1,253.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			1,253.00	
11864	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 55 SAN		0.00	1,063.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			1,063.00	
11865	Invoice	02/26/2025	02.26.2025 - PROGRESS BILLING - 39 BEN		0.00	1,117.50	
	01.41.61157	PLAN CHECKING	02.26.2025 - PROGRESS BILLING			1,117.50	
11866	Invoice	02/26/2025	02.26.2025 - PLAN REVISION - 91 HOLSTEI		0.00	960.00	
	01.41.61157	PLAN CHECKING	02.26.2025 - PLAN REVISION - 9			960.00	
11882	Invoice	03/20/2025	03.20.2025 - REVISION 1 - 520 SAN ANSEL		0.00	254.00	
	01.41.61157	PLAN CHECKING	03.20.2025 - REVISION 1 - 520 S			254.00	
11888	Invoice	03/25/2025	03.25.2025 - INITIAL REVIEW 13 SOUTHVI		0.00	1,839.00	
	01.41.61157	PLAN CHECKING	03.25.2025 - INITIAL REVIEW 13			1,839.00	
11889	Invoice	03/25/2025	03.25.2025 - INITIAL REVIEW 122 JORDAN		0.00	1,011.00	
	01.41.61157	PLAN CHECKING	03.25.2025 - INITIAL REVIEW 12			1,011.00	
11890	Invoice	03/25/2025	03.25.2025 - INTIAL REVIEW 104 BUTTERF		0.00	1,253.00	
	01.41.61157	PLAN CHECKING	03.25.2025 - INTIAL REVIEW 10			1,253.00	
11891	Invoice	03/25/2025	03.25.2025 - INITIAL REVIEW 20 WOODLA		0.00	1,627.00	
	01.41.61157	PLAN CHECKING	03.25.2025 - INITIAL REVIEW 20			1,627.00	
11892	Invoice	03/25/2025	03.25.2025 - PLAN REVIEW 921 SIR FRAN		0.00	3,415.00	
	01.41.61157	PLAN CHECKING	03.25.2025 - PLAN REVIEW 921			3,415.00	
11893	Invoice	03/25/2025	03.25.2025 - INITIAL REVIEW 77 ANGELA		0.00	1,170.00	
	01.41.61157	PLAN CHECKING	03.25.2025 - INITIAL REVIEW 77			1,170.00	
	Void		04/30/2025	Regular	0.00	0.00	99640
03918	Colby Henard		04/30/2025	Regular	0.00	50,000.00	99641
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
Account Number		**Account Name**	**Item Description**		**Distribution Amount**		
R15834	Invoice	04/24/2025	04.24.2025 -REFUND - UNDRGRNDNG 89		0.00	50,000.00	
01.00.20377		Undergrounding Deposit	04.24.2025 - REFUND - UNDRGR			50,000.00	
02581	CSG Consultants		04/30/2025	Regular	0.00	406.25	99642
Payable #	**Payable Type**	**Post Date**	**Payable Description**		**Discount Amount**	**Payable Amount**	
Account Number		**Account Name**	**Item Description**		**Distribution Amount**		
B250113	Invoice	02/03/2025	02.03.2025 - BLDG PLAN REVIEW - JAN 20		0.00	93.75	
01.41.61157		PLAN CHECKING	02.03.2025 - BLDG PLAN REVIE			93.75	
B250268	Invoice	03/04/2025	03.04.2025 - BLDG PLAN REVIEW SERVICE		0.00	312.50	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.41.61157 PLAN CHECKING		03.04.2025 - BLDG PLAN REVIE		312.50	
00533	Davis Sign Company	04/30/2025	Regular	0.00	2,804.36	99643
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
39639	Invoice	04/14/2025	04.14.2025 - PLEASE WALK BIKES SIGNAG	0.00	633.65	
	01.42.62200	DEPARTMENTAL SUPPLIE	04.14.2025 - PLEASE WALK BIKE	633.65		
39646	Invoice	04/14/2025	04.14.2025 - SKATING RULES SIGNAGE	0.00	273.13	
	01.81.62200	DEPARTMENTAL SUPPLIE	04.14.2025 - SKATING RULES SI	273.13		
39658	Invoice	04/17/2025	04.17.2025 - TRASH TOPPER LABELS	0.00	1,897.58	
	01.42.62200	DEPARTMENTAL SUPPLIE	04.17.2025 - TRASH TOPPER LA	1,897.58		
01320	DC Electric Group Inc	04/30/2025	Regular	0.00	25,829.53	99644
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
476675	Invoice	04/11/2025	04.11.2025 - SFD/ROSS/BARBER - DAMAG	0.00	4,071.11	
	01.42.61130	OUTSIDE SVCS-SIGNALS	04.11.2025 - SFD/ROSS/BARBER	4,071.11		
476697	Invoice	04/17/2025	04.17.2025 - 150 BUTTERFIELD - FIRE SIG	0.00	3,840.00	
	45.41.63100	CAPITAL OUTLAY - CONST	04.17.2025 - 150 BUTTERFIELD -	3,840.00		
TSIP-2	Invoice	04/16/2025	04.16.2025 - TRAFFIC SIGNAL IMPROVEM	0.00	17,918.42	
	15.41.63100	CONSTRUCTION	04.16.2025 - TRAFFIC SIGNAL I	17,918.42		
00080	Department of Justice	04/30/2025	Regular	0.00	222.00	99645
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
808175	Invoice	04/16/2025	04.16.2025 - LIVE SCANS - PARKSIDE STAF	0.00	222.00	
	21.65.61137	FINGERPRINTING	04.16.2025 - LIVE SCANS - PARK	222.00		
03919	Devil Mountain Wholesale Nursery, LLC	04/30/2025	Regular	0.00	669.16	99646
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV498652	Invoice	04/24/2025	04.24.2025 - PLATANUS RACEMOSA STD -	0.00	669.16	
	01.42.62200	DEPARTMENTAL SUPPLIE	04.24.2025 - PLATANUS RACEM	669.16		
00087	Elite Tree Service	04/30/2025	Regular	0.00	26,320.00	99647
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2025-4-10	Invoice	04/18/2025	04.18.2025 - FIRE CLEARANCE - PO ISLAN	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.18.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-11	Invoice	04/18/2025	04.18.2025 - FIRE CLEARANCE - ICC BUILD	0.00	3,080.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.18.2025 - FIRE CLEARANCE - I	3,080.00		
2025-4-12	Invoice	04/18/2025	04.18.2025 - FIRE CLEARANCE - BUTTERFI	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.18.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-13	Invoice	04/18/2025	04.18.2025 - FIRE CLEARANCE - SHAW DR	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.18.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-5	Invoice	04/15/2025	04.15.2025 - FIRE CLEARANCE - CREEK PA	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-6	Invoice	04/15/2025	04.15.2025 - FIRE CLERANCE - CREEK PAR	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - FIRE CLERANCE - C	2,880.00		
2025-4-7	Invoice	04/15/2025	04.15.2025 - FIRE CLEARANCE - GREENFIE	0.00	3,080.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - FIRE CLEARANCE -	3,080.00		
2025-4-8	Invoice	04/15/2025	04.15.2025 - FIRE CLEARANCE - HILL/GULL	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.15.2025 - FIRE CLEARANCE -	2,880.00		
2025-4-9	Invoice	04/18/2025	04.18.2025 - FIRE CLEARANCE - PO ISLAN	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	04.18.2025 - FIRE CLEARANCE -	2,880.00		
02777	Elizabeth Flanagan	04/30/2025	Regular	0.00	47.60	99648

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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		
04282025-3	Invoice	04/28/2025	04.28.2025 - PAINTING WORKSHOPS - AP	0.00	47.60	
	21.62.61171	ADULT CULTURE SERVICE	04.28.2025 - PAINTING WORKS	47.60		
03678	Enviro-Tote Inc.	04/30/2025	Regular	0.00	8,727.53	99649
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2501289-IN	Invoice	04/30/2025	Small Business Month Grocery Bags	0.00	8,727.53	
	01.18.61150	OUTSIDE SERVICES-OTHE	Small Business Month Grocery B	2,500.00		
	01.21.61150	OUTSIDE SERVICES-OTHE	Small Business Month Grocery B	3,727.53		
	90.41.61100	OUTSIDE SERVICES	Small Business Month Grocery B	2,500.00		
02622	Epstein Holtzapple Christo LLP	04/30/2025	Regular	0.00	302.50	99650
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
8145	Invoice	04/02/2025	04.02.2025 - LITIGATION - MAR 2025	0.00	302.50	
	01.16.61138	GENERAL COUNSEL LEGA	04.02.2025 - LITIGATION - MAR	302.50		
00017	Fairfax Building Supply Co. Inc.	04/30/2025	Regular	0.00	73.09	99651
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
295850	Invoice	04/14/2025	04.14.2025 - BIKE RACKS - SPRAYPAINT	0.00	31.35	
	16.41.62200	DEPARTMENTAL SUPPLIE	04.14.2025 - BIKE RACKS - SPRA	31.35		
295900	Invoice	04/15/2025	04.15.2025 - PRE-SCHOOL - HARDWARE/T	0.00	31.95	
	01.81.62200	DEPARTMENTAL SUPPLIE	04.15.2025 - PRE-SCHOOL - HAR	31.95		
296163	Invoice	04/21/2025	04.21.2025 - JOINT COMPOUND/BRASS F	0.00	9.79	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.21.2025 - JOINT COMPOUND	9.79		
03651	Forest Investment Group Inc	04/30/2025	Regular	0.00	378.20	99652
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
46531	Invoice	02/07/2025	02.07.2025 - STOP WORK NOTICES QTY 50	0.00	167.04	
	01.41.62200	DEPARTMENTAL SUPPLIE	02.07.2025 - STOP WORK NOTIC	167.04		
46646	Invoice	03/13/2025	03.13.2025 - STOP WORK NOTICES QTY 20	0.00	211.16	
	01.41.62200	DEPARTMENTAL SUPPLIE	03.13.2025 - STOP WORK NOTIC	211.16		
03917	Frank Benest	04/30/2025	Regular	0.00	5,190.00	99653
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014487	Invoice	04/17/2025	04.17.2025 - MSLA 2024-2025 - SESSION/	0.00	5,190.00	
	97.00.62006	INSTRUCTION - MSLA	04.17.2025 - MSLA 2024-2025 -	5,190.00		
02278	Gardeners' Guild	04/30/2025	Regular	0.00	4,994.00	99654
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
120879	Invoice	04/10/2025	04.10.2025 - RED HILL MEDIAN PRUNING	0.00	1,308.00	
	01.42.61144	Medians	04.10.2025 - RED HILL MEDIAN	1,308.00		
120880	Invoice	04/10/2025	04.10.2025 - RED HILL MEDIAN - STAKE RE	0.00	2,378.00	
	01.42.61144	Medians	04.10.2025 - RED HILL MEDIAN -	2,378.00		
120881	Invoice	04/10/2025	04.10.2025 - TOWN HALL PRUNING	0.00	1,308.00	
	01.81.61105	OUTSIDE SERVICES-TREES	04.10.2025 - TOWN HALL PRUNI	1,308.00		
00104	Grier Argall Plumbing Inc	04/30/2025	Regular	0.00	185.00	99655
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
18830	Invoice	04/16/2025	04.16.2025 - ROBSON BACKFLOW LEAK	0.00	185.00	
	34.41.61506	BLDG. MAINT-OTHER	04.16.2025 - ROBSON BACKFLO	185.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00020	Hannibal's Inc Electrical Construction	04/30/2025	Regular	0.00	5,139.19	99656

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
25318	Invoice	04/07/2025	04.07.2025 - MECH INVENTORY	0.00	50.00
	41.41.61150	OUTSIDE SERVICES-OTHE	04.07.2025 - MECH INVENTORY	50.00	
25324	Invoice	04/16/2025	04.16.2025 - AV CLOSET HEAT PUMP	0.00	3,584.23
	41.41.61150	OUTSIDE SERVICES-OTHE	04.16.2025 - AV CLOSET HEAT P	3,584.23	
25327	Invoice	04/21/2025	04.21.2025 - LANSDALE STN - POST LIGHT	0.00	1,504.96
	01.81.61150	OUTSIDE SERVICES-OTHE	04.21.2025 - LANSDALE STN - P	1,504.96	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02586	HdL Software LLC	04/30/2025	Regular	0.00	705.32	99657

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
SIN049438	Invoice	03/31/2025	03.31.2025 - NEW ACCOUNTS PROCESSED	0.00	705.32
	01.12.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - NEW ACCOUNTS P	705.32	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03332	Heidi Scoble	04/30/2025	Regular	0.00	137.81	99658

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014513	Invoice	04/30/2025	04.30.2025 - REIMB - BLDG OFFICIAL INTE	0.00	137.81
	01.41.62200	DEPARTMENTAL SUPPLIE	04.30.2025 - REIMB - BLDG OFFI	137.81	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03924	Hokali Inc.	04/30/2025	Regular	0.00	2,105.60	99659

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
04292025-1	Invoice	04/29/2025	04.29.2025 - MUSICAL THEATER HV/WT -	0.00	2,105.60
	21.63.61180	AFTER SCHOOL ENRICHM	04.29.2025 - MUSICAL THEATER	2,105.60	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03124	ID Cards, Inc	04/30/2025	Regular	0.00	24.00	99660

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
556956	Invoice	04/10/2025	04.10.2025 - CUSTOM PVC ID CARD	0.00	24.00
	01.41.62200	DEPARTMENTAL SUPPLIE	04.10.2025 - CUSTOM PVC ID C	24.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03913	Independent Distribution Collective LLC	04/30/2025	Regular	0.00	1,350.00	99661

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
LOTA-TP-2025-05	Invoice	04/29/2025	04.29.2025 - CONCERT SERIES MGMT - M	0.00	1,350.00
	60.14.62903	LIVE ON THE AVENUE	04.29.2025 - CONCERT SERIES	1,350.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03782	Jessica Fairchild	04/30/2025	Regular	0.00	33,274.72	99662

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2383	Invoice	04/17/2025	04.17.2025 - FH20 - PROJECT MGMT - AP	0.00	17,030.31
	45.41.63100	CAPITAL OUTLAY - CONST	04.17.2025 - FH20 - PROJECT M	17,030.31	
2384	Invoice	04/17/2025	04.17.2025 - FH20 - CONSTRUCTION ADM	0.00	16,244.41
	45.41.63100	CAPITAL OUTLAY - CONST	04.17.2025 - FH20 - CONSTRUC	16,244.41	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00113	Juan Olsen Sanchez	04/30/2025	Regular	0.00	8,000.00	99663

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
SPRING 2025-3	Invoice	04/28/2025	04.28.2025 - GYMNASTICS SPRING 2025 -	0.00	8,000.00
	21.61.61167	TUMBLING SERVICES	04.28.2025 - GYMNASTICS SPRI	8,000.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03412	Juliana M.Kohl	04/30/2025	Regular	0.00	2,212.00	99664

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
04272025-1	Invoice	04/24/2025	04.24.2025 - PRIVATE MUSIC LESSONS - A	0.00	2,212.00
	21.62.61175	KIDS CULTURE SERVICES	04.24.2025 - PRIVATE MUSIC LE	2,212.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03925	Mara Smaby	04/30/2025	Regular	0.00	2,010.80	99665

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
04282025-4	Invoice	04/28/2025	04.28.2025 - PRINTMAKING CLASSES MA	0.00	2,010.80
	21.63.61180	AFTER SCHOOL ENRICHM	04.28.2025 - PRINTMAKING CLA	2,010.80	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00150	Marin Color Service Inc.	04/30/2025	Regular	0.00	357.99	99666

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
S0748432	Invoice	04/10/2025	04.10.2025 - REC DEPT - PAINT/PAINTING	0.00	82.15
	31.41.61506	BLDG. MAINT-OTHER	04.10.2025 - REC DEPT - PAINT/	82.15	
S0751111	Invoice	04/21/2025	04.21.2025 - MEMORIAL PARK - EXT PAIN	0.00	275.84
	01.81.61506	BLDG. MAINT-OTHER	04.21.2025 - MEMORIAL PARK -	275.84	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02963	Marin County Fire Department	04/30/2025	Regular	0.00	102,437.75	99667

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2500557	Invoice	04/22/2025	04.22.2025 - COORDINATED DSPACE INSP	0.00	102,437.75
	35.41.61150	OUTSIDE SERVICES-OTHE	04.22.2025 - COORDINATED DSP	102,437.75	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00029	Marin IT	04/30/2025	Regular	0.00	2,467.17	99668

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2025-127214	Invoice	04/17/2025	04.17.2025 - AGREEMENT HOSTED BACK	0.00	1,000.00
	42.21.61150	OUTSIDE SERVICES-OTHE	04.17.2025 - AGREEMENT HOST	1,000.00	
2025-127216	Invoice	04/17/2025	04.17.2025 - YEALINK PHONE POWER AD	0.00	220.03
	42.21.62200	DEPARTMENTAL SUPPLIE	04.17.2025 - YEALINK PHONE P	220.03	
2025-127252	Invoice	04/24/2025	04.24.2025 - QUALYS INTERNAL VULNERA	0.00	1,247.14
	42.21.61150	OUTSIDE SERVICES-OTHE	04.24.2025 - QUALYS INTERNAL	1,247.14	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01036	Matrix HG Inc	04/30/2025	Regular	0.00	526.00	99669

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
185834	Invoice	04/18/2025	04.18.2025 - PRESCHOOL AIRHANDLER RE	0.00	526.00
	31.41.61506	BLDG. MAINT-OTHER	04.18.2025 - PRESCHOOL AIRHA	526.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03926	Matt Ridella	04/30/2025	Regular	0.00	156.71	99670

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014514	Invoice	04/28/2025	04.28.2025 - REIMB - DOG PARK	0.00	156.71
	01.00.20317	DOG PARK DONATIONS	04.28.2025 - REIMB - DOG PARK	156.71	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03846	Michael E. Alexin	04/30/2025	Regular	0.00	175.00	99671

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014511	Invoice	04/22/2025	04.22.2025 - ICC - EXTERIOR COLOR CONS	0.00	175.00
	21.65.63100	CAPITAL OUTLAY - CONST	04.22.2025 - ICC - EXTERIOR CO	175.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00609	Midwest Tape	04/30/2025	Regular	0.00	24.67	99672

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
507028259	Invoice	04/14/2025	04.14.2025 - VIDEOS	0.00	24.67
	01.71.62307	VIDEOS	04.14.2025 - VIDEOS	24.67	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00372	Miller Pacific	04/30/2025	Regular	0.00	828.00	99673

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
37915	Invoice	03/26/2025	03.26.2025 - GEOTECH SVCS-PEER RVW 6	0.00	828.00
	01.41.61157	PLAN CHECKING	03.26.2025 - GEOTECH SVCS-PE	828.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01627	MULTIFORCE SYSTEMS CORP	04/30/2025	Regular	0.00	3,353.85	99674
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
924815	Invoice	03/21/2025	03.21.2025 - ANNUAL - FUELSERVE.NET S	0.00	3,353.85	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	03.21.2025 - ANNUAL - FUELSER	3,353.85		
03809	Noll & Tam Architects	04/30/2025	Regular	0.00	3,770.00	99675
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0061369	Invoice	03/20/2025	0.2.2025 - LIBRARY MECH SYSTEMS - FEB	0.00	3,770.00	
	41.41.63117	CONSTRUCTION - BUILDI	0.2.2025 - LIBRARY MECH SYSTE	3,770.00		
03524	Northwest Cascade, Inc.	04/30/2025	Regular	0.00	1,693.24	99676
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0554797080	Invoice	04/08/2025	04.08.2025 - UNIT RENTALS - 04.08.25-05.	0.00	1,693.24	
	01.41.61150	OUTSIDE SERVICES-OTHE	04.08.2025 - UNIT RENTALS - 04	1,693.24		
03211	ODP Business Solutions LLC	04/30/2025	Regular	0.00	168.59	99677
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
419849307001	Invoice	04/17/2025	04.17.2025 - ADMIN - PAPER/FOLDERS/PE	0.00	168.59	
	01.12.62000	OFFICE SUPPLIES	04.17.2025 - ADMIN - PAPER/FO	168.59		
03523	Parametrix, Inc	04/30/2025	Regular	0.00	460.00	99678
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
66294	Invoice	04/22/2025	04.22.2025 - PROFESSIONAL SERVICES TH	0.00	460.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	04.22.2025 - PROFESSIONAL SE	460.00		
00893	Perfect Timing Personnel Services, Inc.	04/30/2025	Regular	0.00	1,880.18	99679
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
54598	Invoice	04/21/2025	04.21.2025 - ADMIN SUPPORT - MARMO	0.00	1,880.18	
	01.82.60010	TEMPORARY HELP	04.21.2025 - ADMIN SUPPORT -	1,504.14		
	21.65.60010	TEMPORARY HELP	04.21.2025 - ADMIN SUPPORT -	376.04		
00558	Peterson	04/30/2025	Regular	0.00	1,565.62	99680
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SW270061303	Invoice	04/10/2025	04.10.2025 - CONTROL PANEL UPDATE - F	0.00	1,565.62	
	41.41.61150	OUTSIDE SERVICES-OTHE	04.10.2025 - CONTROL PANEL	1,565.62		
02956	PUBLIC RISK, INNOVATION, SOLUTIONS AND M.	04/30/2025	Regular	0.00	337.50	99681
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25401451	Invoice	04/17/2025	04.17.2025 - CONCERN HOURS - ORG DEV	0.00	337.50	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.17.2025 - CONCERN HOURS -	337.50		
03579	Recreation Reimagined Inc	04/30/2025	Regular	0.00	1,107.40	99682
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
04292025-4	Invoice	04/29/2025	04.29.2025 - BABYSITTER TRAINING CLAS	0.00	1,107.40	
	21.62.61175	KIDS CULTURE SERVICES	04.29.2025 - BABYSITTER TRAIN	1,107.40		
01219	Ross Valley School District	04/30/2025	Regular	0.00	1,424.00	99683
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
RVSD SPRING 042	Invoice	04/29/2025	04.29.2025 - FACILITIES USE FEE - ASE SPR	0.00	1,424.00	
	21.63.61180	AFTER SCHOOL ENRICHM	04.29.2025 - FACILITIES USE FEE	1,424.00		

Check Report **Date Range: 04/01/2025 - 04/30/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01359	Siegfried Engineering Inc	04/30/2025	Regular	0.00	11,239.75	99684
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
49694	Invoice	04/18/2025	04.18.2025 - TSA 2025 STREET REHAB - M	0.00	11,239.75	
	15.41.63108	CAPITAL OUTLAY - DESIG	04.18.2025 - TSA 2025 STREET R	11,239.75		
03916	Steven D. Hargadon	04/30/2025	Regular	0.00	237.00	99685
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
03262025-745	Invoice	03/26/2025	03.26.2025 - LIBRARY 2.0 SERIES	0.00	237.00	
	01.71.61000	TRAINING	03.26.2025 - LIBRARY 2.0 SERIES	237.00		
03578	Susannah Saunders	04/30/2025	Regular	0.00	134.40	99686
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R15955	Invoice	04/23/2025	04.23.2025 - REFUND - CANCELLED PERM	0.00	134.40	
	01.00.42203	CONSTR: PLUMBING PER	04.23.2025 - REFUND - CANCELL	134.40		
02067	TIMOTHY BAKER	04/30/2025	Regular	0.00	4,250.00	99687
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R14613	Invoice	04/23/2025	04.23.2025 - REFUND - ROAD BOND 64 Y	0.00	4,250.00	
	01.00.20314	ROAD BOND	04.23.2025 - REFUND - ROAD B	4,250.00		
03207	Toni DeFrancis	04/30/2025	Regular	0.00	640.00	99688
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-PC23	Invoice	02/26/2025	02.26.2025 - TRANSCRIPTION PC 02/03	0.00	220.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	02.26.2025 - TRANSCRIPTION P	220.00		
2025-PC421	Invoice	04/24/2025	04.24.2025 - TRANSCRIPTION PC 4/21	0.00	200.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	04.24.2025 - TRANSCRIPTION P	200.00		
2025-PC47	Invoice	04/21/2025	04.21.2025 - TRANSCRIPTION PC 04/07	0.00	220.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	04.21.2025 - TRANSCRIPTION P	220.00		
03401	Vincent Lin	04/30/2025	Regular	0.00	144.87	99689
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014512	Invoice	04/28/2025	04.28.2025 - REIMB - SPRING MEMORIAL	0.00	144.87	
	21.64.61185	SPECIAL EVENT EXPENSE	04.28.2025 - REIMB - SPRING M	144.87		
03821	Vivian Volz Architects, Inc.	04/30/2025	Regular	0.00	875.00	99690
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2949	Invoice	03/31/2025	03.31.2025 - FH20 - DIV 1 CONSTRUCTIO	0.00	875.00	
	45.41.63100	CAPITAL OUTLAY - CONST	03.31.2025 - FH20 - DIV 1 CONS	875.00		
02905	Wells Fargo Vendor Financial Services, LLC	04/30/2025	Regular	0.00	925.01	99691
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5033976204	Invoice	04/10/2025	04.10.2025 - CANON COPIER LEASE - APR	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/	04.10.2025 - CANON COPIER LE	925.01		
03454	Willdan Engineering	04/30/2025	Regular	0.00	6,986.25	99692
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
002-34727	Invoice	04/25/2025	04.25.2025 - BLDG & SAFETY PLAN CHECK	0.00	6,986.25	
	01.41.61157	PLAN CHECKING	04.25.2025 - BLDG & SAFETY PL	6,986.25		
03052	ZUMAR	04/30/2025	Regular	0.00	421.43	99693

Check Report **Date Range: 04/01/2025 - 04/30/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
51979	Invoice	04/18/2025	04.18.2025 - ARROW TRAFFIC SIGNS	0.00	421.43	
	01.42.62200	DEPARTMENTAL SUPPLIE	04.18.2025 - ARROW TRAFFIC SI	421.43		
00128	Pacific Gas & Electric	04/01/2025	Bank Draft	0.00	19,677.32	DFT05988
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
461-04012025	Invoice	04/01/2025	461 - TH UTILITIES - 02.05.25-03.04.25	0.00	19,677.32	
	21.65.61701	UTILITIES-ELECTRICITY	ACCOUNT - DESCRIPTION - DATE	592.29		
	21.65.61701	UTILITIES-ELECTRICITY	ACCOUNT - DESCRIPTION - DATE	920.90		
	31.41.61701	UTILITIES-ELECTRICITY	ACCOUNT - DESCRIPTION - DATE	1,635.19		
	31.41.61702	UTILITIES-GAS	ACCOUNT - DESCRIPTION - DATE	1,035.03		
	34.41.61701	UTILITIES-ELECTRICITY	ACCOUNT - DESCRIPTION - DATE	369.93		
	34.41.61702	UTILITIES-GAS	ACCOUNT - DESCRIPTION - DATE	236.13		
	41.41.61701	UTILITIES	ACCOUNT - DESCRIPTION - DATE	14,887.85		
01102	Central Marin Police Authority	04/01/2025	Bank Draft	0.00	456,205.75	DFT05989
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014350	Invoice	04/01/2025	04.01.2025 - CMPA MEMBER CONTRIBUTI	0.00	456,205.75	
	01.30.61199	POLICE SERVICES CONTR	04.01.2025 - CMPA MEMBER C	456,205.75		
00391	Verizon Wireless	04/01/2025	Bank Draft	0.00	1,064.98	DFT05992
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6108384239	Invoice	03/12/2025	03.12.2025 - CELLULAR - 02.13.2025-03.1	0.00	1,064.98	
	01.12.61705	UTILITIES-TELEPHONE	03.12.2025 - CELLULAR - 02.13.	51.69		
	01.41.61705	UTILITIES-TELEPHONE	03.12.2025 - CELLULAR - 02.13.	541.99		
	01.42.61705	UTILITIES-TELEPHONE	03.12.2025 - CELLULAR - 02.13.	367.92		
	21.63.61179	PARKSIDE SERVICES	03.12.2025 - CELLULAR - 02.13.	51.69		
	21.63.61187	ROBSON AFTER SCHOOL	03.12.2025 - CELLULAR - 02.13.	51.69		
00362	Town of San Anselmo	04/03/2025	Bank Draft	0.00	295,534.76	DFT06017
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014387	Invoice	04/03/2025	4-15-2025 TSA To Fund Payroll	0.00	295,534.76	
	01.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	208,179.22		
	01.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	3,580.02		
	01.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	468.19		
	01.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	-1,087.36		
	15.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	10,703.72		
	15.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	-41.25		
	19.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	12,656.52		
	21.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	47,327.86		
	27.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	13,640.19		
	60.00.20299	PAYROLL PAYABLE	4-15-2025 TSA To Fund Payroll	107.65		
03344	CSG Forte Payments Inc.	04/10/2025	Bank Draft	0.00	4,839.04	DFT06018
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0013413760	Invoice	03/31/2025	03.31.2025 - REC DEPT - CREDIT CARD PR	0.00	4,839.04	
	21.65.61177	CHG CARDS	03.31.2025 - REC DEPT - CREDIT	4,839.04		
03344	CSG Forte Payments Inc.	04/10/2025	Bank Draft	0.00	1,993.77	DFT06019
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0013413460	Invoice	03/31/2025	03.31.2025 - REC DEPT - CREDIT CARD PR	0.00	1,993.77	
	21.65.61177	CHG CARDS	03.31.2025 - REC DEPT - CREDIT	1,993.77		
00128	Pacific Gas & Electric	04/08/2025	Bank Draft	0.00	123.34	DFT06020

Check Report **Date Range: 04/01/2025 - 04/30/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
717-04082025	Invoice	04/08/2025	717 - CORPYARD UTILITIES - 03.06.2025 -	0.00	123.34	
	41.41.61701	UTILITIES	717 - CORPYARD UTILITIES - 03.	123.34		
00128	Pacific Gas & Electric	04/15/2025	Bank Draft	0.00	602.47	DFT06022
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
355-04152025	Invoice	04/15/2025	355 - CORPYARD UTILITIES - 03.05.25-04.0	0.00	602.47	
	41.41.61701	UTILITIES	355 - CORPYARD UTILITIES - 03.	602.47		
00128	Pacific Gas & Electric	04/15/2025	Bank Draft	0.00	2,110.47	DFT06023
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
146-04152025	Invoice	04/15/2025	146 - EV CHARGING - 03.04.25-04.04.25	0.00	2,110.47	
	13.42.61114	OUTSIDE SRV: PARKING	146 - EV CHARGING - 03.04.25-0	2,110.47		
00362	Town of San Anselmo	04/16/2025	Bank Draft	0.00	231,535.89	DFT06044
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014507	Invoice	04/23/2025	4-30-2025 TSA To Fund Payroll	0.00	231,535.89	
	01.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	164,393.94		
	01.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	3,584.94		
	01.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	468.34		
	01.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	-1,269.71		
	15.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	9,014.54		
	15.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	-41.25		
	19.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	11,315.54		
	21.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	35,056.74		
	27.00.20299	PAYROLL PAYABLE	4-30-2025 TSA To Fund Payroll	9,012.81		
00181	Ross Valley Fire Department	04/25/2025	Bank Draft	0.00	479,895.92	DFT06047
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014509	Invoice	04/25/2025	04.25.2025 - RVFD MEMBER CONTRIBUTI	0.00	479,895.92	
	01.32.61139	RVFS CONTRACT	04.25.2025 - RVFD MEMBER CO	458,086.25		
	15.32.61150	OUTSIDE SERVICES-OTHE	04.25.2025 - RVFD MEMBER CO	21,809.67		

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	490	215	0.00	1,410,391.29
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-290.00
Bank Drafts	11	11	0.00	1,493,583.71
EFT's	0	0	0.00	0.00
	501	**234**	**0.00**	**2,903,685.00**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	490	215	0.00	1,410,391.29
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-290.00
Bank Drafts	11	11	0.00	1,493,583.71
EFT's	0	0	0.00	0.00
	501	**234**	**0.00**	**2,903,685.00**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	4/2025	2,903,685.00
			2,903,685.00

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.3

MEETING DATE: May 13, 2025

AGENDA TITLE: Receive Annual Report by Marin Sanitary Service for Solid Waste Services for 2024.

FROM: Bridget Wipfler, Climate Action Coordinator

RECOMMENDATION: Accept the Annual Report by Marin Sanitary Service (MSS) for Solid Waste Services for the year 2024.

BACKGROUND

The Town of San Anselmo maintains a franchise agreement with Marin Sanitary Service (MSS) for the exclusive collection of solid waste. Under this agreement, MSS is required to submit an annual report detailing their collection activities, recycling efforts, and overall service performance. The report ensures transparency and helps the Town monitor progress towards state-mandated waste reduction and diversion goals.

In 2024, MSS continued to work together with the Marin franchisors' group, including the cities of San Rafael and Larkspur, the Towns of Ross, San Anselmo, and Fairfax, the Las Gallinas Valley Sanitary District, and the County of Marin. This collaboration focuses on overseeing MSS operations and complements the County-wide Zero Waste Marin Board's initiatives.

DISCUSSION/ANALYSIS

This report introduces the 2024 Annual Report from MSS. The report highlights the progress made in waste collection, recycling, and composting services.

Key updates include:

- **Program Progress:** The Food-2-Energy (F2E) program collects packaged and unpackaged food waste from grocery stores and restaurants, diverting over 500 tons annually from landfill and powering the CMSA wastewater facility for about 50 days in 2024. With SB 1383 enforcement, expanded bin service, and outreach efforts like training videos, the program continues to grow—up 8% year-over-year—and now includes seven grocery stores and more participants through the POWER (Packaged Organic Waste Energy Recovery) initiative.
- **New Technologies:** In 2024, MSS launched key technology upgrades to boost diversion and material quality: the Optical Sorter (pending CalRecycle grant) will improve container sorting; the 3rd Eye Camera Technology pilot uses AI to detect contamination and may replace manual SB 1383 inspections. The TIGER Depackager expanded the POWER program for packaged food waste, and new Split Body Recycling Trucks, including a compact model, enhance safe, efficient recycling on narrow streets.

- Public Education: In 2024, MSS reached nearly 94,000 customers through bill inserts, hosted over 50 tours, distributed hundreds of compost pails, and trained multi-family and commercial participants to improve sorting and reduce contamination. Outreach included digital campaigns, social media, newsletters, in-person events, and the “Where Does It Go, Joe?” tool—while contamination prevention efforts led to over 4,400 direct customer actions and inspections of 3,143 carts under SB 1383 compliance.
- Service Metrics: Detailed statistics on waste collection volumes, contamination rates, and customer participation in recycling and organics programs. See page 31 of Attachment 1.

The report also documents MSS’s efforts in greenhouse gas mitigation, emphasizing their transition to renewable diesel for their fleet, resulting in significant emission reductions. See Page 41 of Attachment 1.

FISCAL IMPACT

There is no fiscal impact associated with receiving this report.

GENERAL PLAN CONSISTENCY

This report is consistent with the following measures of the adopted General Plan:

- M11. Conservation and Environmental Policy Guidelines: Water supply, flood control, wastewater and solid waste disposal, soil conservation, and open space preservation shall be coordinated to create the greatest public benefit and the least degree of environmental damage
- R2 Sanitary Service: The present collection system is operating near capacity. Population growth should not exceed the progress made in bringing the sanitary sewer system up to regional standards and expanding its capacity for collection and treatment of waste.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council’s acceptance of the 2024 MSS Annual Report is not a “project” under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Cal. Pub. Res. Code § 21065). This report is consistent with the following measures of the adopted CAP:

- W-1: Commercial Organic Waste Work with Zero Waste Marin, Marin Sanitary Service, and nonprofits such as Extra Food to divert commercial organic waste from the landfill through recycling, composting, and participation in waste-to energy and food recovery programs. Conduct outreach and education to businesses subject to State organic waste recycling mandates (AB 1826) and encourage or enforce compliance with the law.
- W-2: Residential Organic Waste Work with Zero Waste Marin, Marin Sanitary Service, Sir Francis Drake High School Students and other organizations to educate and motivate residents to utilize curbside collection services and home composting for food waste.

ATTACHMENT

Attachment 1: Marin Sanitary Service 2024 Annual Report

Marin Sanitary Service

CONSERVATION — OUR EARTH, OUR MISSION, OUR JOB

2024 SERVICE AREA ANNUAL REPORT

Marin Sanitary Service
1050 Andersen Drive, San Rafael CA, 94901
Tel 415-456-2601
www.marinsanitaryservice.com

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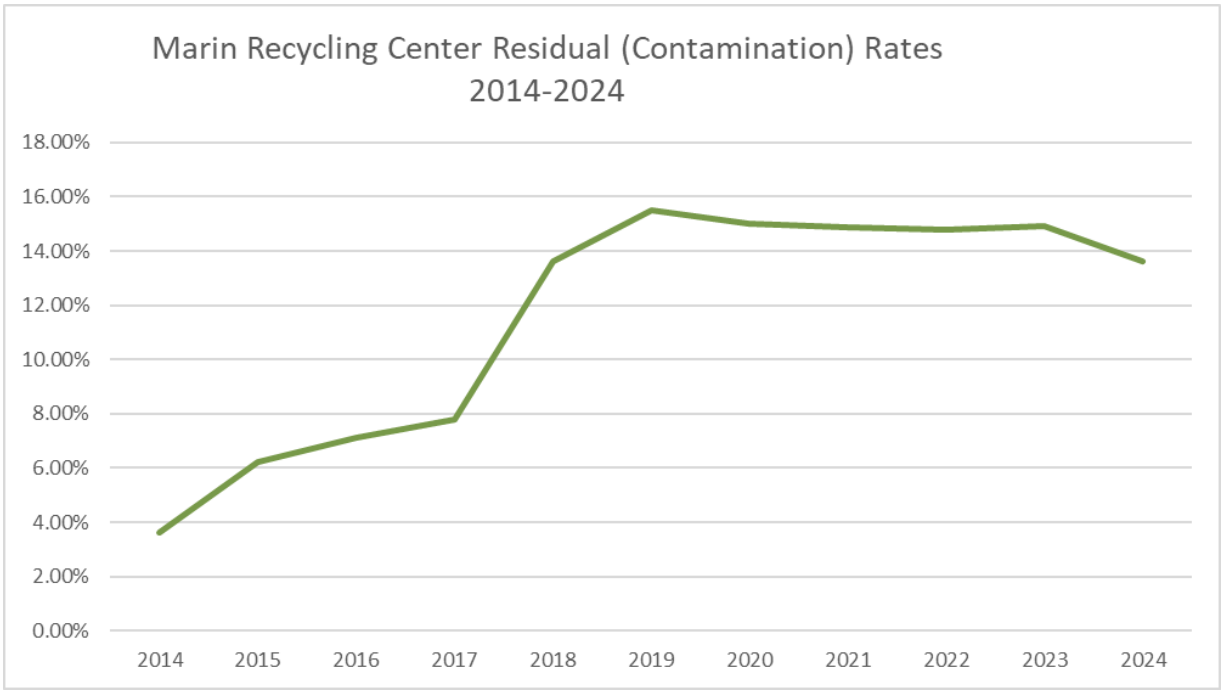
Description and Progress of Zero Waste Programs

RECYCLING PROGRAMS

Marin Sanitary Service continues to provide dual-stream recycling. Separating paper and cardboard on one side from glass, metal, plastic bottles, and cans on the other side ensures materials stay clean and maintain their value.

The company continues to see non-recyclable plastics end up in the container side of the cart. Efforts to clean up the recyclables are detailed through this report. *Exhibit 1* shows the rise of contamination since 2014. This trend has leveled out since 2018 and has been rangebound around 13-15% with a slight drop in 2024 over last year's levels.

Exhibit 1



The company has been doing some testing of the market for plastic #1 clamshells. These items, typically used for take-out food, fruit and other uses, have not typically had an outlet for recycling. This has changed in the past few years. In addition to ensuring there is a sustainable market for materials, the company also researches the processes associated with recycling these materials to

ensure materials are responsibly managed. After almost two years of testing the markets and evaluating the processes, the company is ready to formally announce the collection of these items to our jurisdictions. This will be done in the April 2025 newsletter. While this has not been part of the company's collection stream in the blue cart, many customers are not aware and have placed them in their containers. By formally making this change, the company hopes to see the volume of plastic #1 clamshells increase in the blue cart. Changes in materials accepted are handled with caution as markets can change, and the company seeks to ensure that markets are stable before formally announcing a change.

ORGANICS COLLECTION

Organic waste is collected through three different programs, curbside green waste, commercial organics, and Food 2 Energy (F2E). In 2023 the company implemented the Packaged Organic Waste Energy Recovery (POWER) program. This program is set up to capture packaged organic waste from grocery stores. This waste was previously destined for the landfill.

Curbside Green Waste

Residential customers may continue to place their yard clippings along with household food waste into their green carts. The company continues to promote SB 1383 and the requirement of residential customers to separate their food waste and put it in the green cart.

Commercial Organics

MSS commercial customers, including businesses, apartments and condo complexes are almost all registered in our organics collection programs. Adoption of SB 1383 requirements will be detailed later in this report. The company continues to see an increase in volumes and tonnages collected because of outreach efforts with business owners and property managers.

Food2Energy (F2E)

F2E service is offered to grocery stores and restaurants to capture their back-of-house organic waste. Companies can place their food scraps in clear plastic bags to help keep cans clean and keep critters out. Starting in 2023, grocery stores and restaurants are now able to include packaged food waste in their green cart that was historically bound for the landfill. Seven grocery stores are participating in

this program and the company continues to look for opportunities to expand this service. MSS collection trucks pick up the packaged and unpackaged organic waste in dumpsters and bring them to the TIGER depackager for processing. In 2024 the expanded 'POWER' Program (Packaged Organic Waste Energy Recovery) resulted in an increase in volume of 8% YOY.

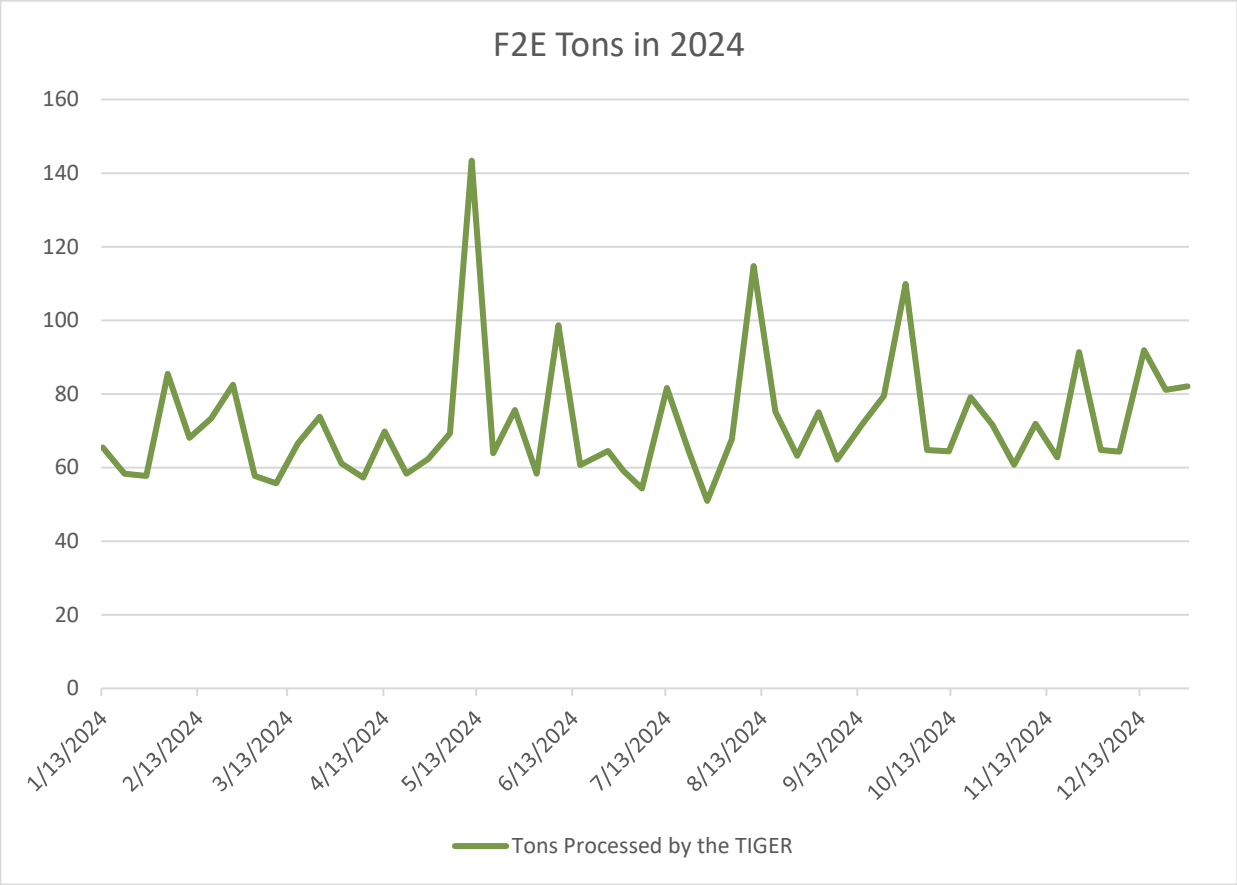
It is expected to see continued growth in the program as SB1383 is enforced at the local level with the help of Zero Waste Marin. MSS's F2E route is expanding to include more participants with bin service, and the company expects to see an increase in volume as participants move from smaller carts into larger bins.

To assist with outreach efforts, MSS is producing a training video for participants and continuing to evangelize simplified messaging like FOOD IS NOT TRASH. This service continues to prove to be a positive addition to the processing capabilities at Marin Sanitary. With this new program the company is recovering over 500 tons of food waste per year from the service area that previously went to the landfill.

In 2024, CMSA received an increase of 19% in wet tons of food waste from MSS, producing about 727,000 kWh of electricity. With this material provided by commercial and residential customers within the MSS jurisdiction along with occasional deliveries from external sources, the CMSA wastewater facility was fully powered for about 50 days of the year in 2024.

ZERO WASTE PROGRAMS

Exhibit 2



STATUS OF NEW TECHNOLOGIES

Status of New Technologies and Industry Practices Enhancing Progress Toward Zero Waste

OPTICAL SORTER

In 2024 Marin Sanitary applied for a beverage container quality infrastructure grant from CalRecycle. This grant will help to fund the purchase of a second optical sorter to add to our container recycling processing line. This will help to ensure that we are capturing all recoverable packages and keep out any contamination, bringing a higher value to the materials we collect and bale. Results for the grant should be available around April 2025.

3RD EYE CAMERA TECHNOLOGY

In 2024, Marin Sanitary installed a demonstration AI camera system on one of the company's route collection trucks. This technology, 3rd Eye's Pur-If-Eye, uses AI technology to detect contamination as a load is dumped into the truck's hopper. This method of contamination detection could replace the in-person SB 1383 required inspections currently being done by the route auditor and outreach team.

TIGER DEPACKAGER

The TIGER depackager has led to modifications to the F2E program allowing customers to put materials in clear plastic bags boosting participation. As previously discussed, the TIGER also led the company to implement the POWER program for packaged food waste that previously was going to the landfill. The company also receives occasional loads of spoiled food from food manufacturers and distributors. This new technology has been successful at expanding the amount and type of food waste that the company is able to receive and divert from the landfill.

SPLIT BODY RECYCLING TRUCKS

Marin Sanitary Service continues to invest in the best recycling collection vehicle technology. The company's trucks are designed to ensure that materials are kept separated (paper from bottles and cans) to ensure the highest quality bales. Marin Sanitary has always had a reputation for clean recyclables and this helps to ensure that the company receives the highest value for these materials.

STATUS OF NEW TECHNOLOGIES

This is in turn shared with the rate payers. In 2024, the company was able to procure a small profile split recycling truck. The first of its kind in the industry, this truck allows for safer collection of dual-stream recyclables in the community's narrowest streets.

PUBLIC EDUCATION ACTIVITIES

Public Education Activities Undertaken During the Year

BILLING INSERTS

Exhibit 3: Bill Inserts Sent in 2024

	Fairfax	San Rafael	Las Gallinas Valley Sanitary District	Larkspur	Ross	San Anselmo	County of Marin	Grand Total
Rate Increase Notification	2,059	12,407	2,907	4,155	629	3,493		25,650
Spring clean up	1,998	9,948	2,948	1,954	609	3,252	2,277	22,986
Fall Clean up	1,958	9,858	2,858	1,961	603	3,171	2,265	22,674
Recycle Right	1,958	9,858	2,858	1,961	603	3,171	2,265	22,674
Grand Total	7,973	42,071	11,571	10,031	2,444	13,087	6,807	93,984

PUBLIC EDUCATION ACTIVITIES

B010124

Marin Sanitary Service
CONSERVATION — OUR EARTH, OUR MISSION, OUR JOB

Rate Adjustment Effective January 1, 2024

The resource hauling and processing rates charged to all of Marin Sanitary Service (MSS) customers are reviewed annually by an independent, third party reviewer (R3 Consulting Group, Inc). At a public rate hearing on December 18th, 2023, the San Rafael City Council voted to approve a 6.22% rate increase, effective January 1, 2024.

This increase is based on the change in the National Water, Sewer & Trash Index. Other items affecting the rate increase include other uncontrollable costs associated with landfill disposal, organics and recycling processing and commodity markets.

What does my quarterly "Resource Hauling" bill pay for?

1. Weekly curbside collection of one (1) garbage cart (landfill), one (1) split cart for recycling and one (1) green cart for compostable materials.
2. Processing of recyclable materials at Marin Recycling and landfill disposal of garbage and organics processing fees at Redwood Landfill.
3. Twice annual scheduled clean-up collections of up to 14 bags total of yard waste, recycling and/or garbage. Please use paper bags for extra yard waste and recycling to ensure it is composted or recycled. Remember, anything put into a plastic bag goes to the landfill and is not sorted.
4. Twice per year on-call collection of up to two (2) bulky items such as mattresses, appliances, and TVs.
5. In addition, customers can rent additional yard waste and split recycling carts for a nominal monthly fee.
6. Household Hazardous Waste Facility proper disposal services.
7. Education, outreach and monitoring of adherence to California's waste recovery regulations.

Please visit www.marinsanitaryservice.com for up-to-date information on MSS services and programs.

For questions regarding our new rates, please contact our Customer Relations Department.

Customer Relations Department
customerservice@marinsanitary.com
(415) 456-2601



PUBLIC EDUCATION ACTIVITIES

COMPOST,
IT'S THE LAW!
CALIFORNIA LAW REQUIRES ALL RESIDENTS & BUSINESSES TO COMPOST.

FOOD
IS NOT
GARBAGE



COMIDA
NO ES
BASURA

HOW YOU CAN COMPLY:

1. **COMPOST ALL FOOD & YARD WASTE .**
   MSS encourages all residents to put food & food-soiled paper in the green cart along with grass & yard clippings to be composted at WMEarthcare.
2. **AVOID CONTAMINATION IN YOUR GREEN CART.**
   The compost we help create is required to be certified organic for farms. Contaminants like plastic bags, cups, takeout containers & utensils - even those made with compostable plastic -will not break down as needed & pollute the soil.
3. **RECYCLE RIGHT IN YOUR SPLIT CART.**
   Recyclable paper & cardboard go in the blue side of the cart. Bottles, cans, tubs & jugs made of recyclable plastic, glass & aluminum go in the brown side

EN ACUERDO CON LAS REGLAS:

1. **COMPOSTE SU COMIDA Y RECORTES DEL JARDIN CON.**
   MSS ofrece botes verdes a cada residente para colectar y compostar desechos de comida, recortes del jardin y papel manchado con comida como servilletas o cajas de pizza.
2. **EVITA EL CONTAMINACION ADENTRO EL BOTE VERDE.**
   Bolsas plasticas, vasos, cubiertos y contenedores que contienen platico - incluso los que son hechos con "plasticos composcomponen de la manera necesaria y contminan el abono.
3. **RECICLA BIEN EN SU BOTE DIVIDIDO.**
   Ponga su pael y carton reciclable adentro el lado azul del bote dividiBotellas, jarras, latas y frascos hechos de drio o aluminio reciclable va adentro el lado cafe del bote dividido.



PUBLIC EDUCATION ACTIVITIES





PUBLIC EDUCATION ACTIVITIES





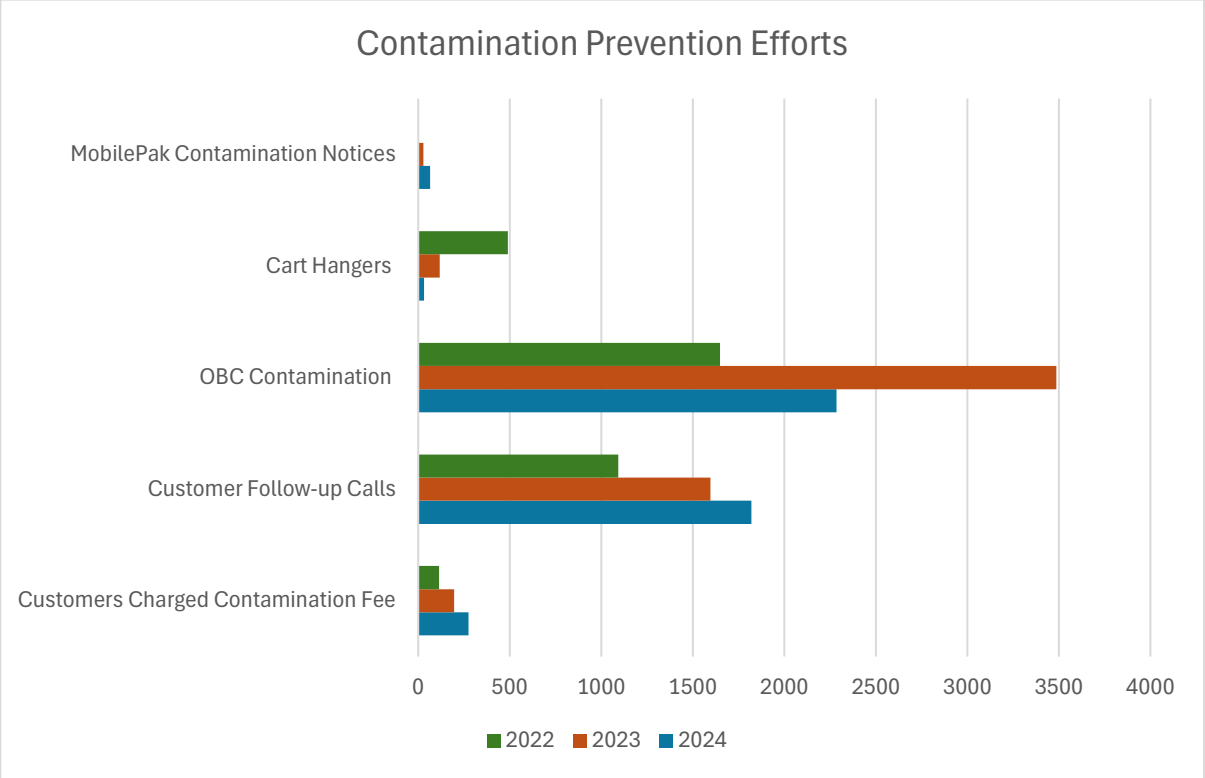
PUBLIC EDUCATION ACTIVITIES

CUSTOMERS DIRECTLY CONTACTED REGARDING DIVERSION SERVICES

Contamination Program

Drivers identify contaminated containers, and our customer service representatives and outreach team follow up daily with customers on the contamination list to follow up on the notification and provide education. When necessary, contamination charges are applied. For multi-family and commercial customers, recycling or organics carts may be removed if ongoing contamination persists despite outreach efforts. Education and training are available to all multi-family and commercial participants. In 2024, a total of 4,476 actions were taken to reduce contamination.

Exhibit 4: Contamination Prevention



PUBLIC EDUCATION ACTIVITIES

Free Kitchen Compost Pail Give-Out

The company distributed over 250 kitchen pails during 34 multi-family trainings, including apartments such as Rotary Manor, HOAs including Villa Marin, and mobile homes including Contempo Marin. In addition to trainings and kitchen pail give-outs, MSS distributed over 386 door hangers with reminders to recycle food waste for tenants of Multi-Family Dwellings (MFDs).

Training

The outreach team trains businesses and other organizations. Presentations are given in both English and Spanish by request.

- Trainings included:
  - Vivalon
  - County of Marin, Marin Center staff
  - Marin Health, hospital kitchen staff
  - Multiple restaurants
  - San Rafael City Schools janitors
  - College of Marin President & environmental studies students
  - Grocery stores including United Markets, Whole Foods, and Mollie Stone's.

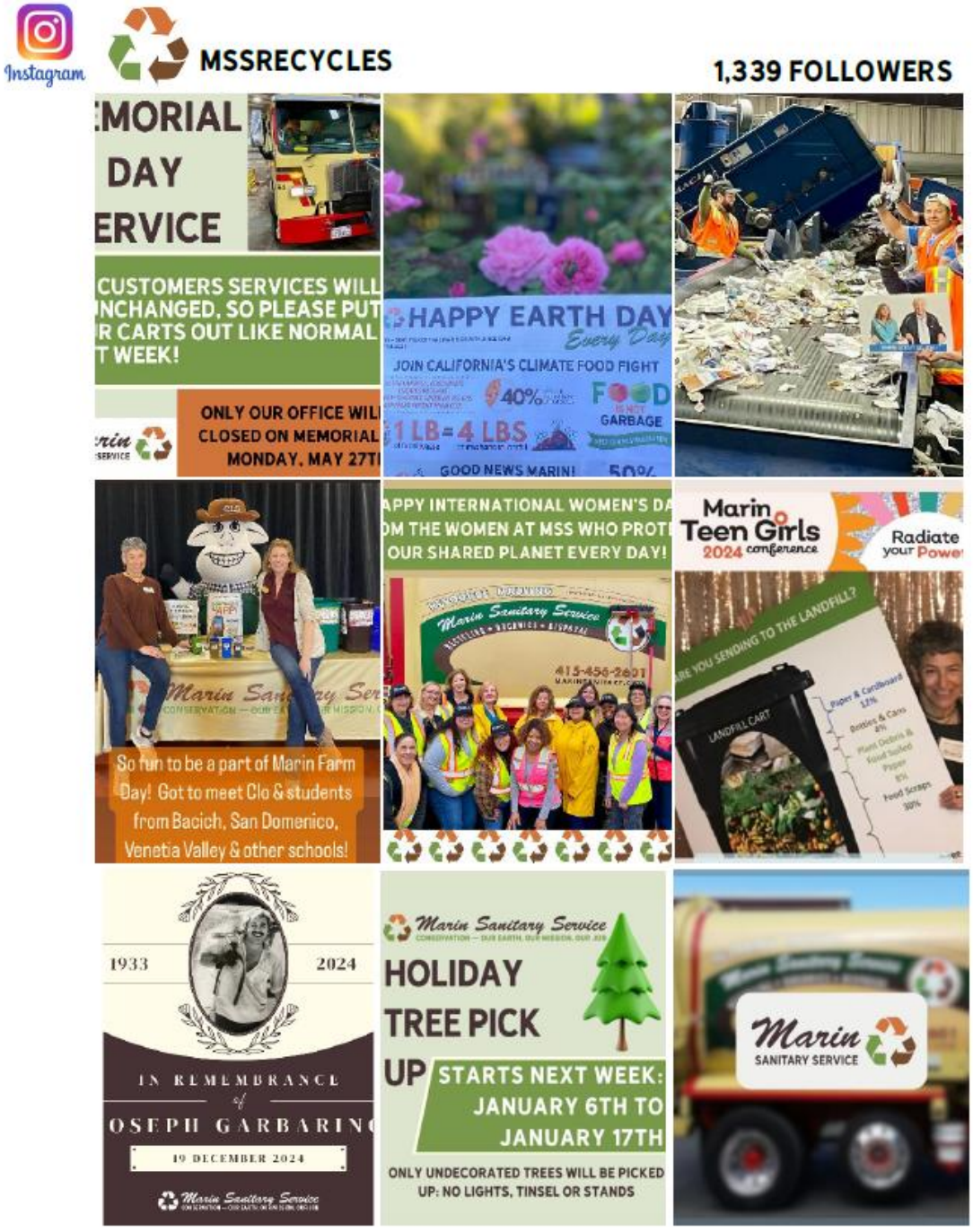
Social Media

The company has focused on digital methods for communicating with customers. This includes using social media channels to provide information, reminders, and tips to divert waste from the landfill.

Exhibit 5: Social Media Activity

Social Media Activity			
	Facebook	Instagram	LinkedIn
Followers	877	1320	508
Posts	24	161	
Engagement	705	661	
Reach	6074	12395	

PUBLIC EDUCATION ACTIVITIES

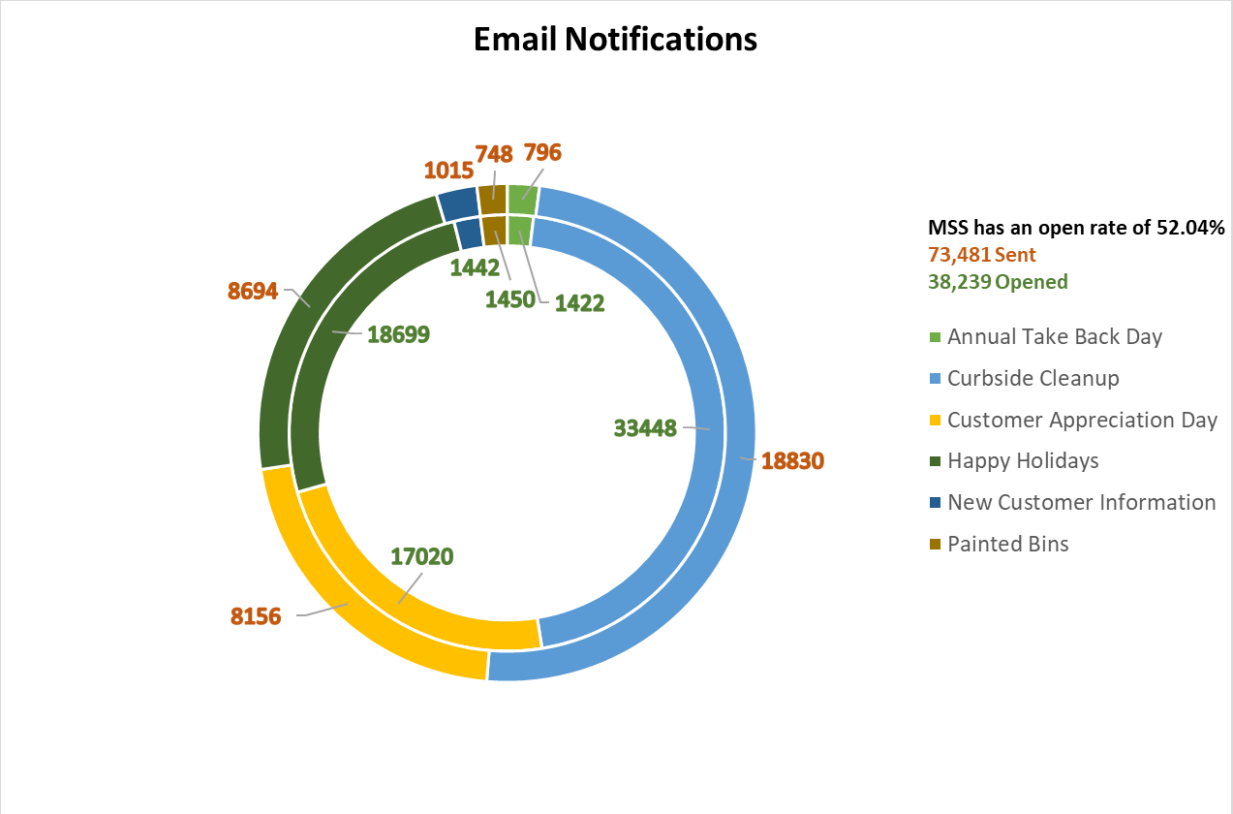


PUBLIC EDUCATION ACTIVITIES

Email Notifications

The company has pivoted away from traditional mailing campaigns to digital means of communication that can be tracked and provide better feedback for customer participation. Currently the company is seeing a 50% open rate for emails sent to customers (*Exhibit 6*). These include reminders about upcoming clean-up days, holiday schedules and Christmas tree collection information.

Exhibit 6



PUBLIC EDUCATION ACTIVITIES

Sample Residential Notifications:

- For the entire month of January, residents may drop off up to two (2) unflocked trees at no charge at the **Marin Resource Recovery Center,** 565 Jacoby Street in San Rafael. There is a charge for flocked trees.
- **Zero Waste Marin** also provides a list of Christmas tree drop off locations in Marin.



Hours of Operation

The Marin Sanitary Service office will be closed on Tuesday, 12/24/24, Wednesday, 12/25/24, and Wednesday, 1/1/25

Marin Resource Recovery Center aka "Indoor Dump" for dropping off material will be closed on Wednesday, 12/25/24.

Marin Resource Recovery Center office will be closed on 12/24/24, 12/25/24 and 1/1/25.

Marin Household Hazardous Waste Facility will close at 12pm on Tuesday, 12/24/24, closed on Wednesday, 12/25/24, and Wednesday, 1/1/25.

PUBLIC EDUCATION ACTIVITIES



From Table to Soil: Let Your Food Waste Spark Joy Again!

Did you know that nearly 40% of food in the United States goes uneaten, and during the holiday season, this number can spike even higher? Help us ensure a greener future by placing all discarded food, and food soiled paper into your green cart! Put food waste in your green cart, do your part & follow the law!

For More Information



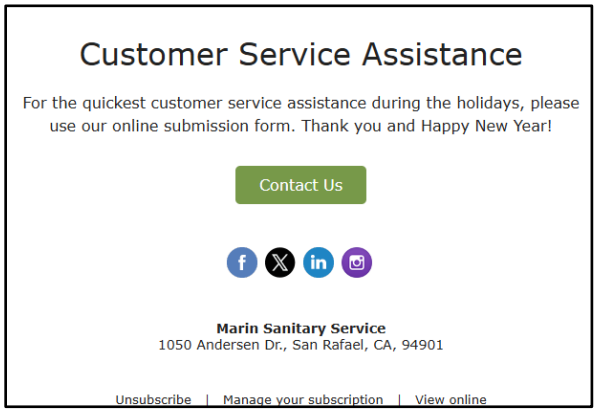
Reduce Waste this Holiday Season

Celebrate a sustainable holiday with eco-friendly tips from Marin Sanitary Service!

Click Here

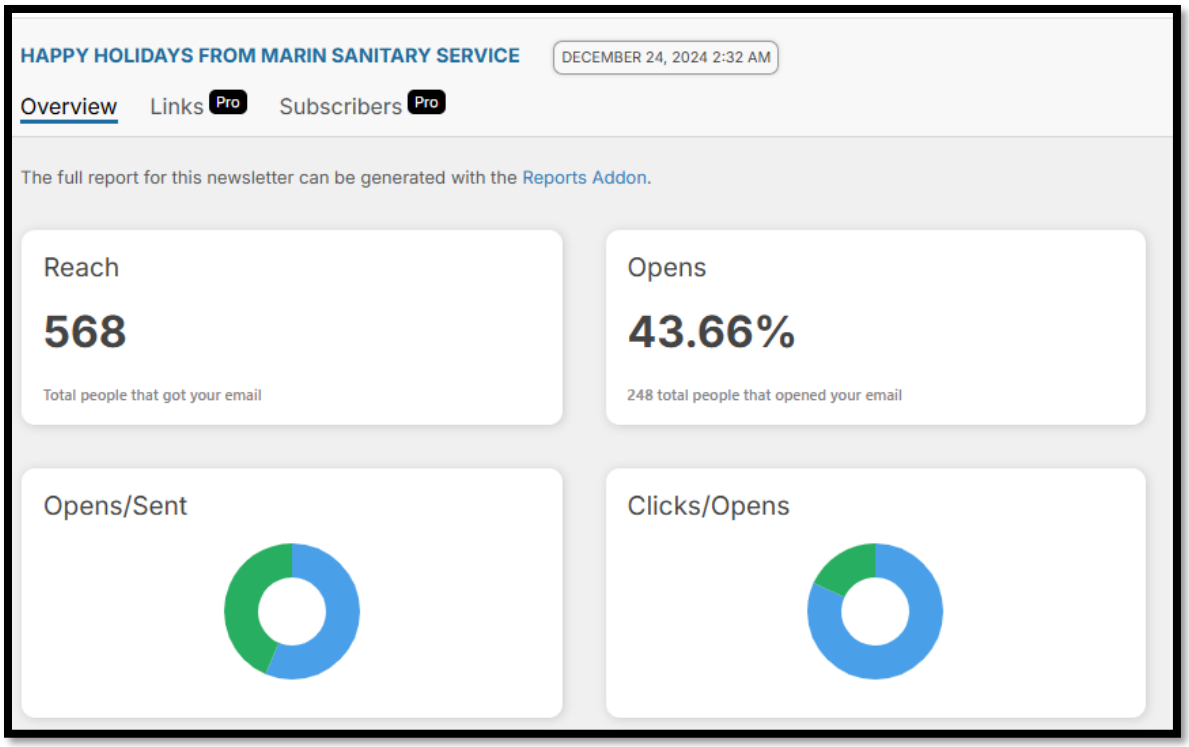
PUBLIC EDUCATION ACTIVITIES





PUBLIC EDUCATION ACTIVITIES

Commercial email notifications:





PUBLIC EDUCATION ACTIVITIES

WASTE AUDITS AND RESULTS

SB 1383 regulations require that jurisdictions conduct education and outreach on organics recycling to all residents and businesses. This includes businesses where they can donate edible food, haulers, solid waste facilities, local food banks and other food recovery organizations. During route audits, MSS's route auditor also conducts mandated SB 1383 route reviews by random selection. SB1383 route reviews are defined as a visual inspection of containers along a route for the purpose of determining container contamination and proper sorting of material or both. If contaminants are found, the route auditor takes a picture of the material and mails a letter to the customer for educational purposes. During 2024 MSS route auditors inspected 3143 customer carts. Results are shown in *Exhibit 7*.

Exhibit 7: SB 1383 Route Audit Totals 2024

	Properly Sorted	Prohibited Contaminants
Material:	Total	Total
cardboard recycling	0	11
containers recycling	23	26
food waste	6	0
landfill	1008	9
mixed organics	872	79
mixed recycling	986	99
paper recycling	31	9
Total	2910	233

In addition to SB 1383 route audits, MSS auditors ride along with drivers to verify current services within the MSS billing system match the service the customer is receiving. *Exhibit 8* shows the results of these efforts. Customers are sent notices of the discrepancy and given an opportunity to modify their service or pay the correct amount for the services received.

PUBLIC EDUCATION ACTIVITIES

Exhibit 8: Service Discrepancies

Route Audit Discovered Service Discrepancies	
	Total
Service Discrepancy-Less Service than pays for- smaller cart size	10
Service Discrepancy-More Service than covered for in service-larger cart size	49
Total	59

COLLECTION NOTIFICATION TAGS

Collection notification tags are placed for customers whose service is not completed as a means of educating customers on proper container set out, contamination, or other reasons. *Exhibit 9* shows the cart tags left with customers in 2024.

Exhibit 9: Collection Notification Tags

	Number of Tags Left
Notification Reason:	
CARDBOARD PLACEMENT	8
CART COMPACTED	6
CART CONTAMINATED	32
CART DAMAGED	1
CART TOO HEAVY	3
CART PLACEMENT	1
Grand Total	51

COMMUNITY INFORMATION AND EVENTS

The MSS Outreach and Customer Service Teams are present at many events in the County. Below are some events the company participated in throughout 2024:

- Pacifics baseball game tabling.
- Farm Day tabling at the Marin Center.
- Marin Teen Girls Conference.
- Canal Community Resiliency Council, gathered by Multi Cultural Center of Marin.
- Hispanic Chamber of Commerce, Posada.
- Ember Stomp.
- Extrafood.org volunteer thank you party.
- Fairfax Festival Parade “Dancing our Cans Off”.

PUBLIC EDUCATION ACTIVITIES

- MSS outreach staff tabled in downtown San Anselmo for the Children for Change, Community Challenge.
- MSS donated recycling, compost and garbage services to the San Rafael City School's Heads Up Carnival held at Davidson Middle School.
- The company provided laminated signage and supported the volunteers working on the waste/recycling stations at the event.



WEBSITE

There were approximately 99,000 visitors to the www.marinsanitary.com website in 2024, up 7% from 2023. After the homepage, visitors' number one page viewed continues to be the Support/Pay My Bill page followed by the
Residential Information page.

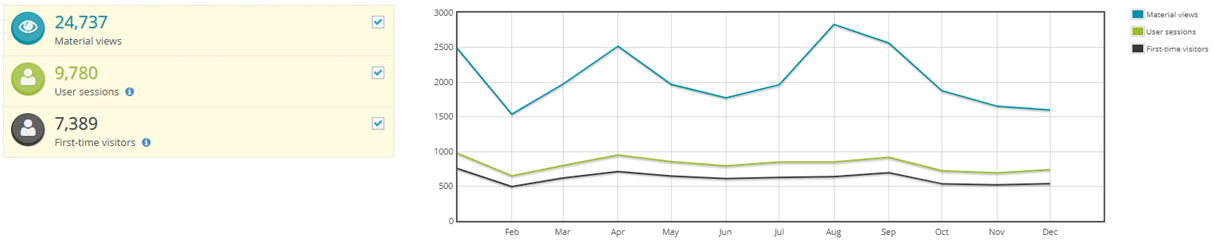
Where Does It Go Joe? is an online resource and mobile application designed for MSS customers. This tool allows customers to search materials to determine if they are recyclable, compostable or belong in the landfill. This app is available to anyone in our service area in both English and Spanish. In 2024 the top searched items are similar to those from 2023 and are listed in *Exhibit 10*. We had over 24,000 materials searched and over 7,000 first-time visitors in 2024 (*Exhibit 11*).

PUBLIC EDUCATION ACTIVITIES

Exhibit 10: Top Items Search, Where Does It Go Joe?

Views	Title
2274	Plastic tubs & lids
2070	Plastic #1 "clam shell" container
1732	Plastic take-out container
1484	Plastic soap bottle
351	Plastic #5
289	Shredded paper
253	Clover renewable milk carton
248	Plastic #2
228	Prescription pill bottle
203	Plastic bag

Exhibit 11: Where Does It Go Joe? Statistics



In addition to the material search tool, the app provides residential customers with the option to get service day information, pay their bill and set up weekly reminders by email, text, or phone call. As of the end of 2024, 18,150 customers were receiving weekly reminders. This represents an increase of 31% over the number of customers receiving notifications in 2023.

PUBLIC EDUCATION ACTIVITIES

NEWSLETTERS

Newsletters were mailed to all MSS all 30,000 residential and over 3,000 multi-family and commercial customers in the spring and fall. California law SB 1383 is mentioned in each newsletter and customers can go to our website to read a Spanish version. Below are the newsletters sent in 2024.

PUBLIC EDUCATION ACTIVITIES



PUBLIC EDUCATION ACTIVITIES

PRINTED ON RECYCLED PAPER
100% POST-CONSUMER CONTENT
USING VEGETABLE-OIL BASED INK
PLEASE RECYCLE ME!

WHERE DOES IT GO, JOE!

TRASH ? RECYCLING ? COMPOST ?

DOWNLOAD THE APP!



SAFETY ANNOUNCEMENT

KEEP THE ROAD CLEAR FOR TRUCKS!



Keep your trees trimmed & pruned. The fire department requires 15 feet of overhead clearance.

CENTRAL MARIN FIRE DEPT

MSS COMMUNITY PARTNER SPOTLIGHT

Children for Change

Children for Change empowers young people in Marin with the skills and confidence to be effective changemakers in their community through volunteering and advocacy. Celebrating 10 years, the nonprofit reaches over 1,000 students per week in schools across Marin.

Join them for the 2024 "Children for Change Challenge" event on April 28 in downtown San Anselmo as Marin families, non-profits, musicians, and community leaders come together to celebrate students lifting up their voices and inspiring community engagement.

children4change.org

CHILDREN FOR CHANGE CHALLENGE

SATURDAY, APRIL 28, 10AM–12PM
DOWNTOWN SAN ANSELMO

THANK THE DRIVER

OUR RECYCLING COORDINATOR, RENEE GODDARD, SPENT THE DAY ON ROUTE 141 WITH ONE OF OUR DRIVERS, RAFAEL MARTINEZ, AS PART OF HER ON BOARDING AND TRAINING PROCESS. THE EXPERIENCE LEFT AN IMPRESSION!



My ride on garbage route 141 rocked my world! It was an honor to spend the day with Rafael .

My whole life I have been awakened by 'garbage men' and watched out the window from my cozy bed as they picked up my garbage. My childhood memory is of a giant round galvanized steel can with old metal handles that make deep creases between the finger joints under the enormous weight of the can, and 'garbage men' lifting those cans onto the back of the truck for dumping.

Even with substantial modern mechanical advances, until yesterday, I could not have imagined what was involved in safely and efficiently picking up and emptying between 600 and 700 carts in an 8-hour shift that began at 6am.

Along the route I tried to match the number of times Rafael climbed in and out of the truck to experience a real 'day in the life' and to observe the skill with which he controlled the mechanical arm.

Even before departure, my arms got sore from climbing up and down to use the facilities and make sure I could withstand 8 hours of extraordinary jostling. I asked him how many times on an average route he gets in and out of the truck. "Fifty," he replied with pride and a good-natured shrug. I reached my max at 10.

Rafael got out to pick up carts which had fallen over in the wind or fallen victim to a ravenous raccoon. He got out to sweep up garbage that was strewn all over driveways, and to extricate landfill carts nestled behind and between compost and recycling carts or placed too close to parked cars.

He waved at folks everywhere we went and waited for inpatient drivers who hadn't had their coffee and were not interested in granting passage to a garbage truck. He maneuvered up steep narrow hills and backed down with fine precision, as I held on for dear life, all the while giggling, infected by his smile and cool nature.

After our final stop at the Transfer Station where we weighed in at seven tons (just as Rafael said we would), I stepped off the truck enriched, enchanted and endlessly grateful for the hard-working landfill, recycling, and compost drivers who wake up every day before the crack of dawn and keep our communities clean!

PUBLIC EDUCATION ACTIVITIES



PUBLIC EDUCATION ACTIVITIES

Use código QR para
leer en español.

PLEASE RECYCLE ME!
PRINTED ON 100% POST-CONSUMER CONTENT PAPER

DO YOU HAVE SEPARATION ANXIETY?

DOWNLOAD THE APP!



marinsanitaryservice.com

KEEP OUR HARD WORKING SORTERS SAFE!

BATTERIES DO NOT GO IN THE GARBAGE! Please place clear or electrical tape on both ends of your spent batteries and drop them off at The Marin Household Hazardous Waste Facility or visit ZeroWasteMarin.org to find a local drop off location.

AVOID THE SPARK™
Be battery safety smart.

MSS COMMUNITY PARTNER SPOTLIGHT

MAKE IT HOME

Make It Home is a non-profit furniture bank dedicated to providing gently used furniture and household goods to newly-housed foster kids, formerly homeless families, and individuals moving into empty apartments. From their warehouses in San Rafael and the East Bay, Make it Home serves all Bay Area Counties.

We proudly support their mission to create warm, welcoming homes for those in need and their dedication to reducing waste by reusing furnishings that might otherwise end up in landfill.

You can help support Make it Home by donating money, time, and quality, gently-used furniture.

Learn more at: MakeItHomeBayArea.org

THANK THE SORTERS

By Renée Goddard

Reducing what we purchase and pausing to re-think what we put in our recycling carts is where we all have the opportunity to do our part. From the moment the recycling truck dumps the two separate recycling streams, the skillful MSS Sorters take over.

The heroic workers on the sorting line have a magic blend of both SAVVY & SAFETY, which places MSS at the top of the game in the resource recovery world.

I spent the morning with Miguel on the sorting line marveling at the speed and accuracy of the team who start sorting our recyclables at 4am Monday-Friday. When most of us are still sound asleep, the Sorters are already gloves on, deep into the contents of the recycling carts we leave on the curb for emptying.

Miguel has worked for the Recycling Center for 34 years and has experienced first-hand the proliferation of plastics that have substantially increased the Sorters workload. Our choices directly affect the people on the sorting line too!

As a member of the Outreach Team, I educate people every day about sorting recyclables and what can and can't be recycled and composted. I have a strange obsession with helping people suffering from "separation anxiety" rummaging through their bags to find their glasses and holding up plastic containers to the light searching for chasing arrows and numbers which lead them no closer to knowing which bin to choose. Items like Starbuck's cups or flimsy plastic clamshells that organic strawberries are sold in are causing massive confusion for the everyday coffee drinker and organic strawberry eater.

Today I realized that it is the people on the sorting line who are far and away the experts when it comes to sorting. They do it at full speed with ambidexterity, accuracy, and comradery, like jugglers with a steady stream of additional balls being thrown into the mix.

With my leather work gloves, mask and protective eye gear, I stepped in to help. It was immediately clear that living in the fast-sorting lane, belly up to the belts



which travel an average of eight miles per hour, requires keen hand eye coordination. My eyes danced for three hours as the mixed-up material stream coursed down the belt, and I tried to copy the masterful way they managed to sift through it and direct it down the proper chute.

Miguel warned me to be on the look-out for any hazardous waste coming down the belt, namely syringes and batteries. When a lithium-ion battery is crushed, it can spark and ignite fires. Sparks which ignite fires in a "house of paper" is increasingly common and extremely dangerous.

Now when I go to toss a plastic container, wishing it to be recyclable, I pause before I toss. I see the hands and hearts of the hard-working people who touch every piece of wish-cycling that I drop in my cart. When in doubt, throw it out. What we do matters!

It is almost impossible to keep up with the vast array of different plastic resins and mixed material products produced, consumed, and disposed of. It is because of Jose Luis, Miguel, Pedro, and the diligent team of Sorters that we can close the recycling loop and keep our precious resources out of the landfill. Not only do our Sorters keep up, but they keep us one-step ahead of the game.

PUBLIC EDUCATION ACTIVITIES

TOURS

Within MSS jurisdictions the outreach team gave 28 tours for 596 students and 150 adults including Laurel Del Elementary, Manor School, Marin Catholic, Ross Valley Charter, San Domenico, Sun Valley, Vallecito, and Venetia Valley.

Outside of MSS jurisdictions the outreach team gave 18 tours for 219 students and 53 adults including Marin
Country Day, Old Mill, Town School, Lycee Francais and the Redwoods senior housing.

OTHER ACTIVITES RELATED TO COLLECTION SERVICES

Exhibit 12: Outreach Activities

Outreach Activities 2024								
	City of San Rafael	Marin County	Las Gallinas Valley Sanitary District	Town of Ross	City of Larkspur	Town of San Anselmo	Town of Fairfax	Grand Total
Email	714	38	17	9	89	67	32	966
Letter	2	1			1			4
Phone Call	625	29	20	6	77	73	41	871
Voicemail	215	7	4	1	23	30	15	295
Site Visit	353	24	34	16	40	55	32	554
Training	27	2			3	1	1	34
Issue SB 1383 Waiver	43	1	1		2	12	1	60
Verify SB 1383 Waiver	37	1	1		5	10		54
Grand Total	2017	103	78	32	241	248	122	2841

RECYCLING PROGRAM PARTICIPATION

Recycling and Organics Program Participation "Set Outs"

RESIDENTIAL

All residential customers are offered three services as part of the bundled rate. These include a gray (landfill or garbage) cart, a dual sort split body recycling cart and a green organics cart. The bundled rate is based on the size of the landfill cart. Exhibit 13, 14 and 15 detail the total number of carts by material and size of current MSS residential customers.

Exhibit 13: Residential Landfill Cart Service Subscription

Residential Weekly Landfill Service (# of Carts)					
	2022	2023	2024	24 vs 23 (%)	2024 % of Total Carts
Cart Size:					
20 Gallon	6,167	6,141	6,239	2%	20%
32 Gallon	17,553	17,468	17,511	0%	57%
64 Gallon	6,088	6,025	6,175	2%	20%
96 Gallon	636	608	661	9%	2%
Total	30,444	30,242	30,586	1%	100%

Exhibit 14: Residential Recycling Cart Service Subscription

Residential Weekly Dual Sort Recycling Service (# of Carts)					
	2022	2023	2024	24 vs 23 (%)	2024 % of Total Carts
Cart Size:					
5 Gallon	506	460	264	-43%	1%
32 Gallon	23	17	12	-29%	0%
64 Gallon	26,910	26,291	25,249	-4%	83%
96 Gallon	3,467	3,977	5,016	26%	16%
Total	30,906	30,745	30,541	-1%	100%

RECYCLING PROGRAM PARTICIPATION

Exhibit 15: Residential Organic Cart Service Subscription

Residential Weekly Organic Service (# of Carts)					
	2022	2023	2024	24 vs 23 (%)	2024 % of Total Carts
Cart Size:					
32 Gallon	2,216	2,298	3,208	40%	9%
64 Gallon	33,678	33,449	33,756	1%	90%
96 Gallon	31	29	490	1590%	1%
Total	35,925	35,776	37,454	5%	100%

Scheduled Curbside Clean-up Program and Bulky Item Collection

This program offers all residential customers the opportunity to set out additional recycling, yard waste and landfill waste twice per year for the removal of excess materials.

Bulky items like mattresses, appliances, and furniture are not collected during curbside clean-ups. These collections must be scheduled separately. Residential customers are allowed two scheduled bulky item collections of up to two items each time at no extra charge.

Exhibit 16: Curbside Collection and Bulky Item Participation

Annual Dedicated Program Stats			
	2022	2023	2024
Program Type:			
Scheduled Clean-Up Tons Collected	229	215	285
Bulky Items Tons Collected	116	138	123
Illegal Dumping Tons Collected	24	25	25
Total Tons Recycled	185	192	222
Bulky Items (# of Pickups)	2,945	2,809	2,808

RECYCLING PROGRAM PARTICIPATION

COMMERCIAL

Commercial businesses are offered recycling services as part of a bundled rate. One of two organics programs is offered to all commercial customers. Food 2 Energy (F2E) for businesses with pre-consumer food waste and commercial organics for all others. *Exhibits 15 and 16* compare the total volume of material collected from commercial customers over the past three years.

Exhibit 17 revised: Commercial Weekly Service by Type*

Commercial Weekly Service (yd^3)				
	2022	2023	2024	24 vs 23 (%)
Service Type:				
Landfill	8,045	8,121	7,981	-2%
Recycling	5,368	5,485	5,756	5%
Organic	892	828	900	9%
Total	14,305	14,434	14,637	1%

*Snapshot of Service Levels

MULTI-FAMILY DWELLING

Multi-family Dwellings (MFDs) are offered recycling and organics services as part of a bundled rate. Each property may have up to four organics carts at no additional charge. If more carts are needed, they are available for a monthly rental charge. In addition, after attending a workshop, MFD tenants receive kitchen pails for the collection of compostable materials inside their home.

Exhibit 18: Multi-family Weekly Service by Type*

Multifamily Weekly Service (yd^3)				
	2022	2023	2024	24 vs 23 (%)
Service Type:				
Landfill	3,851	3,840	3,809	-1%
Recycling	2,035	2,125	2,118	0%
Organic	563	607	623	3%
Total	6,449	6,572	6,550	0%

*Snapshot of Service Levels

YOY CHANGE IN CUSTOMER ACCOUNT DATA

Year-Over-Year Change in Customer Account Data

OVERALL CUSTOMER ACCOUNT DATA

Customer account information is stated below.

Exhibit 19: YOY Customer Account Data

	2023			2024		
	Residential	Commercial	Multi-Family	Residential	Commercial	Multi-Family
Fairfax	2,512	83	27	2,505	85	27
Larkspur	2,565	180	158	2,561	259	156
Las Gallinas Valley Sanitary District	3,637	55	8	3,627	59	8
Marin County	4,116	86	34	4,123	86	33
Ross	797	19	-	795	25	-
San Anselmo	4,158	207	87	4,169	246	88
San Rafael	12,401	1,389	441	12,436	1,497	439
Total	30,186	2,019	755	30,216	2,257	751

Exhibit 20: New Starts and Account Closures by Customer Type in 2024

New Starts		Closures	
	Total		Total
Customer Type:		Customer Type:	
Residential	1,671	Residential	1,846
Commercial Business	109	Commercial Business	159
Multifamily Dwellings	23	Multifamily Dwellings	26
Total	1,803		2,031

YOY CHANGE IN CUSTOMER ACCOUNT DATA

Recycling Rates

RECYCLING RATES BY WEIGHT AND BY VOLUME

Exhibit 21 lists the tonnage information for the service area.

Exhibit 21: 2024 MSS Service Area Disposal and Recycling Rates (Tons)

Weight Based Recycling Rates by Sector (Tons)									
	Residential			Commercial/MF			Total		
	2022	2023	2024	2022	2023	2024	2022	2023	2024
Tons Collected:									
Curbside Organics (Food & Yard waste)	22,574	24,456	25,699	1,188	1,287	1,353	23,861	25,744	27,051
Curbside Containers Recycling	4,980	4,825	4,527	1,842	1,785	1,674	6,765	6,610	6,201
Curbside Fiber Recycling	5,162	5,158	5,037	1,909	1,908	1,863	7,070	7,066	6,900
Curbside Cardboard Recycling*	*N/A	*N/A	*N/A	4,117	3,928	3,902	4,117	3,928	3,902
Transfer Station	24,588	24,463	24,571	21,813	21,879	22,168	46,401	46,342	46,739
Commercial Food Waste (F2E)	*N/A	*N/A	*N/A	2,385	2,608	2,923	2,385	2,608	2,923
Commercial processed at MRRC	*N/A	*N/A	*N/A	5,008	4,595	4,602	5,008	4,595	4,602
Total Tons Collected	57,304	58,903	59,833	38,262	37,990	38,486	95,607	96,893	98,318
Total Tons Diverted	32,716	34,440	35,262	15,067	14,842	14,995	47,824	49,282	50,257
* Commercial yard waste is co-collected with residential yard waste. Tonnage is included with Residential.									
Recycling Rate	57%	58%	59%	39%	39%	39%	50%	51%	51%

Exhibit 22 breaks down the tonnage by jurisdiction. As company routes go through multiple jurisdictions, the tonnage is calculated by jurisdiction based on an allocation tied to the quantity and size of dumpsters per customer. However, as some are not full and others are over-filled, this allocation is only an estimate.

YOY CHANGE IN CUSTOMER ACCOUNT DATA

Exhibit 22: 2024 MSS Service Area Disposal and Recycling Rates by Jurisdiction (Tons)

Weight Based Sector Rates by Jurisdiction (Tons)						
	Organic	Recycling	Landfill	Indoor Dump	Total	Diversion (%)
Tons Collected:						
Fairfax	2,090	1,505	2,271	1,389	7,255	63%
Larkspur	2,677	2,321	5,575	2,060	12,633	51%
Las Gallinas Valley Sanitary District	2,974	1,473	3,097	32,690	40,235	69%
Marin - Unincorporated	4,646	2,001	4,304	37,540	48,491	69%
Ross	959	409	696	1,671	3,735	69%
San Anselmo	4,332	1,956	3,787	39,850	49,924	69%
San Rafael	12,298	10,617	28,331	127,187	178,433	64%
Totals	29,974	20,282	48,061	242,387	340,706	65%

Exhibit 23 shows the landfill pounds per person per day for the service area. Based on the total tons and population estimates, waste generation remains unchanged. To estimate the population the company must use unincorporated County population assumptions as MSS does not service the entire unincorporated area.

Exhibit 23: Landfill Pounds per Person per Day (PPD)

	2022	2023	2024
Population*	114,423	115,156	115,894
Landfilled (Tons)	47,783	47,611	48,061
Ton disposal per Capita	0.42	0.41	0.41
Pounds per person per day disposal (PPD)	2.29	2.27	2.27

*Estimate based on available Census Data

Exhibit 24 details the commodity pricing for 2024. Commodity pricing had mixed results across fiber products, aluminum cans, glass, and plastic materials. Most fiber products saw sharp increases year-

YOY CHANGE IN CUSTOMER ACCOUNT DATA

over-year: conversely, plastic materials and aluminum cans saw steep decreases. Commodity markets continue to remain highly volatile, predominantly driven by supply and demand market forces, therefore price fluctuations are expected to continue into the foreseeable future.

Exhibit 24: Commodity Price Changes 2021-2023 Average Price Per Ton

Annual Average Commodity Price ($)				
	2022	2023	2024	24 vs 23 (%)
Commodity Type:				
Cardboard	$ 142.33	$ 137.34	$ 176.94	29%
Newspaper	$ 167.87	$ 106.01	$ 148.80	40%
Office Paper	$ 278.58	$ 239.31	$ 201.88	-16%
Mixed Paper	$ 109.23	$ 57.58	$ 100.41	74%
Aluminum Cans	$ 1,628.48	$ 1,307.23	$ 359.32	-73%
Glass	$ 40.00	$ 41.94	$ 45.00	7%
HDPE # 2 Natural (Jugs)	$ 937.65	$ 855.03	$ 135.92	-84%
HDPE # 2 Colors (Jugs)	$ 288.52	$ 235.25	$ 87.61	-63%
PET # 1 (Bottles)	$ 383.98	$ 173.48	$ 69.78	-60%
Mixed Rigid Plastics (#3-7)	$ 50.00	$ 50.00	$ 50.00	0%

PROGRESS OF PROGRAMS IMPLEMENTED IN THE PAST TWO YEARS

Progress of Programs or Services Implemented in the Past Two Years

SB 1383 IMPLEMENTATION

In 2022, the company added a commercial organics recycling route to address the increased volume of organic materials. This route has grown from three days per week to four days per week. Other customers have also been absorbed by pre-existing routes. Contamination among these new accounts has increased significantly. This is especially prevalent with multi-family properties. The company is removing organic and recycling services from customers with consistent contamination notices. This will make them non-compliant with state regulations. The company will work with the jurisdictions and Zero Waste Marin on enforcement.

The outreach team visited over 600 businesses and multi-family properties in 2023 to educate, train and help set up recovery programs. In addition, over 1900 carts were checked to ensure proper usage. Of these, 9% had prohibited contaminants.

Exhibit 25 shows the number of commercial businesses and multi-family dwellings that are participating in MSS organic waste collection. Customers who self-haul or do not produce enough waste will be visited and this alternative compliance will be documented. Those not producing sufficient volume or with insufficient room to store additional containers will be issued a waiver. Non-compliant customers who refuse to add services will require enforcement actions by the jurisdiction or Zero Waste Marin.

PROGRESS OF PROGRAMS IMPLEMENTED IN THE PAST TWO YEARS

Exhibit 25: SB 1383 Compliance

	Commercial						
	City of San Rafael	Marin County	Las Gallinas Valley Sanitary District	Town of Ross	City of Larkspur	Town of San Anselmo	Town of Fairfax
Total Generators	1,407	87	54	19	183	216	82
Compliant	633	56	41	14	91	103	62
Waivers	344	8	7	1	43	28	8
Not Compliant	430	31	13	5	49	113	20
Total Subject to Compliance Review*	778	51	32	115	13	83	56
Subject to Compliance Review Compliant*	760	51	31	115	13	81	56
% Subject to Compliance Review Compliant*	98%	100%	97%	100%	100%	98%	100%
% Compliance	69%	74%	89%	79%	73%	61%	85%

	Multi Family Dwellings 5 units +						
	City of San Rafael	Marin County	Las Gallinas Valley Sanitary District	Town of Ross	City of Larkspur	Town of San Anselmo	Town of Fairfax
Total Generators	369	29	8	N/A	142	68	23
Compliant	343	29	8		138	68	23
Not Compliant	26	-	-		4	-	-
Total Subject to Compliance Review*	339	23	7		131	54	20
Subject to Compliance Review Compliant*	321	23	7		129	54	20
% Subject to Compliance Review Compliant*	95%	100%	100%		98%	100%	100%
% Compliance	93%	100%	100%		97%	100%	95%

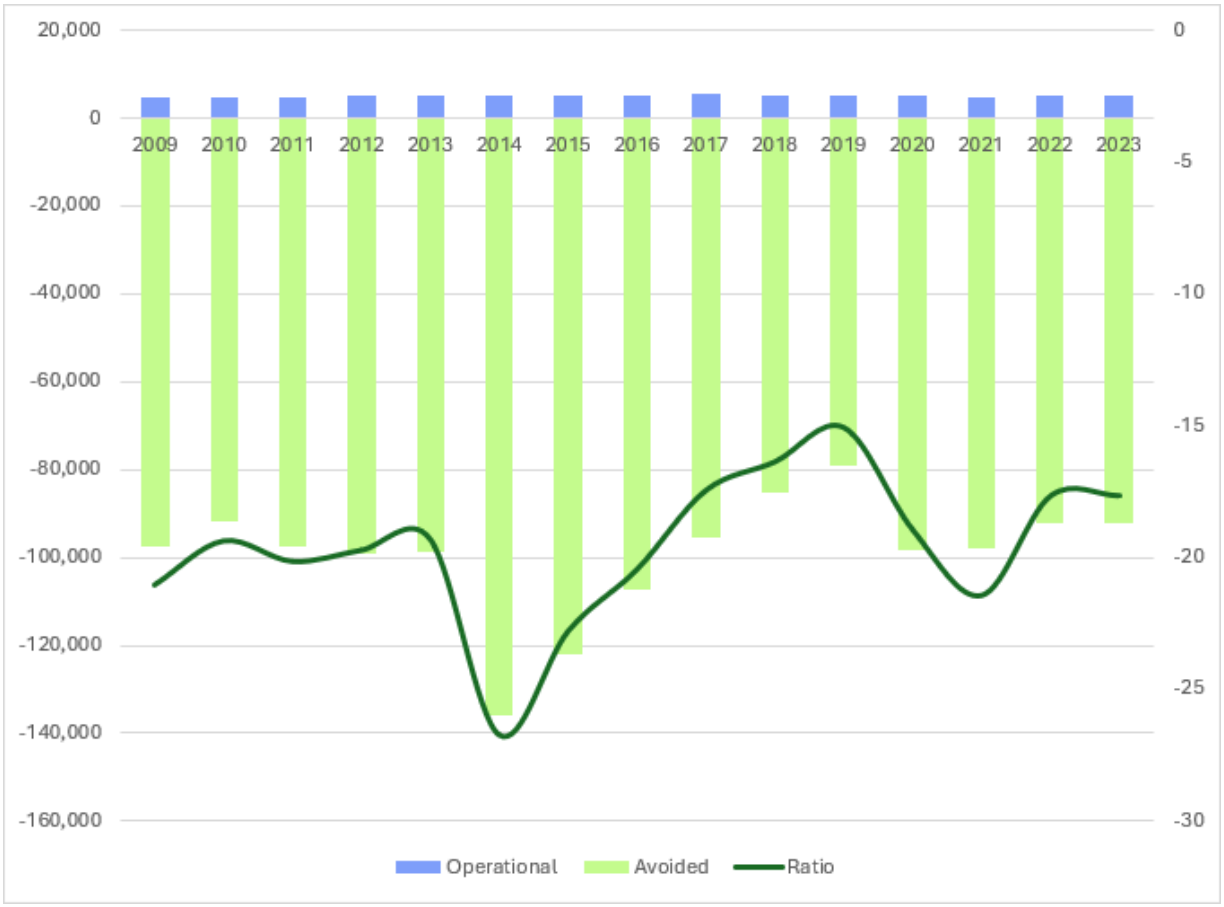
*Previous year was reported only showing those subject to compliance review (2 cubic yards of solid waste per which which are reported to Calrecycle. Moving forward Total Generators will be reported, not just subject to compliance review.

Green House Gas Mitigation

GREEN HOUSE GAS MITIGATION

MSS has tracked operational emissions annually since 2006 and avoided emissions since 2009. This report shows MSS has fully offset its direct emissions on average 18 times. This is well beyond Net-Zero. Most emissions originate from direct mobile combustions including on and off-road vehicles. MSS switched the fleet to renewable diesel in 2020, lowering overall emissions impacts.

Exhibit 26: Emissions Reporting



Zero Emission Vehicle Developments

The California Air Resources Board (CARB) has two related emissions regulations that impact the waste industry. The first is the Advanced Clean Trucks (ACT) regulation which states that manufacturers must produce only Zero Electric Vehicles (ZEVs) by certain deadlines.

Following the ACT, CARB developed the Advanced Clean Fleets (ACF) regulation which required fleets in the state of California to only purchase ZEV by designated dates. Both regulations were designed to move the state toward more electric and other alternative fuel vehicles leading to cleaner air for the state. For the regulation to go into effect, it required a waiver from the federal Environmental Protection Agency (EPA). Without this waiver the state could not enforce this regulation.

In January, CARB withdrew their waiver request, which effectually ended the ACF regulation. ACT already had their federal waivers in place. This has left the industry at a place of uncertainty; however this change could be seen as good because the electric vehicles introduced into the marketplace are still not developed to the point of providing a reliable one-to-one replacement for waste and recycling collection vehicles. They are also more costly. By having the ACF requirements removed, this allows manufacturers to further develop their technologies before the waste industry is required to convert to the new trucks. Manufacturers will continue to move forward with ZEV vehicles, and this could impact near-term purchasing. As a company, Marin Sanitary continues to research hydrogen fuel-cell technologies as the solution that makes sense for the waste industry.

OTHER INFORMATION (QUARTERLY REPORT DATA)

Other Information (Quarterly Report Data)

RESIDENTIAL AND COMMERCIAL/MULTI-FAMILY CUSTOMER COMPLAINTS

The total number of complaint calls are detailed in *Exhibit 27.* Missed collections and broken containers are the primary reasons for complaints. In most cases, the drivers were able to empty the missed containers on the same service day or the next business day. All broken containers were either repaired or replaced.

MSS had 124 documented compliments for staff in 2024. A detailed complaint log is available for review upon request.

Exhibit 27: Complaints and Compliments by Type

	Missed Collections			Broken Containers			Misc. Service Issues			Compliments		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
Jurisdiction:												
County of Marin	542	469	537	631	599	569	25	17	21	50	34	17
San Rafael	1,245	1,539	1,457	2,064	2,039	2,087	80	71	71	83	44	53
Las Gallinas Valley Sanitary District	290	247	207	634	666	604	9	5	12	25	16	10
Ross	129	122	127	113	109	84	6	3	4	4	8	2
Larkspur	308	362	347	350	322	361	23	29	22	26	12	12
San Anselmo	968	806	676	1,155	1,104	944	40	34	34	34	21	23
Fairfax	306	297	301	306	351	327	18	14	17	26	16	7
MSS Service Area Totals	3,788	3,842	3,652	5,253	5,190	4,976	201	173	181	248	151	124

OTHER INFORMATION (QUARTERLY REPORT DATA)

REPORTS OF INJURIES AND DAMAGE TO PROPERTY

The company has put a renewed emphasis on safety and is seeing a benefit to these efforts. In 2024 the number of preventable accidents dropped again with twenty-eight incidents occurring in 2024 (*Exhibit 28*).

Exhibit 28: Injuries and Accidents in 2024

	2022	2023	2024
Preventable Damage/Accident	56	35	28
Non-preventable Damage/Accident	20	7	2
Work Comp Injuries	15	12	17

Household Hazardous Waste

HHW FACILITY PARTICIPATION NUMBERS

Usage of the county's HHW facility is a part of the service offerings available to all county residents paid through the monthly rate. Below is a list of the total number of participants by jurisdiction at the facility. Unincorporated Marin County includes all the county and not just MSS service area. The County does provide HHW collection events in West Marin and other remote areas of the county.

Exhibit 29: HHW Participation

HHW PARTICIPANTS BY CITY	
City:	
Fairfax	1,264
Larkspur	1,280
Ross	620
San Anselmo	2,530
San Rafael	10,800
Unincorporated Marin County*	3,058
Total Participants	19,552

*Includes all unincorporated Marin County, not just MSS service area

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STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.4

MEETING DATE: May 13, 2025

AGENDA TITLE: 2023 Greenhouse Gas Inventory Summary

FROM: Bridget Wipfler, Climate Action Coordinator

RECOMMENDATION: Accept the Greenhouse Gas Inventory Summary

BACKGROUND

Each year, greenhouse gas (GHG) inventory reports are completed for all Marin Climate & Energy Partnership (MCEP) member jurisdictions including San Anselmo. These reports are prepared by Christine O'Rourke, Sustainability Coordinator for MCEP, with review and feedback from staff.

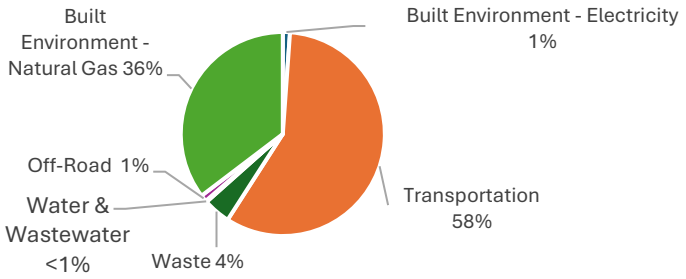
Annual GHG inventories help the Town to monitor its progress in meeting its local GHG reduction goals to reduce emissions 45 percent below 1990 levels by 2030 in alignment with the state goal. The inventories calculate individual GHGs (e.g., carbon dioxide, methane, and nitrous oxide) and convert each GHG emission to a standard metric, known as "carbon dioxide equivalents" or CO2e, to provide an apple-to-apples comparison among the various emissions. GHG emissions are reported as metric tons of carbon dioxide equivalents, or MTCO2e.

The inventories include emissions generated from the community that are categorized into seven sectors: Built Environment -- Electricity, Built Environment – Natural Gas, Transportation, Off-Road Vehicles and Equipment, Waste, Water, and Wastewater. Consumption-based emissions such as from air travel and the production of goods produced outside the Town are not included in the inventories.

DISCUSSION/ANALYSIS

Figure 1 shows the relative contribution of emissions from these sectors in 2023. Transportation emissions represent the largest share of communitywide emissions (58%), while the use of natural gas and propane in the Built Environment accounts for 36% of emissions.

FIGURE 1: EMISSIONS BY SECTOR, 2023



The latest San Anselmo GHG inventory report, with data available through 2023, is attached. It reviews emissions from 2005 to 2023, with a focus on 2023 data. The findings suggest San Anselmo must accelerate reductions in transportation and building-related emissions. **While community emissions have decreased 38% since 2005, the community needs to reduce emissions by another 17% to meet its local goal by 2030.**

Below is a sector-by-sector summary:

Built Environment – Electricity: From 2005 to 2023, electricity use in San Anselmo homes and businesses decreased 24% due to more efficient energy systems. Additionally, emissions from electricity use dropped 95% due to cleaner energy sources. In 2023, PG&E's mix was 33% renewable, 14% large hydro, and 53% nuclear; MCE Light Green was 60% renewable and 40% hydro. That year, 10.5% of MCE electricity used in San Anselmo, including by the Town, was 100% renewable energy from their Deep Green program.

Built Environment – Natural Gas: Natural gas is used in buildings for heating and appliances, with usage varying by weather. In 2023, natural gas consumption rose 2% from the previous year but remained 10% below 2005 levels. Unlike electricity, emissions from natural gas are based solely on how much is used.

Transportation: Transportation made up 58% of San Anselmo's 2023 emissions—with personal vehicles accounting for 85% of these transportation-related emissions. Since 2005, emissions have decreased 33% due to cleaner vehicles, and vehicle miles traveled decreased by 14%. San Anselmo's Climate Action Plan supports reductions through EV infrastructure, land use policy, and active transportation improvements. Currently, 11.5% of registered vehicles in San Anselmo are electric.

Waste Disposal: Landfilled waste increased 2% from 2022 to 2023 but is 23% lower than in 2005. Emissions from waste disposal dropped 48% due to less organic content and alternative landfill cover materials. The Town, with Marin Sanitary Service and Zero Waste Marin, continues to promote waste sorting and provide multi-stream receptacles.

Water Use: Since 2005, water use in San Anselmo has declined 28%. Emissions from water-related energy use dropped 100% between 2005 and 2023, as water agencies transitioned to carbon-free electricity—Marin Water uses MCE Deep Green, and Sonoma County Water Agency uses renewables. Marin Water supports conservation through rebates, water-use evaluations, and efficient fixtures, with the Town promoting these efforts.

Wastewater: Greenhouse gas emissions are created from the wastewater treatment process itself, in addition to the energy used in these treatment facilities. These wastewater-related emissions have increased 8% since 2005 as San Anselmo's population has increased. Overall, wastewater emissions have declined 64% since 2005.

FISCAL IMPACT

There is no fiscal impact associated with receiving this report.

GENERAL PLAN CONSISTENCY

This report is consistent with the following measures of the adopted General Plan:

- Objective 17 of Circulation Element: Work to lower greenhouse gas emissions from transportation.
- Goal 5 of the Circulation Element: Support emerging technologies that help reduce GHG emissions.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's acceptance of the 2024 MSS Annual Report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Cal. Pub. Res. Code § 21065). This report is consistent with the following measures of the adopted CAP:

- I-2: Update GHG Emissions Inventories: Update the greenhouse gas emissions inventory for community emissions annually and every five years for government operations.

ATTACHMENT

2023 Greenhouse Gas Inventory Report for San Anselmo

TOWN OF SAN ANSELMO

COMMUNITY GREENHOUSE GAS EMISSIONS INVENTORY FOR THE YEAR 2023







April 2025

Prepared by the
Marin Climate & Energy Partnership

MARIN CLIMATE & ENERGY PARTNERSHIP

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  - Water Use 10
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Appendix A-1

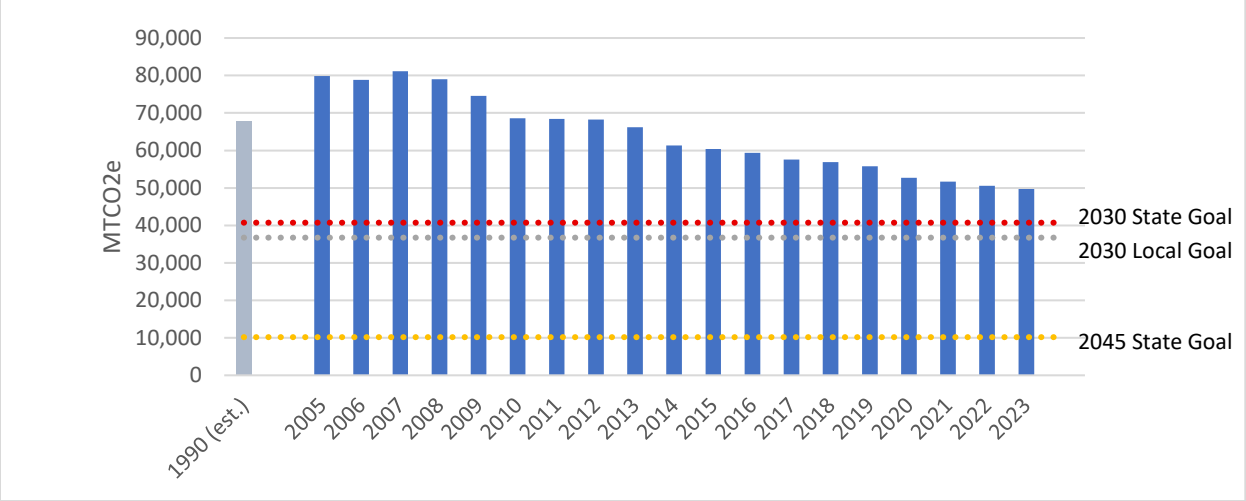
EXECUTIVE SUMMARY

The Takeaway: San Anselmo needs to accelerate emissions reductions from transportation and the built environment. Though community emissions are down 38% from 2005, the community still needs to reduce emissions another

San Anselmo publishes annual community greenhouse gas (GHG) emissions estimates through the Marin Climate & Energy Partnership (MCEP). Annual inventories help the Town to monitor its progress in meeting its local GHG reduction goal to reduce community emissions to 54% below 2005 emissions by 2030 (45% below 1990 levels) and carbon neutrality by 2045 as well as the statewide goal to reduce emissions 40% below 1990 levels by 2030. In addition to the community inventories, MCEP periodically prepares inventories for government operations emissions. Municipal emissions accounted for less than 1% of community emissions when the municipal inventory was last conducted for year 2016.

This report reviews emissions generated from the community from 2005 through 2023, the most recent year data is available. The inventory shows that the San Anselmo community has reduced emissions 38% since 2005. Emissions dropped from about 79,859 metric tons carbon dioxide equivalents ($MTCO_2e$) in 2005 to 49,709 $MTCO_2e$ in 2023, which is equivalent to 27% below 1990 levels. The community emissions trend and targets are shown below in Figure 1. San Anselmo needs to reduce emissions another 12,974 $MTCO_2e$ to meet the Town's Climate Action Plan target for 2030 and another 39,527 $MTCO_2e$ to meet the State's net zero emissions target for 2045, which includes a GHG mitigation target of 85% below 1990 levels.

FIGURE 1: SAN ANSELMO GHG EMISSIONS AND TARGETS



Recognizing the need for a collaborative approach to greenhouse gas reductions, City, Town, and county leaders launched the Marin Climate and Energy Partnership (MCEP) in 2007. The Town of San Anselmo is a member of MCEP and works with representatives from the County of Marin and the other Marin cities and towns to address and streamline the implementation of a variety of greenhouse gas reduction measures. Funding for this inventory was provided by the Marin County Energy Watch Partnership, which administers public goods charges collected by PG&E. Community inventories are available on the MCEP website at marinclimate.org and are used to update the Marin Sustainability Tracker.

INTRODUCTION

PURPOSE OF INVENTORY

The objective of this greenhouse gas emissions inventory is to identify the sources and quantify the amounts of greenhouse gas emissions generated by the activities of the San Anselmo community in 2023. This inventory provides a comparison to 2005 and estimated 1990 emissions and identifies the sectors where significant reductions in greenhouse gas emissions have occurred. In some instances, previous year emissions were updated with new data and/or recalculated to ensure the same methodology was employed for all inventory years. In particular, off-road emissions were revised due to an update in the California Air Resources Board OFFROAD model.

GENERAL METHODOLOGY

This inventory uses the national standard for the accounting and reporting of community-wide greenhouse gas emissions, the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions, version 1.2 (July 2019). Quantification methodologies, emission factors, and activity and source data are detailed in the appendix.

Community emissions are categorized according to seven sectors:

- Built Environment - Electricity
- Built Environment – Natural Gas
- Transportation
- Off-Road Vehicles and Equipment
- Waste
- Water
- Wastewater

CALCULATING EMISSIONS

Emissions are quantified by multiplying the measurable activity data – e.g., kilowatt hours of electricity, therms of natural gas, gallons of diesel or gasoline, etc. – by emissions factors specific to the greenhouse gas-generating source. Most emissions factors are the same from year to year. Emission factors for electricity, however, change from year to year due to the specific sources that are used to produce electricity. For example, electricity that is produced from coal generates more greenhouse gases than electricity that is generated from natural gas and therefore has a higher emissions factor. Electricity that is produced solely from renewable energy sources such as solar and wind has an emissions factor of zero.

This inventory calculates individual greenhouse gases – i.e., carbon dioxide, methane and nitrous oxide – and converts each greenhouse gas emission to a standard metric, known as "carbon dioxide equivalents" or CO_2e, to provide an apple-to-apples comparison among the various emissions. Table 1 shows the greenhouse gases identified in this inventory and their global warming potential (GWP), a measure of the amount of warming each gas causes when compared to a similar amount of carbon dioxide over 100 years. Methane, for example, is 28 times as potent as carbon dioxide over 100 years; therefore, one metric ton of methane is equivalent to 28 metric tons of carbon

dioxide. Greenhouse gas emissions are reported in this inventory as metric tons of carbon dioxide equivalents, or $MTCO_2e$.

TABLE 1: GREENHOUSE GASES

Gas	Chemical Formula	Emission Source	Global Warming Potential
Carbon Dioxide	CO_2	Combustion of natural gas, gasoline, diesel, and other fuels	1
Methane	CH_4	Combustion, anaerobic decomposition of organic waste in landfills and wastewater treatment	28
Nitrous Oxide	N_2O	Combustion, wastewater treatment	265

Source: IPCC Fifth Assessment Report (2014), 100-year values

Types of Emissions

Emissions from each of the greenhouse gases can come in a number of forms:

- **Stationary or mobile combustion** resulting from the on-site combustion of fuels (natural gas, diesel, gasoline, etc.) to generate heat or electricity, or to power vehicles and equipment.
- **Purchased electricity** resulting from the generation of power from utilities outside the jurisdictional boundary.
- **Fugitive emissions** resulting from the unintentional release of greenhouse gases into the atmosphere, such as methane from waste decomposition.
- **Process emissions** from physical or chemical processing of a material, such as wastewater treatment.

Understanding Totals

The totals listed in the tables and discussed in the report are a summation of emissions using available estimation methods. Each inventoried sector may have additional emissions sources associated with them that were unaccounted for due to a lack of data or robust quantification methods. For example, consumption-based greenhouse gas emissions associated with air travel and the production of goods outside the community's boundary are not included in the inventory. Additionally, the community inventory does not include refrigerants released into the atmosphere from the use of air conditioning in cars and buildings.

COMMUNITY INVENTORY

COMMUNITY INVENTORY SUMMARY

In 2005, activities in San Anselmo resulted in approximately 79,859 metric tons of CO_2e.[1] In 2023, those activities resulted in approximately 49,709 metric tons of CO_2e, a reduction of 38% from 2005 levels, which is equivalent to 27% below 1990 levels.

The community inventory tracks emissions in seven sectors:

- The **Built Environment – Electricity** sector represents emissions generated from the use of electricity in San Anselmo homes and commercial, industrial, and governmental buildings and facilities.
- The **Built Environment – Natural Gas** sector represents emissions generated from the use of natural gas in San Anselmo homes and commercial, industrial, and governmental buildings and facilities. Propane used as a primary heating source is also included, although it represents less than 1% of emissions in this sector.
- The **Transportation** sector includes tailpipe emissions from passenger vehicle trips originating and ending in San Anselmo, as well as a share of tailpipe emissions generated by medium and heavy-duty vehicles travelling on Marin County roads. The sector also includes emissions from Marin Transit and Golden Gate Transit buses as these vehicles travel within San Anselmo's boundaries. Electricity used to power electric vehicles is embedded in electricity consumption reported in the Built Environment - Electricity sector.
- The **Waste** sector represents fugitive methane emissions that are generated over time as organic material decomposes in the landfill. Although most methane is captured or flared off at the landfill, approximately 25% escapes into the atmosphere.
- The **Off-Road** sector represents emissions from the combustion of gasoline and diesel fuel from the operation of off-road vehicles and equipment used for construction and landscape maintenance.
- The **Water** sector represents emissions from energy used to pump, treat, and convey potable water from the water source to the San Anselmo water users.
- The **Wastewater** sector represents stationary, process and fugitive greenhouse gases that are created during the treatment of wastewater generated by the community as well as emissions created from electricity used to convey and treat wastewater.

Table 2 shows how emissions in each sector have changed since 2005. The greatest reductions have occurred in the Transportation sector (14,430 $MTCO_2e$), followed by the Built Environment – Electricity sector (10,622 $MTCO_2e$) and the Built Environment – Natural Gas sector (2,005 $MTCO_2e$). The likely reasons for the largest emissions decreases are described in the remainder of this report.

[1] Baseline and historical emissions are recalculated in the annual inventory to integrate new data and improved calculation methodologies and to ensure consistent comparison across each year. For this reason, emission levels may differ from levels reported in previous inventories.

TABLE 2: EMISSIONS SUMMARY BY SECTOR ($MTCO_2E$), 2005 THROUGH 2023

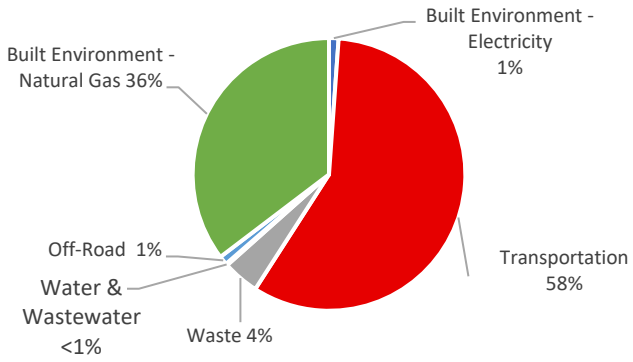
Year	Built Environment - Electricity	Built Environment – Natural Gas	Transportation	Waste	Off-Road	Water	Wastewater	Total	% Change from 2005	% Change from 1990[2]
1990 (est.)[1]								67,880		
2005	11,185	19,621	43,244	4,101	914	510	284	79,859		
2006	10,485	20,300	42,278	4,063	964	446	274	78,809	-1%	
2007	14,266	19,329	41,776	3,653	1,190	599	344	81,157	2%	
2008	14,311	20,108	39,705	3,041	939	552	351	79,008	-1%	
2009	12,819	19,568	37,939	2,617	768	555	310	74,577	-7%	
2010	9,698	19,801	35,247	2,566	676	318	254	68,560	-14%	
2011	8,906	20,692	35,158	2,504	655	225	235	68,375	-14%	
2012	9,264	19,428	35,821	2,602	639	243	251	68,248	-15%	
2013	8,457	19,028	34,948	2,635	627	283	246	66,224	-17%	
2014	7,555	15,823	34,226	2,665	617	255	212	61,352	-23%	
2015	7,193	16,121	33,314	2,764	604	200	208	60,403	-24%	
2016	5,895	16,840	32,465	3,253	587	149	190	59,379	-26%	
2017	3,134	17,926	32,370	3,398	568	43	142	57,582	-28%	
2018	3,287	17,922	31,966	3,019	544	0	127	56,864	-29%	
2019	3,345	18,090	30,833	2,875	517	0	107	55,766	-30%	-18%
2020	2,264	17,240	29,983	2,647	501	0	106	52,741	-34%	-22%
2021	1,965	16,953	30,001	2,186	507	0	106	51,717	-35%	-24%
2022	1,297	17,186	29,340	2,096	511	0	104	50,534	-37%	-26%
2023	563	17,566	28,814	2,146	517	0	103	49,709	-38%	-27%
Change from 2005	-10,622	-2,055	-14,430	-1,955	-397	-510	-181	-30,150		
% Change from 2005	-95%	-10%	-33%	-48%	-43%	-100%	-64%	-38%		

[1] *Per California Air Resources Board guidance, 1990 levels are estimated at 15% below 2005 levels.*

[2] *In 2019, San Anselmo adopted a Climate Action Plan that established a goal to reduce emissions 45% below 1990 levels by 2030. This column will track that progress over time.*

Figure 2 shows the relative contribution of emissions from these sectors in 2023. Transportation emissions represent the largest share of communitywide emissions (58%), while the use of natural gas and propane in the Built Environment accounts for 36% of emissions.

FIGURE 2: EMISSIONS BY SECTOR, 2023

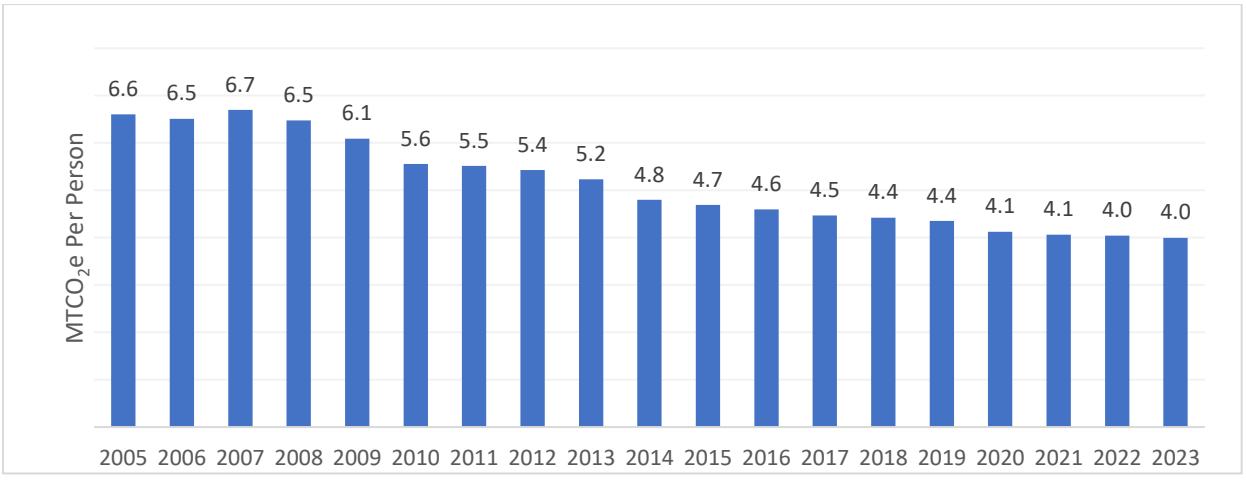


PER CAPITA EMISSIONS

Per capita emissions can be a useful metric for measuring progress in reducing greenhouse gases and for comparing one community's emissions with neighboring cities and against regional and national averages. That said, due to differences in emission inventory methods, it can be difficult to produce directly comparable per capita emissions numbers. Per capita emission rates may be compared among Marin jurisdictions, although some jurisdictions may have higher rates due to the presence of commercial and industrial uses.

Dividing the total communitywide GHG emissions by residents yields a result of 6.6 metric tons CO_2e per capita in 2005. Per capita emissions decreased 39% between 2005 and 2023, falling to 4.0 metric tons per person. Figure 3 shows the trend in per capita emissions over time. It is important to understand that this number is not the same as the carbon footprint of the average individual living in San Anselmo, which would include consumption-based emissions resulting from air travel, the manufacturing and distribution of products and food, etc.

FIGURE 3: EMISSIONS PER CAPITA



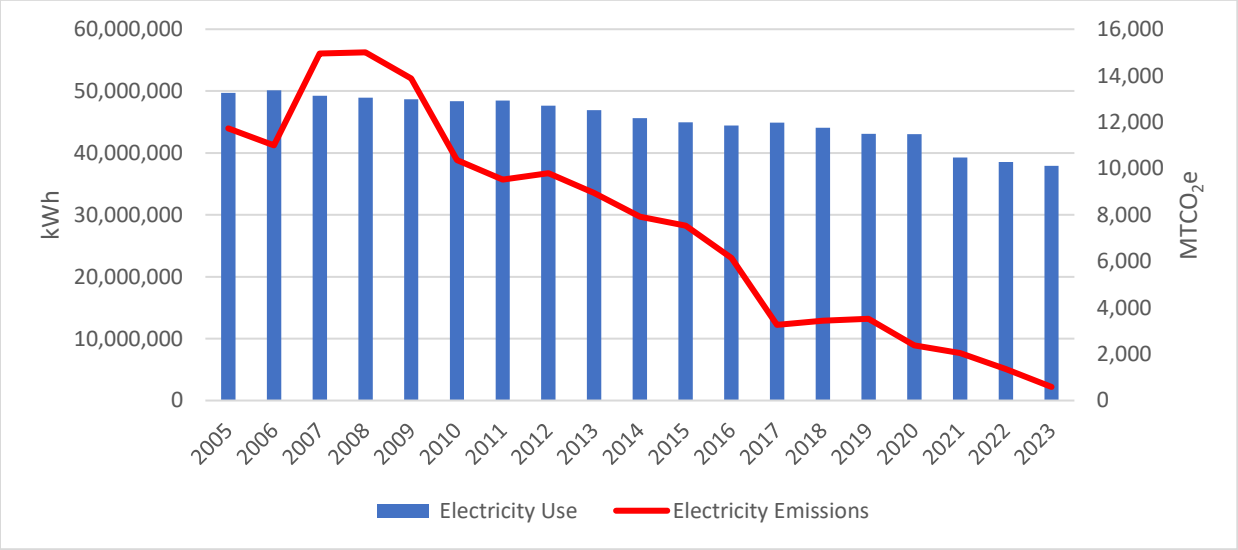
Significant Sources of Emissions

The following sections provide a year-by-year analysis of the changes in source GHG emissions in the Built Environment, Transportation, Waste, Water, and Wastewater sectors. Whenever possible, each section discusses the change in emissions from previous years and the likely influence of state and local programs or policies and external factors on reducing emissions.

Built Environment - Electricity

Purchased electricity use in homes and businesses in San Anselmo decreased 24% between 2005 and 2023.[2] Greenhouse gas emissions from electricity consumption decreased 95% since 2005, as shown in Figure 4. This is primarily due to the lower carbon intensity of electricity. PG&E has been steadily increasing the amount of renewable energy in its electricity mix. In 2023, PG&E electricity came from a mix of renewable (33%), large hydroelectric (14%), and nuclear (53%) energy sources.[3] MCE Light Green electricity came primarily from renewable (60%) and hydroelectric (40%) sources.[4] In 2023, about 10.5% of MCE electricity purchased by San Anselmo customers was 100% renewable Deep Green electricity, including electricty purchased by the Town government.

FIGURE 4: ELECTRICITY USE AND EMISSIONS



[2] Due to California Public Utility Commission data privacy rules, PG&E-generated electricity usage by commercial customers was not reported in 2023. This artificially reduces the total amount of electricity purchased by the community, but most likely does not significantly affect the overall GHG emissions due to the high GHG-free content of PG&E electricity in 2023.

[3] PG&E 2023 Power Content Label, https://www.energy.ca.gov/filebrowser/download/7281. Nuclear and large hydro sources are considered GHG-free.

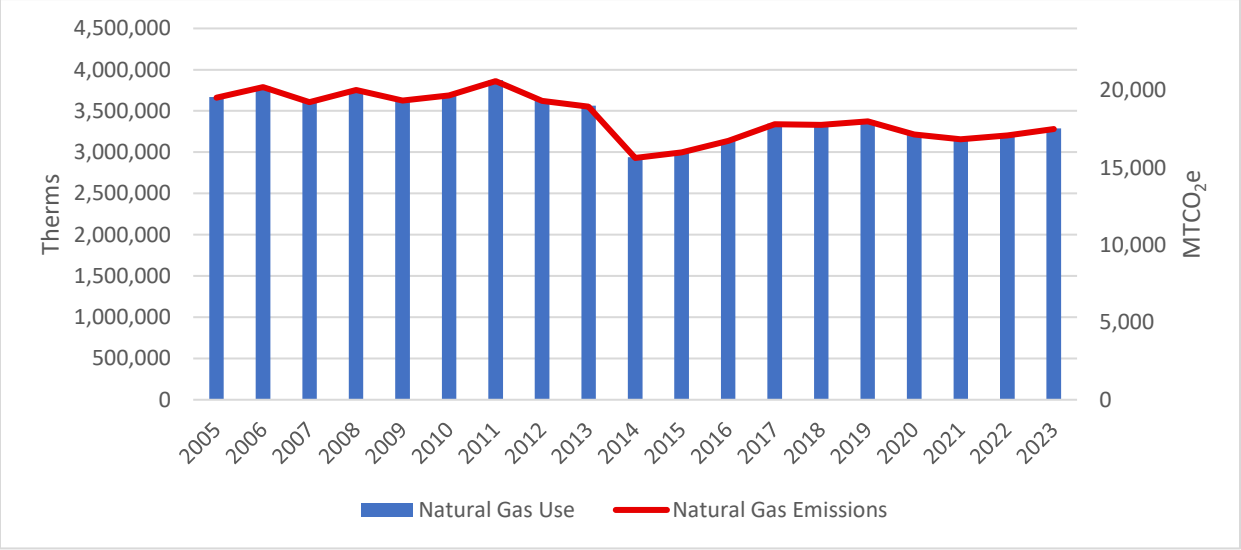
[4] MCE 2023 Power Content Label, https://www.energy.ca.gov/filebrowser/download/7276.

Built Environment - Natural Gas

Natural gas is used in residential, commercial, and industrial buildings to provide space and water heating and power appliances. Use of natural gas is highly variable depending on the weather conditions. This variability has led natural gas use consumption in San Anselmo to fluctuate from year to year, from a high of 3.8 million therms in 2011 to a low of 2.9 million therms in 2014. Reduction in energy use may also be attributed to energy efficiency programs and rebates, local green building ordinances, and State building codes.

Natural gas consumption increased 2% between 2022 and 2023 and was 10% below the 2005 level in 2023. Unlike electricity emissions which reflect the power content mix, natural gas emissions track the amount of natural gas consumed (Figure 5).

FIGURE 5: NATURAL GAS USE AND EMISSIONS



Transportation

Transportation activities accounted for approximately 58% of San Anselmo's emissions in 2023. According to the transportation model and annual data the Town uses to calculate passenger and commercial vehicle miles, vehicle miles traveled (VMT) have decreased approximately 14% since 2005 and were essentially flat between 2022 and 2023.

Transportation emissions decreased 33% since 2005 due to the reduction in VMT as well as more fuel-efficient and alternatively fueled cars (Figure 6). As shown in Figure 7, most transportation emissions come from passenger vehicles, accounting for 85% of transportation emissions in 2023. Marin County continues to be a leader in zero emission vehicles (ZEVs) – second only to Santa Clara County – with 19,221 ZEVs in Marin at the end of 2023, or about 9.3% of registered automobiles. ZEVs include battery electric cars, plug-in hybrid electric cars, hydrogen fuel cell cars, and zero-emission motorcycles. San Anselmo had 1,373 ZEVs by the end of 2023 or 11.5% of registered light-duty vehicles.[5] San Anselmo's Climate Action Plan targets 3,000 ZEVs registered to San Anselmo residents by 2030, and 25% of passenger vehicles registered in Marin and travelling in San Anselmo to be ZEVs by 2030.

[5] 987 EVs, 385 PHEVs, and 1 FCEV.

While it is difficult to pinpoint exactly how each land use and transportation policy affects emissions, the Town has undertaken many efforts to reduce transportation emissions. The Town encourages workforce housing through its Housing Element and has made improvements to the transportation network to make it easier for residents to bicycle, walk, and take public transportation. The Town has also promoted electric vehicle adoption by installing publicly available EV charging stations and adopting green building codes that require more EV charging stations to be installed for new construction and remodels of existing buildings than State requirements.

FIGURE 6: VEHICLE MILES TRAVELED AND TRANSPORTATION EMISSIONS

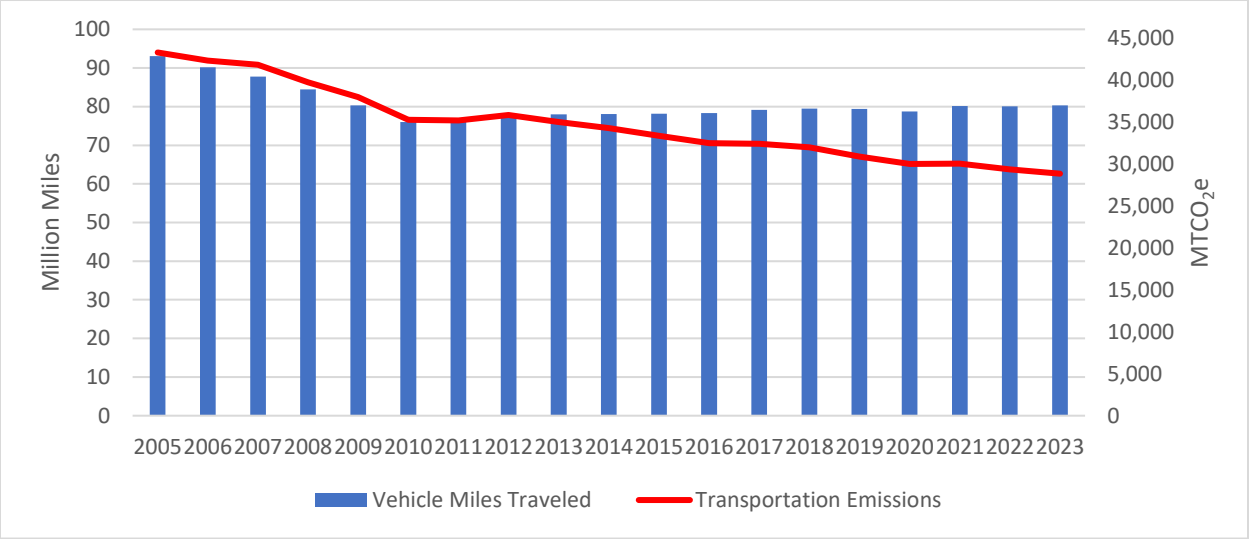
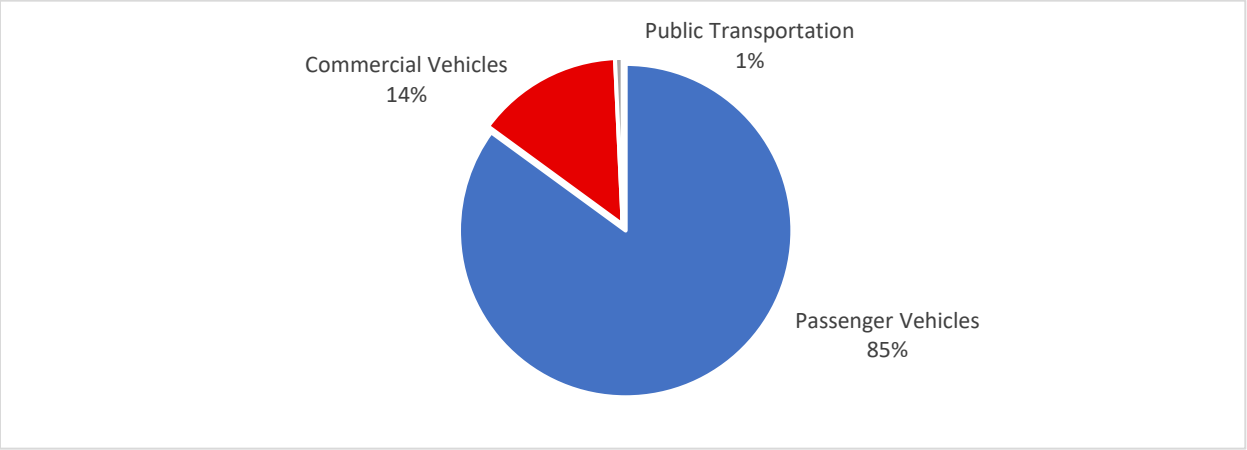


FIGURE 7: TRANSPORTATION EMISSIONS BY VEHICLE CATEGORY, 2023

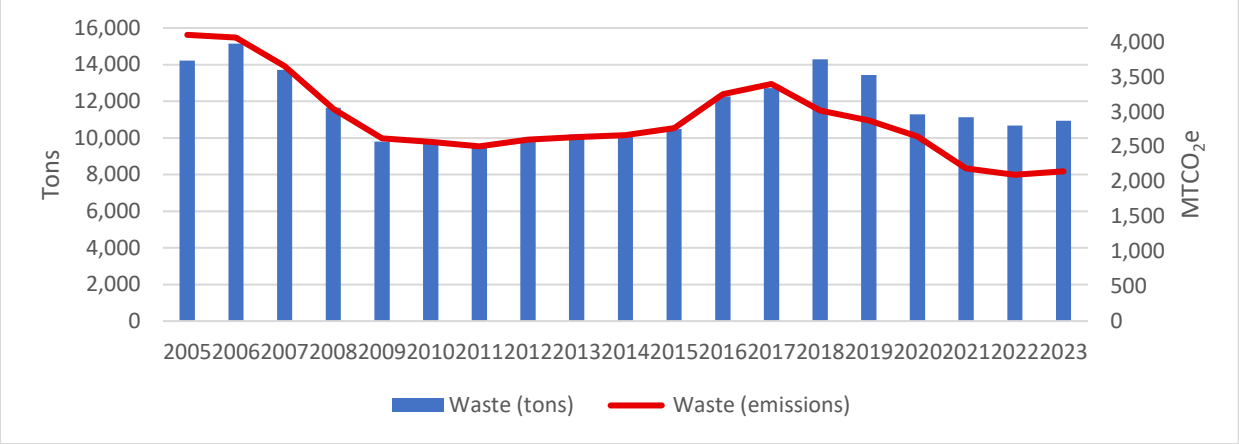


Note: Public transportation represents emissions from Marin Transit and Golden Gate Transit fixed-route buses.

Waste Disposal

Landfilled waste generated by the San Anselmo community increased 2% between 2022 and 2023 as shown in Figure 8 (based on countywide disposal data). Total landfilled waste (including alternative daily cover)[6] was 23% below the 2005 baseline in 2023. Emissions from waste disposal decreased 48% due to the lower organic content of disposed waste and material used for alternative daily cover. Marin Sanitary Service, Zero Waste Marin, and the Town continue to provide outreach and education to residents and businesses on proper waste sorting and the Town continues to install more public multi-stream waste receptacles.

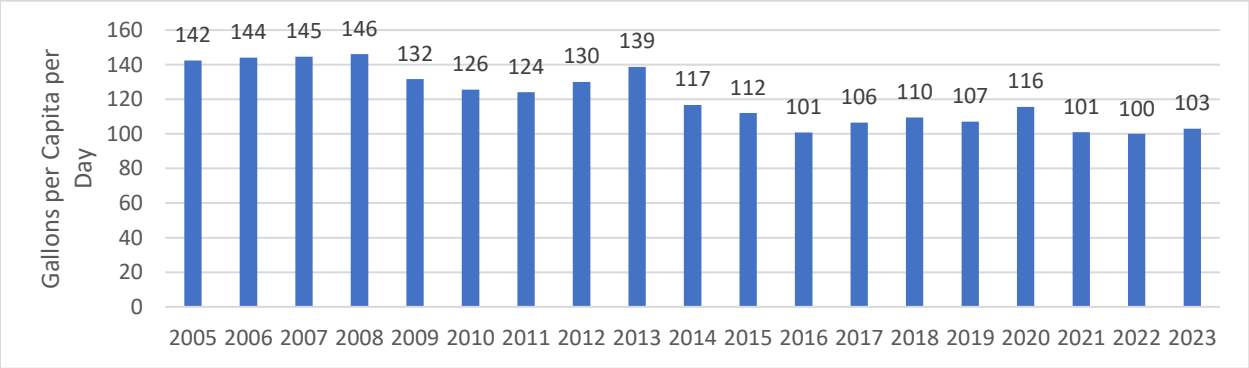
FIGURE 8: DISPOSED WASTE AND EMISSIONS



Water Use

Per capita water use declined 28% since 2005, as shown in Figure 9 (based on Marin Water district-wide data). Emissions, which are based on an estimate of energy used to pump, treat, and convey water from the water source to the Town limits, dropped 100% between 2005 and 2023 due to the water agencies' use of carbon-free electricity. Marin Water purchases MCE Deep Green for its electricity needs, and the Sonoma County Water Agency, which supplies approximately 25% of Marin Water's water, uses renewable and carbon-free sources for its electricity.

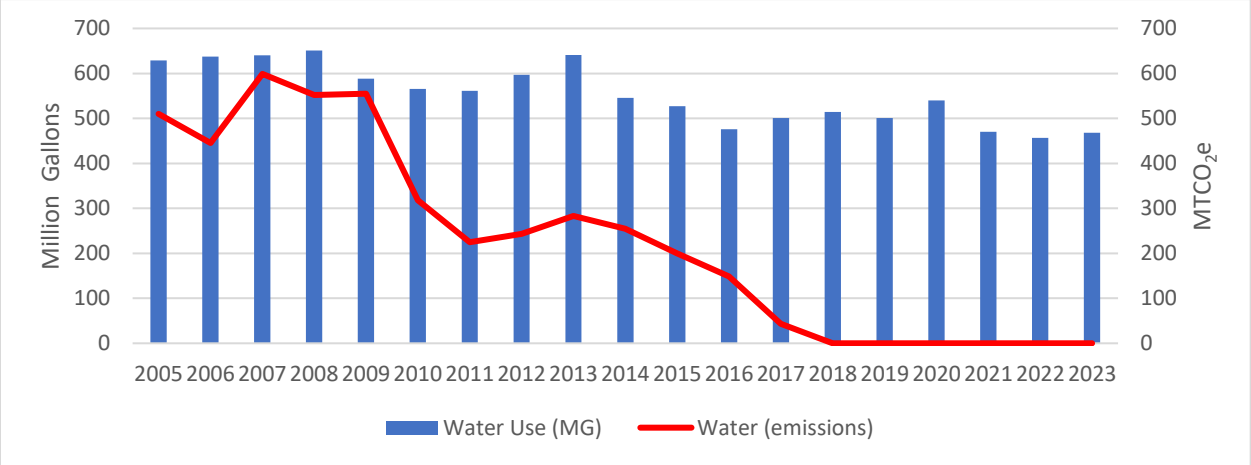
FIGURE 9: PER CAPITA WATER USE



Source: Marin Water

[6] Alternative daily cover is cover material other than earthen material placed on the surface of the active face of a municipal solid waste landfill at the end of each operating day to control vectors, fires, odors, blowing litter, and scavenging.

FIGURE 10: WATER CONSUMPTION AND EMISSIONS



Marin Water provides rebates and programs to reduce water use. Rebates are available to replace fixtures with high-efficiency clothes washers and to purchase cisterns and rain barrels. Marin Water provides free home and landscape water-use evaluations as well as free high-efficiency showerheads and faucet aerators. The Town promotes Resilient Neighborhoods Climate Action Workshops that teach residents how to conserve water among other climate actions.

WASTEWATER

The Central Marin Sanitation Agency (CMSA), located in San Rafael, has two anaerobic digesters that process primary sludge, thickened waste-activated sludge, and organic waste to produce biogas. The biogas is used to generate heat and renewable electricity via the cogeneration system. CMSA normally produces 100% of the facility's power needs, and, at times, exports renewable energy to the grid, which is procured by MCE. As a result, emissions from the use of energy in the wastewater treatment process have essentially been eliminated.

Greenhouse gas emissions are also created from the wastewater treatment process itself. These emissions have increased 8% since 2005 as San Anselmo's population has increased. Overall, wastewater emissions have declined 64% since 2005.

APPENDIX: COMMUNITY INVENTORY

Community GHG Emissions Summary Table

Jurisdiction: Town of San Anselmo
Population: 12,433 (CA Department of Finance)
Number of Households: 5,272 (CA Department of Finance)

Inventory Year: 2023
Date Prepared: April 1, 2025
Reporting Framework: Communitywide Activities

ID	Emissions Type	Source or Activity	Included, Required Activities	Included, Optional Activities	Excluded (IE, NA, NO or NE)	Notes	Emissions ($MTCO_2e$)
1.0	Built Environment						
1.1	Use of fuel in residential and commercial stationary combustion equipment	Both	●				17,566
1.2	Industrial stationary sources	Source			NE		
1.3	Power generation in the community	Source			NO		
1.4	Use of electricity in the community	Activity	●			Includes transmission and distribution losses	563
1.5	District heating/cooling facilities in the community	Source			NE		
1.6	Use of district heating/cooling facilities in the community	Activity			NE		
1.7	Industrial process emissions in the community	Source			NO		
1.8	Refrigerant leakage in the community	Source			NE		
2.0	Transportation and Other Mobile Sources						
2.1	On-road passenger vehicles operating within the community boundary	Source			IE	Obtained data for preferred activity-based method instead	
2.2	On-road passenger vehicles associated with community land uses	Activity	●				24,504
2.3	On-road freight and service vehicles operating within the community boundary	Source			IE	Obtained data for preferred activity-based method instead	
2.4	On-road freight and service vehicles associated with community land uses	Activity	●				4,098
2.5	On-road transit vehicles associated with community land uses	Activity		●		Emissions calculated for transit vehicles operating within the community boundary	212
2.6	Transit rail vehicles operating with the community boundary	Source			NO		

2.7	Use of transit rail travel by the community	Activity			NE		
2.8	Inter-city passenger rail vehicles operating within the community boundary	Source			NO		
2.9	Freight rail vehicles operating within the community boundary	Source			NO		
2.10	Marine vessels operating within the community boundary	Source			NE		
2.11	Use of ferries by the community	Activity			NE		
2.12	Off-road surface vehicles and other mobile equipment operating within the community boundary	Source		●			517
2.13	Use of air travel by the community	Activity			NE		
3.0	Solid Waste						
3.1	Operation of solid waste disposal facilities in the community	Source			NE		
3.2	Generation and disposal of solid waste by the community	Activity	●			Includes alternative daily cover	2,146
4.0	Water and Wastewater						
4.1	Operation of water delivery facilities in the community	Source			IE	Energy use is included in 1.1 and 1.4	
4.2	Use of energy associated with use of potable water by the community	Activity	●				0
4.3	Use of energy associated with generation of wastewater by the community	Activity	●				0
4.4	Process emissions from operation of wastewater treatment facilities located in the community	Source			NO		
4.5	Process emissions associated with generation of wastewater by the community	Activity	●				103
4.6	Use of septic systems in the community	Source			NE		
5.0	Agriculture						
5.1	Domesticated animal production	Source			NE		
5.2	Manure decomposition and treatment	Source			NE		
6.0	Upstream Impacts of Communitywide Activities						
6.1	Upstream impacts of fuels used in stationary applications by the community	Activity			NE		
6.2	Upstream and transmission and distribution (T&D) impacts of purchased electricity used by the community	Activity			IE	Transmission and distribution losses included in 1.4	
6.3	Upstream impacts of fuels used by water and wastewater facilities for water used and wastewater generated within the community boundary	Activity			IE		
6.4	Upstream impacts of select materials (concrete, food, paper, carpets, etc.) sued by the whole community.	Activity			NE		

Legend

IE – Included Elsewhere: Emissions for this activity are estimated and presented in another category of the inventory. The category where these emissions are included should be noted in the explanation.

NE – Not Estimated: Emissions occur but have not been estimate or reported (e.g., data unavailable, effort required not justifiable).

NA – Not Applicable: The activity occurs but does not cause emissions; explanation should be provided.

NO – Not Occurring: The source or activity does not occur or exist within the community.

Community Emissions Data Sources and Calculation Methodologies

Sector/ID	Emissions Source	Source and/or Activity Data	Emission Factor and Methodology
1.0 Built Environment			
1.1 Stationary Combustion	Stationary Combustion (CO_2, CH_4 & N_2O)	Known fuel use (meter readings by PG&E) and estimated fuel use (American Community Survey 5-Year Estimates, and U.S. Energy Information Administration Household Site Fuel Consumption data).	Default CO_2, CH_4 & N_2O emission factors by fuel type (U.S. Community Protocol v. 1.1, Appendix C, Tables B.1 and B.3). U.S. Community Protocol v. 1.1, Appendix C, Method BE.1.1 and BE.1.2.
1.4 Electricity Use	Electricity Use (CO_2, CH_4 & N_2O)	Known electricity use (meter readings by PG&E and MCE) and estimated direct access electricity consumption. Commercial PG&E electricity consumption failed the CPUC 15/15 rule and was estimated in this report using alternative sources.	Verified utility-specific emission factors (PG&E and MCE) and eGrid subregion default emission factors. U.S. Community Protocol v. 1.1, Appendix C, Method BE.2.1.
	Electric Power Transmission and Distribution Losses (CO_2, CH_4 & N_2O)	Estimated electricity grid loss for Western region from eGrid.	U.S. Community Protocol v. 1.1, Appendix C, Method BE.4.1.
2.0 Transportation and Other Mobile Sources			
2.2 On-Road Passenger Vehicle Operation	On-Road Mobile Combustion (CO_2)	Estimated passenger vehicle miles traveled associated with origin and destination land uses (Metropolitan Transportation Commission, CAPVMT Data Portal 2.0 (mtcanalytics.org)).	CO_2 for on-road passenger vehicles quantified in the EMFAC2021 v.1.0.2 model. Passenger vehicle emissions calculated according to U.S. Community Protocol v. 1.1, Appendix D, Method TR.1.A.
	On-Road Mobile Combustion (CH_4 & N_2O)	Estimated vehicle miles traveled associated with origin and destination land uses (Metropolitan Transportation Commission, CAPVMT Data Portal 2.0 (mtcanalytics.org)).	CH_4 and N_2O for on-road passenger vehicles quantified in the EMFAC2021 v.1.0.2 model. Passenger vehicle emissions calculated according to U.S. Community Protocol v. 1.1, Appendix D, Method TR.1.A.
2.4 On-Road Freight and Service Truck Freight Operation	On-Road Mobile Combustion (CO_2)	Estimated commercial vehicle miles traveled within the boundary (Metropolitan Transportation Commission utilizing Plan Bay Area 2050).	CO_2 for on-road commercial vehicles quantified in the EMFAC2021 v.1.0.2 model. Emissions allocated utilizing LEHD data according to U.S. Community Protocol v. 1.1, Appendix D, Method TR.2.A.
	On-Road Mobile Combustion (CH_4 & N_2O)	Estimated commercial vehicle miles traveled within the boundary (Metropolitan Transportation Commission utilizing Plan Bay Area 2050).	CH_4 and N_2O for on-road commercial vehicles quantified in the EMFAC2021 v.1.0.2 model. Emissions allocated utilizing LEHD data according to U.S. Community Protocol v. 1.1, Appendix D, Method TR.2.A.
2.5 On-Road Transit Operation	On-Road Mobile Combustion (CO_2)	Estimated vehicle miles traveled within the boundary (Marin Transit and Golden Gate Transit) and estimated diesel fuel efficiency for transit fleet (Golden Gate Transit). Fuel type provided by Marin Transit and Golden Gate Transit.	Renewable diesel emission factor provided by NEXGEN. U.S. Community Protocol v. 1.1, Appendix D, Method TR.4.A.
	On-Road Mobile Combustion (CH_4 & N_2O)	Estimated vehicle miles traveled within the boundary (Marin Transit and Golden Gate Transit) and estimated diesel fuel efficiency for transit fleet (Golden Gate Transit). Fuel type provided by Marin Transit and Golden Gate Transit.	Renewable diesel emission factor provided by NEXGEN. U.S. Community Protocol v. 1.1, Appendix D, Method TR.4.B.

2.12 Off-Road Vehicles and Equipment	Off-Road Mobile Combustion (CO_2)	Estimated fuel use from OFFROAD v.1.0.1 for Lawn and Garden and Construction equipment. All categories are allocated by share of countywide households.	CO_2 emissions calculated according U.S. Community Protocol v. 1.1, Appendix D, Method TR.8. Emission factors provided in Table TR.1.6.
	Off-Road Mobile Combustion (CH_4 & N_2O)	Estimated fuel use from OFFROAD v.1.0.1 for Lawn and Garden and Construction equipment. All categories are allocated by share of countywide households.	CH_4 and N_2O emissions calculated according to U.S. Community Protocol v. 1.1, Appendix D, Method TR.8. Emission factors provided in the Local Government Operations Protocol Table G.11 and G.14.
3.0 Solid Waste			
3.2 Solid Waste Generation and Disposal	Fugitive Emissions from Landfilled Waste (CH_4)	Estimated landfilled tons based on reporting to CalRecycle by Marin County Solid and Hazardous Waste JPA and allocated to jurisdiction based on share of countywide population. Waste characterization based on the Statewide Waste Characterization Study (2008, 2014, 2018, and 2021) and Alternative Daily Cover by Jurisdiction of Origin and Material Type as reported to CalRecycle.	Emission factors calculated utilizing U.S. Community Protocol for Accounting and Report of Greenhouse Gas Emissions, Version 1.1, July 2013, Appendix E, Method SW.4.
4.0 Water and Wastewater			
4.2 Water Supply & Conveyance, Treatment and Distribution	Electricity Use (CO_2)	Water consumption data provided by Marin Municipal Water District (MMWD). Electricity consumption data provided by MMWD.	Verified utility-specific emission factors (PG&E, MCE and SCWA). Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.14.
	Electricity Use (CH_4 & N_2O)	Water consumption data provided by Marin Municipal Water District (MMWD). Electricity consumption data provided by MMWD.	eGrid subregion default emission factors. Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.14.
4.5 Treatment of Wastewater	Stationary Emissions from Combustion of Digester Gas (CH_4)	Known amount of digester gas produced per day and known percent of methane in digester gas provided by Central Marin Sanitation Agency.	Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.1.a.
	Stationary Emissions from Combustion of Digester Gas (N_2O)	Known amount of digester gas produced per day and known percent of methane in digester gas provided by Central Marin Sanitation Agency.	Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.2.a.
	Process Emissions from Wastewater Treatment Plant without Nitrification or Denitrification	Estimated population served by wastewater treatment plant provided by Central Marin Sanitation Agency.	Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.8.

	Fugitive Emissions from Effluent Discharge (N_2O)	Estimated population served by wastewater treatment plant provided by Central Marin Sanitation Agency. Assumed significant industrial or commercial input.	Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.12(alt).

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.5

MEETING DATE: May 13, 2025

AGENDA TITLE: FY2025-2027 Final Work Plan Priorities

FROM: Linda Kenton, Assistant Town Manager
David P. Donery, Town Manager

RECOMMENDATION: Receive report of the final FY2025-2027 Work Plan

BACKGROUND

Every two years, in the spring following a Council election, Town staff presents a set of two-year Work Plan priorities to the Town Council in anticipation of the development of the budget. Work Plan priorities are developed to outline departmental goals for the upcoming two years and are designed to move the organization forward in a number of areas as indicated in the attached Plans (Attachments 1 and 2).

In previous years, the process for Council review of the Work Plan has included reviewing initial presentations of the draft Plan at a regular meeting when feedback is provided to staff. This has been followed by dedicated time, usually during a retreat, where Council and staff can focus on the Work Plan goals and priorities and fine tune the Plan for inclusion in the budget document. These retreats are open to the public. Following the retreat, the Work Plan is typically presented for approval at the next Council meeting and included in the budget and Work Plan document.

A progress report for each two-year Work Plan is presented to the Council every six months for review and comment.

DISCUSSION/ANALYSIS

Work Plan priorities are based on staff knowledge and assessment of Town needs for both the short term and the future, and they encompass some projects already underway. Staff work collaboratively within departments but also in partnerships across departments to develop joint projects. The Town Manager, Department Heads and senior-level staff gathered on February 13, 2025, at a staff retreat to review and refine the draft Work Plan priorities and the Town Council received the report on April 22, 2025, council meeting. Staff received Council recommendations and incorporated the

feedback into the draft Work Plan priorities. Town Council and Department Heads convened April 25, 2025, at a Special Town Council retreat to review and refine the draft priorities. The draft Work Plan was vetted and finalized by Town Council. These final Work Plan priorities for FY2025-27 are presented in two formats: outlined by Town Department (Attachment 1) and organized within seven categories (Attachment 2).

FY2025-26 Work Plan Development Timeline

As discussed above, the following is the process for review and approval of the FY 2025-27 Work Plan priorities:

April 22 Town Council Meeting:

1. Staff introduces the FY2025-2027 draft Work Plan priorities for initial review by the Town Council.

2. Council provides input, feedback, and direction to be incorporated into the Work Plan for discussion at the upcoming Council retreat.

April 25 Town Council Retreat:

1. Updated draft Work Plan priorities presented by department and category.

2. Town Council provides input, feedback, and direction on draft Work Plan priorities to be discussed and incorporated into the final Work Plan.

May 13 Town Council Meeting:

1. Final FY2025-27 draft Work Plan Priorities considered by the Council for approval.

2. Work Plan incorporated into the FY2025-27 Budget and Work Plan document.

June Town Council Meetings:

The Budget and Work Plan hearing will be held on June 10, 2025, with adoption expected to on June 24, 2025.

FISCAL IMPACT

The fiscal impact of the draft Work Plan priorities varies by department and project. There is no direct fiscal impact to the general fund associated with receiving the draft priorities.

GENERAL PLAN CONSISTENCY

The proposed 2025-27 Work Plan aligns with the Town of San Anselmo's current General Plan, supporting key goals such as maintaining the Town's character, enhancing quality of life, and promoting sustainable development**.**

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Receiving this draft work plan priorities report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENT

Attachment 1 – Work Plan Priorities by Department
Attachment 2 – Work Plan Priorities by Category

2025-27 Priorities Work Plan by Department

Administration/Finance Services Workplan Priorities

1) **Category:** Investing in People

Priority: Implement Town-wide compensation study results

Description: Conducted a Town-wide compensation study. The goal of reviewing employee compensation is to benchmark the town's salaries to provide competitive compensation to comparable local municipalities and assist in the recruitment and retention of talented employees. Become Employer of Choice.

Employee Impact: High

Fiscal Impact: High

2) **Category:** Investing in People

Priority: Invest in human resource management software (NeoGov)

Description: A software tailored specifically for public sector organizations that will offer several key benefits such as streamlined recruitment and onboarding, improved compliance, enhanced employee management, and analytics and reporting**.** Removes manual tasks like data entry, paper filings, and communication follow-ups. It will allow HR to modernize operations and improve employee and candidate experience.

Employee Impact: High

Fiscal Impact: High

3) **Category:** Excelling in Town Services

Priority: Update Finance/Payroll/HR Systems

Description: Review the options for a change in Town's software to a cloud-based system more suited for a smaller local municipality. This will also allow for critical work to continue such as processing payroll or paying vendors in the event of an emergency.

Employee Impact: High

Fiscal Impact: Medium

4) **Category:** Investing in People, Excelling in Town Services

Priority: Enhance Technology Infrastructure and Cybersecurity

Description: Modernize and maintain the Town's IT infrastructure to ensure reliable, efficient, and secure systems that support all departments and community needs. Implement advanced cybersecurity measures to protect sensitive data and safeguard against emerging threats. Prioritize sustainable and energy-efficient technologies while exploring innovative solutions to improve accessibility, user experience, and operational efficiency across digital platforms. Collaborate with departments to identify and deploy tools that enhance service delivery and communication with the community.

Employee Impact: Medium

Fiscal Impact: Medium

5) **Category:** Excelling in Town Services

Priority: Evaluate and implement AI and Robotic Process Automation (RPA) opportunities across all Town departments

Description: Robotic Process Automation (RPA), which our team had the opportunity to see in action at the California Society of Municipal Finance Officers (CSMFO) conference in San Jose earlier this year. Based on what we saw, we believe RPA could significantly benefit our operations, particularly by automating recurring journal entries, running financial reports, and streamlining other repetitive tasks for both the Town and Ross Valley Fire Department.

Employee Impact: High

Fiscal Impact: Medium

6) **Category:** Excelling in Town Services

Priority: Implement a bi-annual Town staff satisfaction survey

Description: Solicit feedback from Town staff on a regular basis about job satisfaction, growth opportunities, suggestions for service improvements and identify trends for employee retention.

Employee Impact: High

Fiscal Impact: Low

Community Development—Department Work Plan Priorities

1) **Category:** Planning for the Future

   Priority: Comprehensive General Plan Update, including the Circulation Update

   Description: Begin the comprehensive General Plan Update of the 1988 current General Plan. Will update all elements of the General Plan (exception of the Housing Element and Safety Element) and include new optional element, such as Environmental Justice and Economic Development.

   Employee Impact: High

   Fiscal Impact: High

2) **Category:** Sustainable, Natural and Built Environment

   Priority: Continue to advance Economic Development and Housing Element Implementation

   Description: The Planning Department will enhance economic development and housing initiatives by refining policies, including potential zoning code amendments, to adapt to evolving business and housing needs while implementing structured actions to achieve the Town's goals.

   Employee Impact: Medium

   Fiscal Impact: Medium

3) **Category:** Excelling in Town Services and Investing in People

   Priority: Continue to enhance Service Levels and Professional Development

   Description: The Planning Department will improve customer service by refining its website for better navigation, streamlining processing timelines, ensuring prompt responses, and proactively guiding projects through discretionary processes. Efforts will include ongoing

staff training, professional development opportunities, and cross-training where feasible within existing constraints.

Employee Impact: Medium

Fiscal Impact: Medium

Community Development—Building

1) **Category:** Sustainable, Natural and Built Environment

Priority: Develop and implement residential Seismic Program and fire home hardening.

Description: Provide homeowners with information on earthquake strengthening for existing one- and two-family dwellings, develop a soft-story program for existing structures, and an automatic gas shutoff valve program. The Building Department is interested in the possible allocation of fire abatement funding to help homeowners in the WUI to add WUI compliant vents and siding to reduce the potential of fires or the spread of fire within San Anselmo and Marin County.

Employee Impact: Medium

Fiscal Impact: Low

2) **Category:** Excelling in Town Services

Priority: Customer Service and Online Accessibility

Description: Enhance the Building Department's responsiveness and public interface by improving customer service practices and updating web content. Tasks include developing online customer feedback tools, updating permit guides and FAQs, implementing digital appointment and callback request features, and training staff on service protocols. A key component of this initiative is establishing and adhering to a 24 to 48-hour response timeframe for all public inquiries. These efforts aim to make the permit process more transparent, timely, and user-friendly.

Employee Impact: High

Fiscal Impact: Low

3) **Category:** Excelling in Town Services

Priority: Economic Development Support

Description: Simplify and expedite the tenant improvement (TI) permit process to attract and support local businesses. This initiative includes publishing a TI Permit Guide, creating a fast-track option for small-scale improvements, coordinating interdepartmental reviews, including the Marin County Environmental Health Department, and continuing to offer no charge pre-submittal meetings. The objective is to lower entry barriers for businesses and contribute to downtown revitalization and economic growth.

Employee Impact: Medium

Fiscal Impact: Low

4) **Category:** Excelling in Town Services

Priority: Building Permit Process Improvements

Description: Streamline the building permit review process to improve efficiency and reduce turnaround times. Key actions include conducting a workflow analysis, implementing internal checklists and review templates, updating all third-party plan check review contracts to include reduced plan check timeframes, and increasing the number of in-house plan check reviews for projects that do not require structural review. The department will also explore digital plan check tools and coordinate interdepartmental training. The goal is to provide a more predictable and efficient permitting experience for applicants while maintaining compliance and quality control.

Employee Impact: Medium

Fiscal Impact: Medium

Library – Department Work Plan Priorities

1) **Category:** Planning for the Future, Excelling in Town Services

Priority: Leverage emerging technologies to create learning opportunities for residents and streamline workflows for staff.

Description: Explore emerging technologies, including artificial intelligence, by participating in trainings, conferences, and hands-on learning. Apply new knowledge to improve workflows and create educational opportunities for the local community. Stay adaptable and responsive to evolving technologies and the community's changing needs.

Employee Impact: High

Fiscal Impact: Medium

2) **Category:** Livability and Quality of Life

Priority: Foster Community Connection and Sustainability

Description: Focus on age-friendly and sustainability programs and collections that unite the community while supporting the needs of diverse groups within San Anselmo.

Employee Impact: Low

Fiscal Impact: Low

3) **Category:** Quality Facilities

Priority: Improve the organization of physical public space and implement plan to improve services.

Description: Enlist architectural services to help redesign the public library space to modernize and maximize use of space. Identify funding and contractors to implement the plan, most likely in phases.

Employee Impact: Medium

Fiscal Impact: High

Interdepartmental—Library and Public Works

1) **Category:** Quality Facilities

Priority: Remodel Library public space.

Description: Update and modernize the public area to best serve San Anselmo Library patrons, specifically expanding the children's area to meet the needs of local families and creating a single point of service desk to streamline and improve patron experience.

Employee Impact: High

Fiscal Impact: High

2) **Category:** Quality Facilities

Priority: Install modern HVAC system and replace roof.

Description: Construct new roof to repair numerous leaks that have impacted physical materials. Replace aged and inefficient HVAC system to provide high quality climate control for patrons, staff and materials.

Employee Impact: High

Fiscal Impact: High

Police – Department Work Plan Priorities

1) **Category:** Investing in People

Priority: Address Staffing Issues: Retention and Recruiting

Description: The Central Marin Police is still facing significant staffing issues at an impact to patrol staffing and its specialty positions. It is struggling to get officers trained and on the streets by themselves before the next officer retires or resigns. The two-year plan is to not only fill all the vacancies, but to get officers through the academy and the field training program at a pace quicker than we are losing officers.

Employee Impact: High

Fiscal Impact: Medium

2) Category: Climate Action, Resilience, and Sustainability

Priority: Continue to transition fleet to all electric models

Description: Continue to convert the fleet of vehicles away from sole combustion engines to fully electric models. This will include patrol vehicles, CSO/Cadet vehicles, and unmarked vehicles. Add electric vehicle charging heads to all department parking spots at the Main Station in Larkspur.

Employee Impact: Low

Fiscal Impact: High

3) **Category:** Excelling in Town Services

Priority: Improve emergency ingress and egress into neighborhoods on problematic streets in Town.

Description: Work with the Ross Valley Fire Department to identify problematic neighborhoods and streets in Town for first responder responses and evacuations. Work with the San Anselmo Public Works Department to modify existing parking ordinances to make the neighborhoods and streets as efficient as possible during emergency first responder responses and evacuations.

Employee Impact: High

Fiscal Impact: Low

4) **Category:** Investing in People

Priority: Increase Training for Frontline Supervisors and Field Training Officers

Description: CMPA is currently a very untenured agency due to high staff turnover over the last few years. Currently only 18 of 42 officers have eight years or more experience as a police officer. And 13 of 42 officers have less than three years' experience. CMPA will increase training and workshops for frontline supervisors to ensure the less tenured officers continue on our tradition of providing high quality and safe police services.

Employee Impact: High

Fiscal Impact: Medium

Public Works – Department Work Plan Priorities

1) **Category:** Sustainable, Natural and Built Environment

Priority: Improve all modes of transportation throughout Town with an emphasis on bicycling and walking.

Description: Through various paving projects, sidewalk improvements, safe routes to school, bike and pedestrian paths throughout Town and Open Space continue enhancing access to bikes and pedestrians.

Employee Impact: Medium

Fiscal Impact: Low

2) **Category:** Planning for the Future

Priority: Greening of Town Infrastructure and improving infrastructure to be more resilient both for energy reduction and emergency preparedness

Description: Looking at ways to reduce energy use and water usage while improving infrastructure to adapt to climate change.

Employee Impact: Medium

Fiscal Impact: Medium

3) **Category:** Sustainable, Built and Natural Environment

Priority: Improving public parks, open space access, and community buildings throughout Town.

Description: Rebuilding playgrounds, public parking lots, renovation of park facilities, new trails in open space, building upgrades.

Employee Impact: High

Fiscal Impact: High

Recreation – Department Work Plan Priorities

1. **Category:** Investing in People

Priority: Develop and strengthen community partnerships to enhance and grow sports programs

Description: To expand the reach, impact, and sustainability of our sports programs, the department will work diligently to strengthen existing relationships with volunteers, organizations, and community leaders while also cultivating new partnerships that will ensure long-term growth and success.

Employee Impact: High

Fiscal Impact: Low

2. **Category:** Connecting with the Community

Priority: Develop and implement a comprehensive marketing strategy

Description: Modernize and streamline communications with constituents to maintain engagement and build a strong sense of community. The development and execution of a comprehensive marketing strategy will ensure that the Recreation Department effectively promotes its programs, events, and activities to a broad and diverse audience.

Employee Impact: High

Fiscal Impact: Medium

3. **Category:** Livability and Quality of Life

Priority: Evaluate and enhance Age & Disability Friendly Programs and Spaces

Description: The Recreation Department will prioritize the evaluation and enhancement of its programs and spaces to ensure they are accessible, inclusive, and welcoming for individuals of all ages and abilities. This initiative will focus on both the expansion of age-specific and disability-friendly programs, as well as the creation of physical environments that accommodate these programs.

Employee Impact: Medium

Fiscal Impact: Medium

4. **Category:** Livability and Quality of Life

Priority: Sustainably fund and produce Live on The Avenue

Description: The Recreation Department is committed to ensuring the continued success and growth of the *Live on The Avenue* event series. The event series brings people together, celebrating music, arts, culture, and local talent in a lively, inclusive environment. However, to sustain its future, it is essential to explore diverse and sustainable funding sources and to strategically plan for its long-term viability.

Employee Impact: High

Fiscal Impact: High

Interdepartmental Projects - Recreation & Public Works

1. **Category:** Quality Facilities

Priority: Commitment to maintaining and enhancing Recreation Facilities

Description: The Recreation Department is dedicated to preserving and improving the quality of its facilities to ensure they remain safe, accessible, and enjoyable for the community. In collaboration with the Public Works Department, the Recreation Department will focus on a series of key facility upgrades and restorations.

Employee Impact: Medium

Fiscal Impact: High

Ross Valley Fire – Department Work Plan Priorities

Ross Valley Fire

1) **Category**: Excelling in Town Services

Priority: Fire Station 20 remodel Project
Description: Complete relocating Fire Station 20 personnel to temporary living quarters to prepare for the remodel project. Continue to work collaboratively with the Town of San Anselmo to ensure project is completed while remaining fiscally responsible.

Employee Impact: High

Fiscal Impact: High

2) **Category:** Excelling in Town Services

Priority: Closure of Fire Station 18
Description: Complete the closure and transfer of personnel due to the closure of Fire Station 18. Ensure minimal operational impacts are felt by proactive planning and communication.

Employee Impact: High

Fiscal Impact: Low

3) **Category:** Excelling in Town Services

Priority: Fill current firefighter. Administrative Assistant and Fire Inspector positions
Description: Continue to take an aggressive recruitment approach to enhance recruitment strategy to fill 3 firefighter, 1 administrative assistant and 1 fire inspector vacancy.

Employee Impact: High

Fiscal Impact: High

4) **Category:** Excelling in Town Services

Priority: Expand the current Finance contract to include Human Resources functions

Description: Work with San Anselmo Town Staff and the RVFD Fire Board on a new agreement with the Town of San Anselmo that expands the current Finance agreement while also including a new responsibility of Human Resources functions.

Employee Impact: Medium

Fiscal Impact: Medium

Interdepartmental Projects – Town/CMPA/RVFD

Category: Excelling in Town Services

Priority: Multi-agency disaster planning, including EOC staff training

Description: Work with San Anselmo Town Staff, CMPA and RVFD to train with County Emergency Operations Center and coordinate disaster preparedness in the community.

Employee Impact: High

Fiscal Impact: Low

FY2025-27 Work Plan Priorities by Category

Livability and Quality of Life

Create opportunities for lifelong learning and diverse entertainment through innovative Recreation and Library activities for residents of all ages and abilities.

1. Foster Community Connection and Sustainability (LIB)
2. Evaluate and enhance Age & Disability Friendly Programs and Spaces (REC)
3. Sustainably fund and produce Live on The Avenue (REC)

Quality Facilities

Maintaining and improving Town facilities for use by residents and Town staff.

1. Improve the organization of physical public library space and implement plan to improve services (LIB)
2. Install modern HVAC system and replace roof (LIB/PW)
3. Improving public parks, open space access, and community buildings throughout Town (PW)
4. Commitment to maintaining and enhancing Recreation Facilities (REC/PW)

Connecting with the Community

Provide equitable community engagement that includes an outreach approach with intentional effort to engage a representation of the Town's diverse audiences.

1. Develop and implement a comprehensive marketing strategy (REC)
2. Foster Community Connection and Sustainability (LIB)

Sustainable, Natural and Built Environment

Thoughtful planning and operations ensure the long-term viability of the Town's infrastructure, facilities, and environment.

1. Continue to advance Economic Development and Housing Element Implementation (PLAN)
2. Develop and implement residential Seismic Program and fire home hardening. (BUILD)
3. Continue to transition fleet to all electric models (CMPA)
4. Improve all modes of transportation throughout Town with an emphasis on bicycling and walking (PW)

5. Improving public parks, open space access, and community buildings throughout Town (PW)

Excelling in Town Services

Provide excellent and sustainable delivery of services by making data-driven investments & decisions. Support continuous improvement and cross-departmental collaboration to improve service delivery to residents and provide for their public safety.

1. Update Finance/Payroll/HR Systems (ADM/FIN)
2. Enhance Technology Infrastructure and Cybersecurity (ADM/FIN)
3. Evaluate and Implement use of Robotic Process Automation (ADM/FIN)
4. Continue to enhance Service Levels and Professional Development (PLAN)
5. Customer Service and Online Accessibility (BUILD)
6. Economic Development Support (BUILD)
7. Building Permit Process Improvements (BUILD)
8. Improve emergency ingress and egress into neighborhoods on problematic streets in Town (CMPA)
9. Fire Station 20 remodel Project (RVFD)
10. Closure of Fire Station 18 (RVFD)
11. Fill current Firefighter/Paramedic positions (RVFD)
12. Fill the vacant Emergency Services Coordinator position (RVFD/TOWN)
13. Implement a bi-annual Town staff satisfaction survey (ADMIN/FIN)
14. Multi-agency disaster planning, including EOC staff training (TOWN/CMPA/RVFD)

Planning for the Future

Utilize comprehensive planning efforts to balance the community's character with its evolving needs.

1. Comprehensive General Plan Update, including the Circulation Update (PLAN)
2. Leverage emerging technologies to create learning opportunities for residents and streamline workflows for staff (LIB)
3. Greening of Town Infrastructure and improving infrastructure to be more resilient both for energy reduction and emergency preparedness (PW)

Investing in People

Provide professional management and training that encourages a culture of innovation, collaboration, and transparency to deliver quality service through an exceptional workforce.

1. Implement Town-wide compensation study results (ADM/FIN)
2. Invest in human resource management software (ADM/FIN)
3. Enhance Technology Infrastructure and Cybersecurity (ADM/FIN)
4. Continue to enhance Service Levels and Professional Development (PLAN)
5. Address Staffing Issues: Retention and Recruiting (CMPA)
6. Increase Training for Frontline Supervisors and Field Training Officers (CMPA)
7. Develop and strengthen community partnerships to enhance and grow sports programs (REC)

Departments:

1. Administration & Finance (ADM/FIN)
2. Community Services (PLAN) or (BUILD)
3. Library (LIB)
4. Police (CMPA)
5. Public Works (PW)
6. Recreation (REC)
7. Ross Valley Fire (RVFD)

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: May 13, 2025

AGENDA TITLE: Public Hearing to Adopt an Ordinance to Repeal Title 9, Chapter 4, Undergrounding Electric and Communication Laterals to Building and Structures. The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3)

FROM: Heidi Scoble, Community Development Director

RECOMMENDATION:

1. That the Town Council hold a public hearing and consider the attached Zoning Ordinance Amendments to Title 9 "Building Regulations", Chapters 4, Undergrounding Electric and Communication Laterals to Building and Structures of the San Anselmo Municipal Code and ensure compliance with State law and make the associated CEQA exemption findings (see **Attachment 1**).
2. Motion to read the attached Ordinance by title only. The Town Manager will read the full title of the Ordinance.
3. Motion to approve the first reading of the Ordinance Amendments and waive future readings in their entirety.

BACKGROUND/DISCUSSION

In response to recent complaints from San Anselmo residents regarding the Town's undergrounding requirements for new construction and substantial remodels, the Town Council received a Staff Report, Staff Report Addendum, and a presentation at its April 8, 2025, meeting (see Agenda Item No. 2.4). The presentation provided an overview of the regulatory history, associated costs, and how San Anselmo's regulations compare to those in other jurisdictions.

Currently, the Town has three primary regulatory provisions regarding undergrounding of utilities:

1. **Title 7, Public Works, Chapter 8 – Removal of Overhead Utility Facilities and Installation of Underground Facilities in Underground Utility Districts**
   This chapter allows for the creation of underground utility districts. Once a district is formed, both utility companies and property owners are required to underground utility lines. There are currently ten such districts in San Anselmo. This chapter does not include any hardship exemptions.

2. **Title 9, Building Regulations, Chapter 4 – Underground Electric and Communication Service Laterals to Buildings or Structures**
   This section requires undergrounding of utilities for private development projects involving substantial improvements (i.e., improvements exceeding 50% of the structure's appraised value) and all new construction, including Accessory Dwelling Units (ADUs).

3. **Title 10, Planning and Zoning, Chapter 2 – Subdivisions**
   This section requires all newly created subdivisions to provide underground utilities.

At the April 8, 2025, meeting, the Town Council unanimously supported repealing the requirement to underground utilities for substantial improvements and remodels. However, the Council did not reach consensus on whether to repeal the undergrounding requirement for new construction. Councilmembers requested additional information on the volume and type of new construction projects, including distinctions between individual property owners and commercial developers, as well as potential hardship provisions that could be considered for new construction.

In response to this request, staff analyzed new construction permits issued since January 2022. The findings are summarized below:

- 25 total new construction permits issued for single-family homes:
  - 17 permits were for Accessory Dwelling Units (ADUs):
    - 9 required undergrounding of utilities
    - 8 were granted exemptions
    - None were associated with a commercial developer
  - 8 permits were for single-family residences:
    - 3 involved complete demolition and reconstruction
    - 3 were classified as new construction due to the scope of major remodels
    - 2 were for new homes on previously vacant lots
    - 2 were associated with commercial developers
    - 2 were granted exemptions from undergrounding
- 23 of the 25 permits were associated with resident (individual) applicants.
- Of the 15 permits that required undergrounding, only 4 were finalized; the remaining 11 permits have expired. Among the expired permits, three property owners cited the

cost of utility undergrounding as the primary reason for not finalizing their projects. These owners reported being denied hardship exemptions.

Additional Statistics:
- 68% of all new construction permits were for ADUs
- 40% of all new construction permits were granted hardship exemptions (8 ADUs and 2 single-family homes)
- 88% of exempted projects were ADUs
- 47% of all ADU new construction permits were granted exemptions

Based on these findings, staff has prepared a draft ordinance (see **Attachment 1**) proposing to repeal Title 9, Chapter 4, which governs undergrounding requirements for substantial improvements and new construction. The proposed repeal is driven by the following factors:

1. The majority of recent new construction permits have been for Accessory Dwelling Units (ADUs)
2. The Town's adopted Housing Element emphasizes the need to reduce barriers to housing production, particularly for ADUs, which provide more affordable and flexible housing options
3. The significant financial burden that utility undergrounding can place on individual property owners; and
4. The desire for consistency with the approach taken by other Marin County jurisdictions, many of which limit undergrounding requirements to new subdivisions or major infrastructure projects.

The undergrounding provisions in Title 7, Chapter 8 (related to established or newly created utility districts) and Title 10, Chapter 2 (applicable to subdivisions) would remain in effect.

FISCAL IMPACT
N/A

GENERAL PLAN CONSISTENCY
The proposed action is consistent with the goals, policies, and implementation programs of the Town of San Anselmo General Plan. In particular, the repeal of undergrounding requirements for new construction and substantial improvements supports the Housing Element's objectives to reduce regulatory barriers, encourage the development of ADUs, and promote housing affordability.

This proposal also aligns with broader General Plan goals related to equity, sustainability, and preserving community character by ensuring that infrastructure requirements remain financially feasible for individual property owners, especially those undertaking smaller-scale residential projects. Additionally, the action supports the General Plan's emphasis on promoting infill development and achieving balanced, long-term growth.

While the ordinance would repeal certain requirements under Title 9, undergrounding provisions related to subdivisions (Title 10) and utility districts (Title 7) would remain in place, continuing to support the Town's infrastructure and public safety objectives in a context-sensitive and scalable manner.

Finally, the Ordinance directly advances Housing Element Program 5.4b, which states: *"Evaluate requirements for on- or off-site improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects."*

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance Amendment will have a significant effect on the environment; there will be no changes to land uses, development intensities, or the rate at which development is expected to occur, and will therefore have no significant environmental effect.

The Town's undergrounding requirements align with the San Anselmo Climate Action Plan by promoting infrastructure that reduces environmental risks and enhances resilience. While undergrounding may help to minimize power disruptions, by exploring alternatives to mandatory undergrounding, the Town can balance resilience with cost-effectiveness, advancing climate goals while considering the long-term environmental benefits of various strategies.

ATTACHMENT

Attachment 1 - Ordinance

TOWN OF SAN ANSELMO
ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING IN ITS ENTIRETY TITLE 9 "BUILDING REGULATIONS", CHAPTER 4 "UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LATERALS TO BUILDINGS OR STRUCTURES"; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, at a duly noticed and public meeting on April 8, 2025, the Town Council discussed San Anselmo Municipal Code section 9-4, which requires the installation of electrical and communication service laterals for all new buildings or structures, and any building or structure undergoing a "substantial improvement" as that term is defined in the California Building Code which is when the cost of construction equals or exceeds 50% of the structures market value prior to construction; and

WHEREAS, at said meeting, the Town Council directed staff to return with an Ordinance repealing SAMC Section 9-4 ("Ordinance Amendment"); and

WHEREAS, the Town Council adopts this Ordinance Amendment under its valid police power in interest of promoting the public's general welfare; and

WHEREAS, the Town Clerk caused notice of this public hearing and proposed Ordinance Amendment in the Marin Independent journal newspaper on April 25, 2025; and

WHEREAS, the Town Council held a duly noticed public hearing on May 13, 2025, to consider adoption of the Ordinance Amendment; and

WHEREAS, the Ordinance Amendment is consistent with the Town's General Plan; and

WHEREAS, the Ordinance Amendment does not affect the Town's Climate Action Plan; and

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct and incorporated as findings herein.

SECTION 2: Environmental Review. The Ordinance Amendment is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance Amendment will have a significant effect on the environment; there will be no changes to land uses, development intensities, or the rate at which development is expected to occur, and will therefore have no significant environmental effect.

SECTION 3: Ordinance Amendment Repealing SAMC Section 9-4. The Town Council of the Town of San Anselmo hereby repeals San Anselmo Municipal Code Title 9 "Building Regulations", Chapter 4 "Underground Electric and Communication Service Laterals to Buildings or Structures" in its entirety; and orders Title 9 Chapter 4 be labeled "Reserved" accordingly.

SECTION 4: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of this Ordinance Amendment for any reason is found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

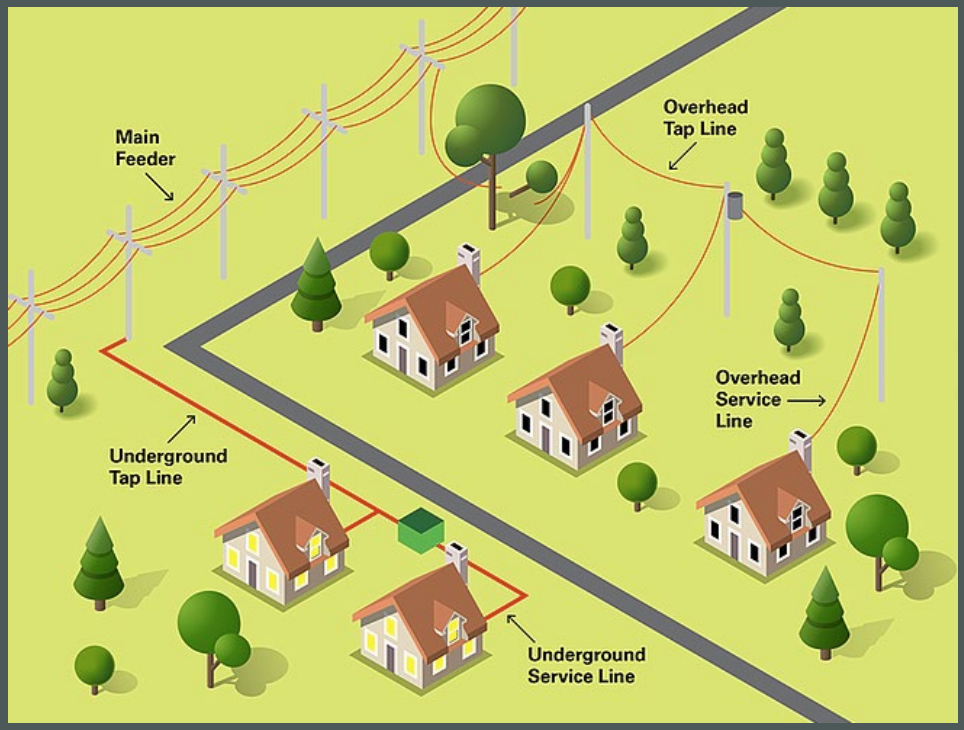
S**ECTION 5**: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on May 13, 2025, and was adopted at a regular meeting of the San Anselmo Council on _____ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Tarrell Kullaway, Mayor

ATTEST:_____
Serge Avila, Town Clerk



Repeal of Title 9, Chapter 4 – Undergrounding Electric and Communication Laterals

Town Council

May 13, 2025

Purpose



- Public hearing to consider adoption of an Ordinance to repeal Title 9, Chapter 4 – Undergrounding Electric and Communication Laterals

- Accept public comments

Background- Current Undergrounding Regulations

- Title 7:
  - Undergrounding Utility Districts (mandatory for both utilities & property owners; no hardship exemptions)
- Title 9:
  - Requires undergrounding for new construction & substantial improvements (including ADUs
- Title 10:
  - Requires undergrounding for all new subdivisions

Background- Council Direction from April 8, 2025 Meeting

- Supported repealing requirement for substantial remodels
- Sought more data before deciding on new construction
- Requested Information on:
  - Volume/type of new construction
  - Individual verses Commercial Applicants
  - Hardship Provisions

New Construction Data From January 2022

- 25 total new construction permits
  - 17 ADUS
    - 9 required undergrounding; 8 Exempted
    - None by commercial developers
  - 8 Single-Family Residences
    - 3 demo/rebuilds; 3 large remodels; 2 new homes on vacant lots
    - 2 homes constructed by commercial developers
    - 2 homes exempted from undergrounding
- 23 of 25 permits by individual (resident) applicants

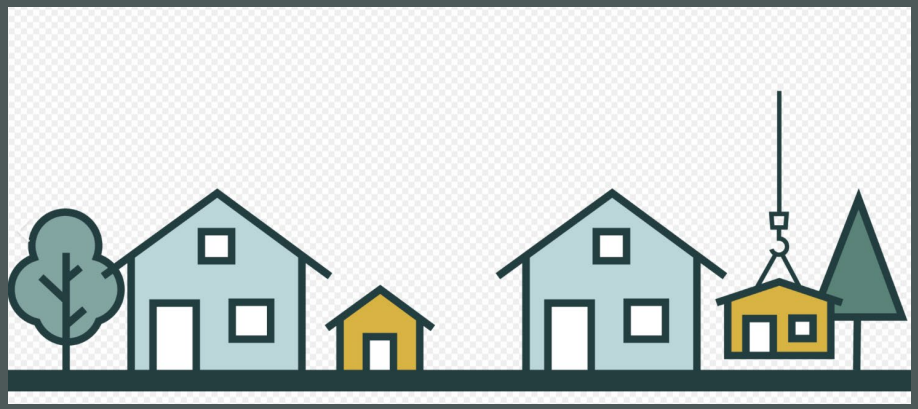
Additional Findings



- 15 of 25 Permits required Undergrounding
  - 4 Permits Completed
  - 11 permits expired
    - 60% of permits requiring undergrounding expired
    - Cost cited as barrier to completing project- Denied Hardship Exemption
- Hardship exemptions granted for:
  - 10 out of 25 permits granted exemptions (8 ADUs and 2 single-family)
    - 40% of all new construction projects (8 ADUs and 2 single-family)
    - 88% of all permit exemptions were ADUs
  - 47% of ADU permits granted exemptions

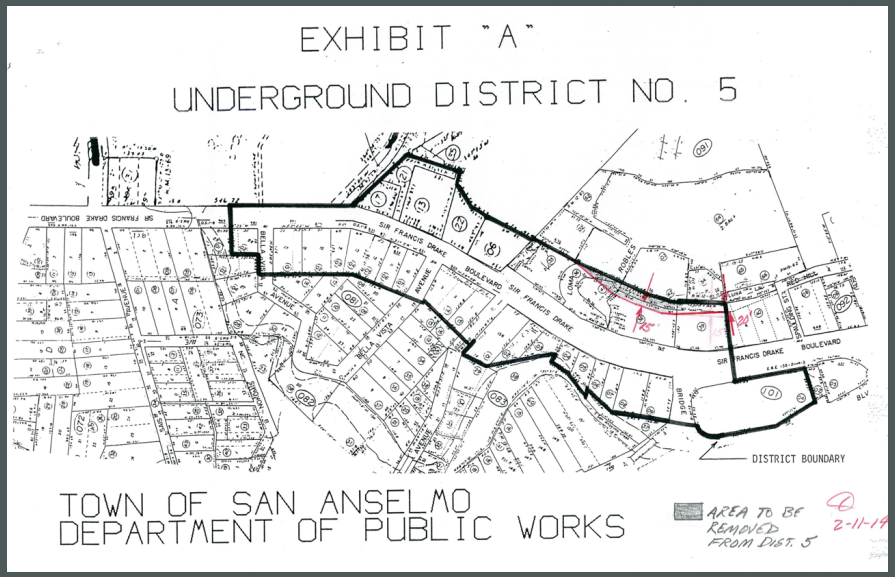
Reasons to Repeal Requirements for New Construction

- Majority of the projects are ADUs
- Repeal aligns with Housing Element goals to reduce barriers to constructing housing
- Cost burden on individual homeowners
- Follows practices of other Marin jurisdictions

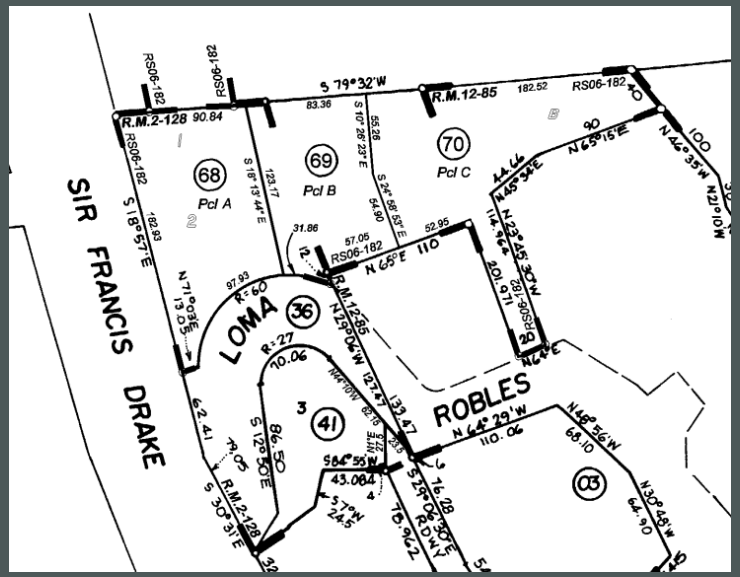


What Undergrounding Regulations Will Remain?

- Title 7: Undergrounding In Existing and Proposed Districts
- Title 10: Undergrounding for Subdivisions



Title 7- Undergrounding District



Title 10- New Subdivision

General Plan, CEQA, and Climate Action Consistency

- **General Plan:**
  - Supports Housing Element Program 5.4b: Reduce barriers to ADU/affordable housing
  - Promotes equity, sustainability, infill development, and balanced growth
- **Climate Action:**
  - Supports Climate Action Plan by balancing resilience and cost-effectiveness
- **CEQA:**
  - Exempt per Section 15061(b)(3)- Common Sense- No Environmental Impact

Recommendation

- Hold a public hearing and consider the Zoning Ordinance Amendments to Title 9 “Building Regulations”, Chapters 4, Undergrounding Electric and Communication Laterals to Building and Structures of the San Anselmo Municipal Code and ensure compliance with State law and associated California Environmental Quality Act (CEQA) findings.

- Motion to read the attached Ordinance by title only. The Town Manager will read the full title of the Ordinance.

- Motion to approve the first reading of the Ordinance Amendments and waive future readings in their entirety.

Questions?

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: May 13, 2025

AGENDA TITLE: Public Hearing to Consider Ordinance Amendments to Title 10 “Planning and Zoning” Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map to Implement the 2023-2031 San Anselmo Housing Element and Comply with State law; and Make the Associated California Environmental Quality Act (CEQA) Exemption Findings.

FROM: Heidi Scoble, Community Development Director
Lindsey Klein, Principal Planner

RECOMMENDATION:

1. That the Town Council hold a public hearing and consider the attached Zoning Ordinance Amendments to Title 10 “Planning and Zoning”, Chapters 2, 3, and 4 of the San Anselmo Zoning Code and the Zoning Map to implement the 2023-2031 Housing Element and ensure compliance with State law and make the associated CEQA exemption findings (see **Attachment 1**).
2. Motion to read the attached Ordinance by title only. The Town Manager will read the full title of the Ordinance.
3. Motion to approve the first reading of the Ordinance Amendments and waive future readings in their entirety.

BACKGROUND

The Town’s 2023-2031 Housing Element, adopted on December 12, 2023, and certified by the California Department of Housing and Community Development (HCD) on March 28, 2024, includes policies and actions requiring updates to the Zoning Code and Zoning Map.

HCD has indicated that failure to implement Housing Element actions will result in penalties, including legal suits, financial sanctions, loss of permitting authority, and streamlined approvals for development without local oversight (see **Attachment 4**).

On April 21, 2025, the Planning Commission held a public hearing and adopted Resolution No. 2025-07 (see **Attachment 3**) recommending that the Town Council approve amendments to the Zoning Code to implement Housing Element actions and address regulatory barriers identified by the Planning Commission.

DISCUSSION

The proposed Zoning Ordinance Amendments, summarized below and displayed in **Attachment 1**, would implement Housing Element (HE) actions to ensure the Town remains in conformance with State law and address regulatory barriers identified by the Planning Commission:

- Streamlined Housing Development: Implement HE Action 3.3a to amend the Town's Planned Development (PD) process[1] and the Zoning Map in order to:
    - Update the purpose and intent within the PD framework to align with the Town's General Plan.
    - Streamline the review process and reduce redundancy in the project review process while maintaining protections for public health, safety, and welfare.
    - Update approval findings with clear, more objective standards per current planning best practices and State guidance. Clearer standards would enhance reader transparency, development predictability, and the Town's capacity to support innovative development.
- Parking Reform: Implement HE Action 5.2c to amend the Zoning Code to align local parking requirements with Assembly Bill (AB) 2097.[2]
- Affordable Housing Overlay Zone: Implement HE Action 5.3a to amend the Zoning Map to identify the Affordable Housing Overlay (AHO) District, as established in Section 10-3.201 of the Municipal Code and the General Plan.[3]
- Housing Uses: Remove regulatory barriers to allow for the development of co-housing uses in San Anselmo, as requested by the Planning Commission, and clarify where attached single-family and multi-family residential uses are allowed.[4]
- Accessibility & Lot Line Adjustments: Implement HE Action 9.1f and respond to Planning Commission requests to simplify approvals for lot line adjustments and

[1] The PD policy framework would replace the more complex, multi-step framework established by the Preliminary Planned Development/Specific Planned Development (PPD/SPD) Zoning Districts.
[2] This State law eliminates minimum parking requirements for development within a half-mile of a major transit stop. AB 2553 amended the definition of "major transit stop" to increase the frequency of service interval from 15 to 20 minutes.
[3] The Zoning Code indicates that the AHO District, which applies to parcels zoned Commercial (C-3) and High Density Residential (R-3), allows residential development at higher densities if at least 40 percent of the units are restricted to low-income households. The General Plan indicates that qualifying projects may have residential densities of up to 40 units per acre.
[4] See the Item 6.A Staff Report from the 11/4 Planning Commission meeting to learn about co-housing.

for minor accessibility-related modifications through the Minor Exception permitting process.

- Regulatory Clean-Up: Consolidate references and update terminology for administrative and ministerial processes.

A detailed summary of the proposed amendments is included in the April 21, 2025 Planning Commission staff report; the redlined amendments are displayed in **Attachment 1**.

FISCAL IMPACT

There is no fiscal impact associated with the proposed Ordinance.

GENERAL PLAN CONSISTENCY

The proposed Ordinance is consistent with the following General Plan goal and programs, as stated in **Attachment 1**: Land Use Element Goal 5, Housing Element Programs 3.3, 4.3, 5.1, 5.2, 5.3, and 9.1.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") per CEQA Guideline Section 15301 involving the minor alteration of existing residences involving negligible or no expansion of use beyond that already in existence; Section 15303 involving new construction or conversion of small structures; and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility they would have a significant effect on the environment. The amendments make no or minimal changes to land uses, development intensities, or the rate at which development is expected to occur.

The proposed Ordinance aligns with Climate Action Plan 2030 Measure T-9 (Smart Growth Development), which calls for zoning regulations that allow for infill, higher density, and mixed-use development near transit and within walking distance to shopping, schools, and services.

ATTACHMENTS

Attachment 1 - Ordinance
Attachment 2 - Draft Zoning Map
Attachment 3 - Planning Commission Resolution No. 2025-07
Attachment 4 - HCD Handout

ORDINANCE NO.
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING TITLE 10 "PLANNING AND ZONING", CHAPTERS 2, 3, AND 4 OF THE MUNICIPAL CODE AND THE ZONING MAP TO IMPLEMENT THE 2023-2031 SAN ANSELMO HOUSING ELEMENT AND COMPLY WITH STATE LAW; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, State Housing Element Law (Government Code section 65580 *et seq.*) requires that the Town of San Anselmo ("Town") adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the Town's regional housing need allocation ("RHNA"), ensuring the provision of housing at all income levels; and

WHEREAS, the Town Council adopted the 2023-2031 Housing Element on December 12, 2023 via Resolution No. 2023-4524, and an Initial Study/Mitigated Negative Declaration related to the Housing Element was prepared pursuant to the California Environmental Quality Act (CEQA) and certified by the Town Council on July 25, 2023 via Resolution No. 2023-4513; and

WHEREAS, the California Department of Housing and Community Development (HCD) has declared authorization to review any action or failure to act by a local government that it finds inconsistent with an adopted housing element or housing element law, including failure to implement program actions included in the Housing Element, and to revoke housing element compliance if the local government's actions do not comply with State law; and

WHEREAS, on October 21, 2024, the Planning Commission discussed the Town's requirement for a variance to complete a lot line adjustment involving two legally created, residentially zoned parcels of substandard size, identifying this requirement as a barrier to housing creation and maintenance, and requested that amendments to reduce this requirement be considered; and

WHEREAS, on November 4, 2024, the Planning Commission identified an opportunity to encourage the creation of co-housing uses in the Town of San Anselmo through the establishment of clear regulations to address the Town's housing needs and promote innovative housing solutions, and directed Town staff to prepare Zoning Code Amendments to encourage co-housing; and

WHEREAS, the purpose of this Ordinance is to amend certain sections of Title 10 "Planning and Zoning", Chapters 2, 3, and 4 and the Zoning Map to implement the 2023-2031 Housing Element and comply with State housing law ("Ordinance Amendments"); and

WHEREAS, the Ordinance Amendments are exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 involving the minor alteration of existing facilities involving negligible or no expansion of use beyond that already in existence; CEQA Guidelines Section 15303 involving new construction or conversion of small structures; and CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility they would have a significant effect on the environment; the amendments make no or minimal changes to land uses, development intensities, or the rate at which development is expected to occur; and

WHEREAS, the Ordinance Amendments consistent with the Town's Adopted 2023-2031

Housing Element, including Programs 3.3, 4.3, 5.1, 5.2, 5.3, and 9.1, and the Town's General Plan Land Use Goal 5; and

WHEREAS, the Ordinance Amendments are consistent with the Climate Action Plan 2030 Action T-9 (Smart Growth Development); and

WHEREAS, the Planning Commission, in accordance with Government Code Section 65853 et seq., is responsible for recommending proposed amendments to the Town's Zoning Code to the Town Council and, following a duly noticed public meeting on April 21, 2025, recommended the adoption of the Zoning Ordinance Amendments.

WHEREAS, a public hearing notice was published in the Marin IJ and posted in three places on April 22, 2025 pursuant to Government Code section 65090 giving notice of Town Council adoption of the Zoning Ordinance Amendments; and

WHEREAS, the Town Council held a public hearing on May 13, 2025, to consider the Planning Commission recommendation and introduce the draft Ordinance; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Based on substantial evidence in the record, the above recitals are true and correct and incorporated as findings herein.
2. The Town Council of the Town of San Anselmo does hereby adopt the Ordinance Amendments as set forth in **Exhibits "A"** and **"B"**, and incorporated herein by reference.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on May 13, 2025, and was adopted at a regular meeting of the San Anselmo Council on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

APPROVED:_____
Tarrell Kullaway, Mayor

ATTEST:_____
Serge Avila, Town Clerk

Exhibit List:

A. Zoning Code Amendments
B. Zoning Map Amendments

EXHIBIT "A"

SECTION 1: The above recitals are true and correct and are incorporated as findings herein.

SECTION 2: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-2.710 (Relocation of Lot Lines) is hereby amended as follows:

(a) The ~~Planning~~ Community Development Director, or designee, is authorized to approve lot line relocations provided that: ~~which meet the following requirements:~~
  (1) The resultant lots created do not:
    i. ~~Do not c~~Create an additional lot in any zone or make an otherwise ineligible site eligible for an Urban Lot Split or Ministerial Housing Unit pursuant to Title 10, Chapter 4; and
  ~~(2) Do not reduce the area of any lot in any zone, as defined in Chapter 3 of this title relating to zoning, by more than thirty (30%) percent or more than ten (10%) percent below the average area of similarly zoned lots within 300 feet thereof;~~
    ii. ~~Do not c~~Cut off any lot from frontage on a public street or alley or access to a public utility easement; and
    iii. Create any new nonconforming zoning conditions; and
    iv. ~~Do not c~~Cut off any lot from any utility service available prior to the lot line relocation.
  (2) When existing lots do not conform to all applicable physical and use requirements of this title, the resultant lots will increase pre-existing nonconformities; and
  (3) Resultant lots will be adequate in size and shape to accommodate the uses permitted in the applicable Zoning District and all yards, open spaces, walls and fences, vehicular access, parking, landscaping, and other features required by this title.
(b) Applications shall be made to the Planning Department, accompanied by a map showing the existing and proposed lot lines prepared by a licensed civil engineer or surveyor.
(c) New lot corners and/or angle points shall be monumented after approval as required by the ~~Planning~~ Community Development Director, or designee.
(d) The fee for processing a lot line relocation shall be set by resolution.
(e) The transfer of property involved in a lot line relocation shall be made by a properly executed grant deed provided to, and recorded concurrently with the final parcel map by, the Planning Department.

SECTION 3: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-2.711 (Urban Lot Splits pursuant to Government Code 66411.7), subsection (b)(1) is hereby amended as follows:

(1) The parcel is located within a single-family residential zone R-1, R-1-H, or R-1-C ~~or SPD R-1~~.

SECTION 4: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.201

(Purpose and Intent) is hereby amended as follows:

The Town is hereby divided into Zoning Districts based upon the intent of the General Plan, as follows:

(a) Very Low Density Residential (R-1-H) District. This District is reflected on the General Plan Land Use Map as "Very Low Density Residential," which allows a maximum density of one (1) residential unit for each gross acre of land, with a maximum population density of four (4) persons for each acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural land forms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas. The General Plan accomplishes these goals by limiting development to a maximum density of one (1) residential unit per acre and by providing for a thorough and tiered review and approval process for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. The maximum number of dwelling units allowed on each parcel in the R-1 H District shall not exceed the number of dwelling units designated for each parcel listed in the official "Table of R-1 H (Hillside Density District) Parcels," referred to as Table 4D. Within a subdivision, single-family detached homes may be located on lots smaller than one (1) acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use. Exceptions to these standards for the R-1 H and R-1 C Zoning Districts may be allowed or required by the Planning Commission when such exceptions would result in a more desirable development and are warranted based on information developed through the review process and the exceptions are consistent with the goals, policies and objectives of the San Anselmo General Plan. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(b) Single-Family Residential-Conservation (R-1-C) District. This District is reflected on the General Plan Land Use Map as "Low Density Residential Conservation," which allows a maximum density of one (1) residential unit for each gross acre of land, with a maximum population density of four (4) persons for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one (1) to two (2) acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the overall density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas

by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. Within a subdivision, single-family detached homes may be located on lots smaller than one (1) acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use. Exceptions to these standards for the R-1 H and R-1 C Zoning Districts may be allowed or required by the Planning Commission when such exceptions would result in a more desirable development and are warranted based on information developed through the review process and the exceptions are consistent with the goals, policies and objectives of the San Anselmo General Plan. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(c) Single-Family Residential (R-1) District. This District is reflected on the General Plan Land Use Map as "Single-Family Residential," which allows a density range of between one (1) and six (6) residential units for each acre of land, with a maximum population density of eighteen (18) persons for each gross acre of land. The minimum lot area for R-1 lots shall also be regulated by the Slope Density Table, referred to as Table 4C. No allowance for rounding up shall be granted for the last lot in a subdivision which only partially meets the minimum lot area requirements. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. The majority of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(d) Medium Density Residential (R-2) District. This District is reflected on the General Plan Land Use Map as "Medium Density Residential," which allows a density range of between six (6) and twelve (12) residential units for each acre of land, with a maximum population density of twenty-eight (28) persons for each gross acre of land. The minimum lot area for all newly created R-2 lots shall be as described in this title. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District will be developed with either duplex or triplex style development, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted.

(e) High Density Residential (R-3) District. This District is reflected on the General Plan Land Use Map as "High Density Residential," which allows a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land. The minimum lot area for all newly created R-3 lots shall be as described in this title. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to lands near commercial areas. Lots within the District will be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential lower density character, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted.

(f) Affordable Housing Overlay (AHO) District. This District is not specifically reflected on the General Plan Land Use Map and is intended to serve as an "overlay" District to the R-3 and ~~,~~ C-3~~, and SPD~~ Districts on the Zoning Map. The purpose of the Affordable Housing Overlay Zone is to enhance the development of affordable housing by providing a tool that would allow greater densities and flexibility to development standards if at least forty percent (40%) of the total dwelling units are deed-restricted for low-income families. Applicants seeking project approval through the use of the Affordable Housing Overlay Zone ~~will~~ have the option of utilizing the Objective Design and Development ~~Design~~ Standards in Title 3, Chapter 20 of the San Anselmo Municipal Code or the standard~~s~~ entitlement process associated with Section 10-3.302, Land Use Regulations Table 3A of the San Anselmo Municipal Code.

(g) Professional (P) District. This District is reflected on the General Plan Land Use Map as "Professional." The minimum lot area for all newly created P lots shall be as described in this table. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to a few land areas in the vicinity of the Town's commercial area which serve as buffers or transitions between the more intense commercial development and adjoining residential development. The types of professional uses anticipated in the District are those considered compatible with residential and commercial development and which do not result in the generation of traffic, noise, or other detriments to adjacent residential development. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use.

(h) Neighborhood Commercial (C-1) District. This District is reflected on the General Plan Land Use Map as "Neighborhood Commercial," which allows a maximum Floor Area Ratio of 1.0, except that the maximum Floor Area Ratio for housing development projects with eight (8) to ten (10) units is 1.25. This District is generally applied to several existing small commercial areas located within established residential neighborhoods. The purpose of this District is to identify those land areas which have existing commercial development providing limited commercial opportunities to adjacent residential neighborhoods. The types of commercial uses permitted within this District are those which have a market area limited to adjoining residential neighborhoods and which do not result in the

generation of traffic, illumination, noise, odors, or other impacts greater than if the District were restricted to residential uses. Examples of the types of uses anticipated within the District are small grocery and drug stores and service businesses such as dry cleaners and laundromats. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and twenty (20) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(i) Downtown Commercial (C-2) District. This District is reflected on the General Plan Land Use Map as "Central Commercial," which allows a maximum Floor Area Ratio of 2.0. This District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. Two (2) types of business are expected in this District. The primary uses expected are businesses referred to as "primary attractors," which are those which draw the majority of their customers from outside the community. Examples of these types of businesses are specialty boutiques, antique stores, restaurants, and cafes. The second type of businesses expected in the District are those which rely upon pedestrian movements generated by the primary attractors. Examples of these include small specialty shops, small food outlets (ice cream and coffee), and personal services such as barber and beauty shops. Mixed-uses, combining commercial, office, and residential uses are also allowed within the District; however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and twenty (20) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(j) Limited Commercial (C-L) District. This District is reflected on the General Plan Land Use Map as "Limited Commercial." This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (¼) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Those uses permitted will typically be low traffic generators or generate an equal or lesser number of trips during the a.m. and p.m. peak hours than the existing uses as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991, and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated will be obtained from the current edition of Trip Generation, Institute of Transportation Engineers. Examples of the types of uses allowed within the District are furniture and antique shops, specially boutiques,

book stores, art galleries, and personal services such as barber and beauty shops. Examples of some of the uses specifically prohibited within the District are fast food restaurants, and convenience food stores which are not in combination with a gasoline station. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(k) Commercial (C-3) District. This District is reflected on the General Plan Land Use Map as "General Commercial." This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Many of the areas within the District include existing development, or have development potential, to provide for commercial uses which require significantly larger buildings than afforded in the Central Commercial District, such as full-service grocery and drug stores, major furniture and appliance stores, and shopping centers. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(l) Public Facilities (PF) District. This District is reflected on the General Plan Land Use Map as "Public Facility." This District is generally applied to all existing major public land uses, including, but not limited to the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks and public schools. Residential uses may be permitted within the PF District.

~~(m) Preliminary Planned Development (PPD) District. The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which~~

~~because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.~~

~~(n) Specific Planned Development (SPD) District. The Specific Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.~~

(m) Community Facilities (CF) District. This District is reflected on the General Plan Land Use Map as "Community Facility." This District is generally applied to certain Town-owned property and allows for private use of said properties when appropriate. Examples include the Isabel Cook Community Center and Robson Harrington House.

The hierarchy of use for Community Facilities parcels shall be in the following order, assuming substantially comparable lease terms:

1. Public use by the Town.
2. Rental to non-profit community organizations.
3. Rental to other private entities.

(n) Open Space (OS) District. This District is reflected on the General Plan Planned Land Use Map as "Open Space." This District is generally applied to land intended to be protected and managed as a natural environment with passive recreation usage and no or minimal development. Lands zoned to the OS District include existing open space areas, lands with scenic values or natural resources found to be in the public interest to preserve, or lands not suitable for development due to natural or other hazards associated with the land.

SECTION 5: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.302 (Land Use Regulations Table 3A) is hereby amended as follows:

The Land Use Regulations Table, referred to as Table 3A, lists uses of the land and indicates whether or not each use is permitted (P), conditionally permitted (C), or not permitted (-) in each Zoning District. Uses not specifically listed in the Land Use Regulations Table are specifically prohibited unless a Use Determination by the ~~Planning~~ Community Development Director, or designee is made which finds the use not specifically listed is similar to another use permitted or conditionally permitted within the District.

The Residential Housing Opportunities (R-HO), Public Facilities (PF), and Open Space (OS)~~, Preliminary Planned Development (PPD), and Specific Planned Development (SPD) Districts~~ are not included on the Land Use Regulations Matrix. The R-HO~~, PPD, and SPD~~ District~~s~~ ~~are~~ is an overlay District~~s~~ and generally allows for ~~either~~ higher residential densities~~ or unique or special mixing of uses on one (1) site~~. The R-HO District is not yet designated on the zoning map and, therefore, is not currently regulated. ~~The PPD and SPD Districts are regulated by Article 9 of this chapter of the San Anselmo Municipal Code, respectively.~~ The PF District does not include any lands not currently developed with major public facilities. Any expansion of the PF District would be preceded by the Town's acquisition of the land for a specific use or purpose, a General Plan Amendment, and a zone change. The OS District is limited to passive recreation uses. See also Title 11, Chapter 1 "Regulations for Parks and Playgrounds."

LAND USE REGULATIONS TABLE TABLE 3A										
"P" = Permitted Use "C" = Conditionally Permitted Use 3 "-" = Not Permitted										
	DISTRICT									
LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Recreation, Education, and Public Assembly										
Day Care Centers	C (2)	C (2)	C (2)	C	C	C	C	C	-	C
Day Care Homes, Large Family	C	C	C	C	C	C	C	C	-	C
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C	C	-	C
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C	C	-	C
Fitness Centers	-	-	-	-	-	-	C	C	C	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C	-	C
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2)	C	C	-	C	C	C	C
Schools, Specialized Education and Training	-	-	C (2)	C	C	C	C	C	-	C
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C	-	C
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work/Mixed-Use - Ground Floor Commercial	-	-	-	-	-	-	P (16)	P	P (16)	P (14,16)
Low Barrier Navigation Centers	-	-	-	-	-	P	P	P	P	P
Other Residential Care Facilities	P	P	P	P	P	P	P	P	-	P
Residential Care Facilities, Large	P (2)	P (2)	P (2)	P	P	C	C	C	C	C
Residential Care Facilities, Small	P	P	P	P	P	C	C	C	C	C
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P

Residential, Multi-Family (2 to 4 units)	P/C (6,17)	P/C (6,17)	P (6)	P	P (187)	C	P	P (10)	P	P (14)
Residential, Multi-Family (5+ units)	P/C (6,17)	P/C (6,17)	P	P	P (187)	C	P/C (187)	P/C (10, 187)	P/C (17)	P/C (14, 187)
Residential, Single Family Attached	P (6)	P (6)	P (6)	- P	- P	- P/C (17)	- P/C (17)	- P/C (17)	- P/C (17)	- P/C (17)
Residential, Single Family Detached	P	P	P	P	P	C	C	-	C	C
Residential, Single-Room Occupancy Units (7)	P	P	P	P	P	-	P	P (10)	P	P (14)
Supportive Housing	P	P	P	P	P	C	P	P	P	P
Transitional Housing	P	P	P	P	P	C	C	C	C	C
Co-Housing (1)	-	-	C	C	C	C	C	C	C	C
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C	C	-	C
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C	C	C	P/C (1)
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C	-	C
Restaurants	-	-	-	-	-	-	P	P	C	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C	P	C	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C
Building Material Stores	-	-	-	-	-	-	-	-	-	C
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C	P
Department Stores	-	-	-	-	-	-	-	P	-	P

Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C	C	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										
Mini-Storage	-	-	-	-	-	-	-	-	C	C
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Pet Care (except Veterinary) Services	-	-	-	-	-	-	-	C	C	C
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C	C
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C (8,9)	C (8,9)
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C	C
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C
Offices	-	-	-	-	-	-	P	P/C (15)	P/C (15)	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C
Research and Development	-	-	-	-	-	-	-	-	C	C
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C
Medical Services, Doctor Offices	-	-	-	-	-	P (4)	P	P	C	P
Medical Services, Extended Care	P/C (1,2)	P/C (1,2)	P/C (1,2)	P/C (1,2)	P/C (1,2)	C	C	C	-	C
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P

Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P [4]	P	P	C	P
Temporary Uses and Events										
Temporary Uses and Events	-	-	-	-	-	C [13]	C [13]	C [13]	C [13]	C [13]
Transportation, Communications, and Infrastructure										
Communications Equipment Buildings	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C [2]	C [2]	C	C	C	C	C	C	C
Institutional, Public	-	-	P [2]	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C [2]	C	C	C	C	C	C	C
Mail Services	-	-	-	-	-	-	-	P	C	P
Parking Garages, Commercial	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C	C	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Water Tanks	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Windmills	-	C [2]	C [2]	C	C	C	C	C	-	C
Wireless Telecommunications Facilities	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	-	-	C	C	-	C
Hotels	-	-	-	-	C	-	-	C	-	C
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P [4]	P	P	P	P
ATMs	-	-	-	-	-	-	C	P	C	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C	C	C	C	C

Drive-Through Services	-	-	-	-	-	-	-	-	-	C
Home Occupations	P (2)	P (2)	P (2)	P	P	P	P	P (4)	-	P
Office, Ancillary	-	-	-	-	-	-	P (12)	P (12,15)	P (12)	P (12)
Outdoor Sales and Rental, Ancillary	-	-	-	-	-	-	C	C	C	C
Personal Cannabis Cultivation (5)	P	P	P	P	P	P	P	P	P	P

LAND USE REGULATIONS TABLE
TABLE 3A

Notes:

(1) See definition for more information about the permitting requirements based on the type of use.

(2) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.

(3) Reference Section 10-1305 of Article 13 of this Chapter.

(4) Reference Article 5 of this Title.

(5) Reference Section 10-3.1801 of Article 18 of this Chapter.

(6) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.

(7) Reference Section 10-3.1901 of Article 19 of this Chapter.

(8) Reference Chapter 6 of this Title.

(9) Upon change of occupancy, buildings or leasable space having a minimum of one thousand two hundred (1,200) square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Articles 13 and 15 of this Title.

(10) Residential uses are allowed only on upper floors unless the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

(11) A Conditional Use Permit is required unless the project meets the qualifications for Town review under Section 6409(a) of the Middle Class Tax Relief and Job Creation Action of 2012 (47 U.S.C. § 1455(a)).

(12) Up to 30% of the use may be permitted when it is ancillary to the primary permitted commercial use.

(13) Reference Section 10-3.1304 of Article 13 of this Chapter.

(14) For properties south of Ross Avenue, residential uses are allowed only on upper floors or behind the ground floor commercial/office use

unless the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).
(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.

(16) A residential use(s) associated with a mixed-use development(s) shall occupy at least 50% of the total floor area.

(17) Dependent upon the maximum density permitted for the site, up to six residential units are permitted. More than six units per site requires a Conditional Use Permit unless a) project seeks approval through the Title 10 Chapter 20, Objective Design Standards for Residential Development or b) the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).
(18) If the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

SECTION 6: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.402 (Development Standards Table):

The Development Standards Table, referred to as Table 4A, lists the development standards for each Zoning District. Deviations from development standards set forth in the Development Standards Table, referred to as Table 4A, may only be permitted by (1) an exception; (2) a minor exception; or (3) a design review, each of which are listed on the Minor Intrusions into Required Development Standards For Residential Properties Table, referred to as Table 4B; or (4) a variance by the Planning Commission as set forth in Section 10.3.1404(b) of this chapter of the San Anselmo Municipal Code; or (5) pursuant to specific exceptions for certain two-unit developments and subdivisions set forth in Chapter 4, Housing Developments Under Government Code Section 65852.21, and Chapter 6, Accessory Dwelling Units.

The Residential Housing Opportunities (R-HO), Public Facilities (PF), and Open Space (OS)~~, Preliminary Planned Development (PPD), and Specific Planned Development (SPD)~~ Districts are not included on Table 4A. The R-HO District is an overlay district and utilizes development standards for the underlying District. ~~The PPD and SPD Districts are overlay districts and allow for the establishment of development standards suitable to a specific use or project site.~~ The PF and OS Districts do not include any development standards but allow for the use of development standards appropriate to the specific use or project site as determined by the Planning Commission or the Town Council.

Development Standards Table Table 4A											
DEVELOPMENT STANDARD	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Lot Area, Minimum (Sq. Ft.)		43,560	43,560	7,500	7,500	7,500	5,000	-	-	-	-
Density, Minimum (Units/Acre)		-	-	-	6	20	20	13	13	20	20
Density, Maximum (Units/Acre)		1	1	6	12	30	30	20	20	30	30
Lot Width, Minimum Average		60′	60′	60′	60′	75′	45′	-	-	-	-
Lot Width, Minimum Street Frontage		40′	40′	40′	40′	50′	45′	-	-	-	-
Lot Coverage, Maximum		-	-	35%(1)	35%(3)	50%(3)	50%(3)	-	-	-	-
Setback, Minimum Front(2)		20′	20′	20′	20′	20′	20′	0′	0′	0′	0′
Setback, Minimum Rear(2)		20′	20′	20′	20′	20′	-	-	-	-	-
Minimum Adjacent to "R" Districts							20′	12′	12′	12′	12′
Minimum Adjacent							12′	0′	0′	0′	0′

to "P" Districts											
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Setback, Side[2]											
Minimum Interior Side		8′	8′	8′	8′	8′	0′	0′	0′	0′	0′
Minimum Street Side		12′	12′	12′	12′	12′	0′	0′	0′	0′	0′
Minimum Adjacent to "R" Districts							5′	8′	0′	0′	0′
Minimum Adjacent to "P" Districts							5′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Floor Area Ratio, Maximum		[1]	[1]	[1]	-	-	-	1.0 /1.25 [3]	2.0	2.0	2.0
Maximum Stories:											
On lot with building footprint having an average slope of less than 25%		2	2	2	2	2	2	2	2	3	3
On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	3	3
Maximum Building Height Outside Primary and Secondary Ridgezone: Above Average Grade:											
On lot with building footprint having an average slope of less than 25%		30′	30′	30′	30′	30′	30′	30′	30′	35′	35′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	35′	35′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Average		30′	30′	30′	-	-	-	-	-	-	-

Grade											
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Ridgeline		18'	18'	18'	-	-	-	-	-	-	-
Maximum Fence Height[(2)]											
NOTES:											
(1) Reference Table 4E or 4F of this Chapter and Title 10 Chapter 4.											
(2) Reference Table 4B of this Chapter for residential projects.											
(3) The Town shall not impose a lot coverage requirement that would physically preclude a housing development project with eight to ten units[(4)] from achieving a Floor Area Ratio of 1.25. However, the 1.25 FAR allowed for housing development projects between 8 to 10 units in this Table 4A shall not apply to a site within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.											
(4) "Unit" means a unit of housing, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.											

SECTION 7: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.405 (Minor Intrusions into Required Development Standards for Residential Properties Table):

10-3.405 - Minor Exceptions ~~Intrusions Into~~ To Required Development Standards for Residential Properties Table.

The Minor Exceptions ~~Intrusions Into~~ To Required Development Standards for Residential Properties Table, referred to as Table 4B, lists: (a) exceptions, which require no discretionary action by the ~~Planning~~ Community Development Director or designee, or Planning Commission; (b) minor exceptions, which require discretionary action by the ~~Planning~~ Community Development Director or designee; and (c) minor intrusions that require P~~p~~lanning C~~c~~ommission design review.

MINOR EXCEPTIONS ~~INTRUSIONS~~ ~~IN~~TO REQUIRED RESIDENTIAL DEVELOPMENT STANDARDS
Table 4B[1][2][3]

Feature	Front Setback	Rear Setback	Interior Side Setback	Street Side Setback	Review Required
Accessory Structure - Detached or Attached					
A. For properties with a rear property frontage on Center Boulevard or Red Hill Avenue (one of the following):					
1. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10' in height[4] above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development ~~Planning and Building~~ Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20'	4'	8'	8'	E
2. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10' in height[4], but no higher than 12' in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development ~~Planning and Building~~ Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20'	6'	8'	8'	E
3. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10' in height[4] above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development ~~Planning and Building~~ Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20'	4'	0'	0'	DR
4. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10' in height[4], but no higher than 12' in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development ~~Planning and Building~~ Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling.	20'	6'	0'	0'	DR

B. For all other properties:					
One, similar in type to gazebo, tool shed, or play structure less than 120 square feet in area (measured to exterior walls or surfaces) and 8′ or less in height above the ground surface[(4)]	20′	0′	0′	0′	E
Arbor and Trellis:					
1. Freestanding, 60 square feet or less in area and 8′ or less in height[(4)] above the ground surface. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	0′	0′	3′	3′	E
2. Freestanding, exceeding 60 square feet in area and exceeding 8′ in height above the ground surface[(4)] .	0′	0′	0′	0′	ME
3. Attached, extending 3′ from building wall	3′	3′	3′	3′	E
Awning, Chimney, Cornice, Eave, Fireplace					
1. All extending not more than 3′ from the building wall. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
2. All extending beyond 3′ from the building wall.	3′	3′	3′	3′	ME
Built In Outdoor Barbecue and Counter					
1. Counter and built in barbecue less than 36″ above grade[(4)] .	0′	0′	0′	0′	E
2. Counter between 36″ and 48″ above grade[(4)] and built in barbecue with cover up to 60″ above grade. A distance of 10′ shall be maintained from dwellings on contiguous properties.	0′	0′	0′	0′	ME
Carport, Garage					
One, new detached, one car, single story carport and garage with a maximum gable height of 12′ (required on-site parking spaces shall be located as described in Section 10-3.504).	20′	5′	5′	5′	DR
Chicken Coops and Runs with a permit issued pursuant to Title 5, Chapter 1, Section 5-1.04					
One structure up to 50 square feet in area and 8 feet or less in height above the ground surface used for the specific purpose of housing hens	0'	0'	0'	0'	ME
One transparent enclosure/run up to 120 square feet in area and 8 feet or less in height above the ground surface to allow hens to walk around	0'	0'	0'	0'	ME
Deck, Landing, Stairway - All Uncovered					
1. Less than 3′ in height above the ground surface.	0′	0′	0′	0′	E
2. 3′ or greater in height above the ground surface.	14′	14′	6′	10′	E

3. Exceeding 3′ in height above the ground surface, but not exceeding 5′ in height above the ground surface.	0′	0′	0′	0′	ME
Dormer					
A maximum of one on each wall, the length of each to be no greater than 8′ in length as measured parallel to the roof ridge. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
Enclosure of an Area Directly Below an Existing Deck					
To create additional living area.	0′	0′	0′	0′	DR
Fence, privacy wall, solid opaque screen planting, including supporting structures[(3)]					
A. For properties with rear frontages on Center Blvd and Red Hill Avenue:					
1. Up to 6′ in height above the ground surface on either side of the fence at any point [(3)].	0′	0′	0′	0′	E
2. 6′ in height with a 2′ lattice top above the ground surface (for a total height of 8′) with screen landscaping subject to approval by the Community Development ~~Planning and Building~~ Director or designee.	20′	2′	8′	8′	E
3. Between 6′ and 10′ in height with a 2′ lattice top above the ground surface with screen landscaping subject to approval by the Community Development ~~Planning and Building~~ Director or designee.	20′	4′	Encroachment not permitted	Encroachment not permitted	E
Fence, privacy wall, solid opaque screen planting, including supporting structures[(3)] (continued)					
B. For all other properties;					
1. Up to 6′ in height with a 2′ lattice top (for a total height of 8′) above the ground surface.	0′	0′	0′	0′	E
2. For properties in Bald Hill: also refer to Bald Hill Area Plan: Fence Design					
Filtered (non-opaque) Screening					
There shall be no maximum height for filtered screen vegetation unless deemed necessary in a particular instance by the Public Works Director or designee due to safety factors necessary to maintain good vehicular and pedestrian visibility of intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography of the lot involved, and the volume of vehicular and pedestrian traffic.	0′	0′	0′	0′	E
First Story Rear and Side Horizontal Dwelling Infill Extensions					

1. Incorporating no additional height increase and within the boundaries created by either connecting two points of the rear wall or two points on the same side wall of a building (notch filler).	20′	0′	0′	0′	E
2. Incorporating no additional height increase and within the boundaries created by connecting one point of a side wall and one point of a rear wall of a building (notch filler).	20′	0′	0′	0′	ME
Additions to existing dwellings and accessory structures originally and legally built less than eight (8′) feet but not less than five (5′) feet from the interior side property line					
Existing dwellings may be expanded vertically or horizontally and existing accessory structures may be expanded horizontally along the existing building plane subject to Design Review. Should an existing building located within five (5′) feet to eight (8′) feet of the interior side property line originally and legally built be removed and rebuilt with no dimension changes from that which previously existing, the 5′ to 8′ setback is considered grandfathered and expansion can occur along the former building plane subject to Design Review. This provision does not apply to: (a) Additions to existing structures which are less than eight (8′) feet from the interior side property line by virtue of a previously granted variance; (b) Any construction less than five (5′) feet from the interior side property line; or (c) Second story additions to accessory structures.	20′	20′	5′ to 8′	12′	DR
Foundation Repair and Replacement					
1. Properties with legal nonconforming setbacks and located within a Special Flood Hazard Area as designated by the Federal Emergency Management Agency (FEMA) are permitted to repair or replace the foundation of a residential structure as necessary to meet current Building and/or Fire Codes. The property may be raised, and the overall height may be increased to the extent necessary to comply with Title 7, Chapter 11, Protection of Flood Hazard Areas of the San Anselmo Municipal Code and FEMA regulations, as amended from time to time.	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	E

2. Properties with legal nonconforming setbacks are permitted to repair or replace the foundation of a residential structure as necessary to meet current Building and/or Fire Codes. The property may be raised, and the overall height may be increased to the extent necessary to accommodate the repaired or new foundation.	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	E
Hot Tub					
1. Above the ground surface.	20′	5′	5′	5′	E
2. Above the ground surface.	8′	5′	5′	5′	ME
3. Below the ground surface.	8′	5′	5′	5′	E
Lot Line Adjustment for Legal Non-Conforming Parcels					
Lot Line Adjustment involving two or more legally-created parcels where each parcel is less than the minimum lot size required in their respective Zoning District(s).	No Change to Existing Setback	5′	5′	No Change to Existing Setback	ME [5]
Mechanical Equipment					
Air conditioning unit, hot tub and swimming pool equipment (not contained in hot tub or swimming pool), all at or under 3′ above the ground surface.	5′	5′	5′	5′	E
Parking Deck, Driveway, Supporting Structure: (Uncovered)					
On both downslope and upslope lots having minimum average lot slope of 25%.	0′	0′	0′	0′	ME
Parking Spaces on Uphill Lots					
With retaining walls greater than 6′ in height above the ground surface [5], but less than 10′ in height above the ground surface.	0′	0′	0′	0′	ME
Permanent Accessibility [6]					
Permanent modification to an existing structure that is required to provide a person with a disability equal opportunity to housing of their choice.	0′	0′	0′	0′	ME
Porch					
1. Enclosure of existing roofed porch limited to two sides of an existing dwelling, not to exceed 100 square feet.	0′	0′	0′	0′	E

2. Covered porches (not enclosed): provided the finished porch floor does not exceed 5′ in height above the elevation of any adjacent right of way.	14′	20′	8′	12′	E
Raising of Structures (originally constructed without setback requirement and not having been granted an exception, minor exception or setback variance) a total of 2′ above the existing building height (including the roof, walls, and foundation), not to exceed the height limitation of the applicable zoning district. Includes: Dwelling, Carport, Garage, and Accessory Building.					
If requested to elevate a finished floor in a Flood Hazard Area, to replace a foundation, or for other hazard mitigation.	0′	0′	0′	0′	E
If requested for aesthetic or other non-hazard purposes.	0′	0′	0′	0′	ME
Replacement in Kind					
All existing structures legally erected (either before applicable ordinances or with applicable Building permit and Planning approval). Includes relocating structure from an existing 0′ property line setback to a 2′ maximum setback for maintenance purposes. Does not include other dimension changes.	0′	0′	0′	0′	E
Retaining Wall					
Up to 4′ in height above the ground surface.	0′	0′	0′	0′	E
Swimming Pool					
1. Above the ground surface measured at the outside edge.	20′	5′	5′	5′	E
2. Above the ground surface measured at the outside edge.	8′	5′	5′	5′	ME
3. Below the ground surface measured at the outside edge.	8′	5′	5′	5′	E
Window: Bay, Greenhouse, Box					
1. All extending not more than 3′ from the building wall and no greater than 8′ in length. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
2. All extending more than 3′ from the building wall and greater than 8′ in length.	3′	3′	3′	3′	ME
Notes:					
E = Exception, ME = Minor Exception, DR = Design Review (1) All other structures that intrude into the minimum required setback areas shall require Planning Commission variance review unless a determination is made by the Community Development ~~Planning~~ Director or designee that a particular structure is similar in kind to one of					

the above listed structures which are considered either an exception, minor exception or subject to administrative variance review.

(2) For R-1 H, R-1 C, and R-1 properties located at or above 150 mean sea level elevation, design review shall take precedence over the above listed exceptions.

(3) Fences, privacy walls, and solid opaque screen plantings located within twenty (20') feet of a front property line or within twelve (12') feet of a street side yard property line fronting a street are subject to a separate permit review by the Public Works Director or designee. The Public Works Director's or designee's decision shall be based upon safety factors necessary to maintain good vehicular and pedestrian visibility at intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography involved, and the volume of vehicular and pedestrian traffic. Fences, privacy walls, hedges and solid screen plantings exceeding eight (8') feet in height above grade, or those exceeding lesser heights as specified by the Public Works Director or designee.

(4) Ground surface: ground level at the time of construction, unless otherwise determined per Section 10-3.404(c).

(5) Refer to Title 10, Chapter 2, Article 7, Parcel Maps, for other permitting required to relocate lot lines.

(6) The term "permanent" in Table 4B indicates that project approval runs with the land in perpetuity.

SECTION 8: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.502 (Parking standards.) is hereby amended as follows:

The Parking Standards Table, referred to as Table 5A, lists the minimum parking requirements for each use or activity. If a particular use or activity is not listed in the Parking Standards Table, then establishment of parking requirements for that use or activity shall be determined by the Planning Commission after the preparation of a parking demand study for the proposed use or activity. In the event of any conflict between the parking standards established in this Chapter and applicable provisions of the California Government Code, the provisions of the California Government Code shall prevail.

PARKING STANDARDS TABLE TABLE 5A	
RESIDENTIAL LAND USE	**NUMBER OF REQUIRED ON-SITE PARKING SPACES(1)(2)**
Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation	Two (2) spaces per living unit(4)
Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation	Three (3) spaces per living unit(3)
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7 and Senior Housing Projects	One (1) space per living unit, except as provided in Title 10, Chapter 4(2)
Accessory Dwelling Units	See Title 10, Chapter 6
Multi-Family Living Unit:	
Studio or 1-bedroom living unit	One (1) space per unit
2-bedroom living unit	One space~~s~~ per unit
3 or more bedroom living unit	1.5 spaces per unit
NON-RESIDENTIAL LAND USE	NUMBER OF REQUIRED ON-SITE PARKING SPACES(1)(2)
Church, College/University Auditorium, High School and Other Places of Public Assembly	One (1) space for each ten (10) fixed seats
Convalescent Home, Hospital	One (1) space for every two (2) beds
Auditorium, Theater, Other Similar Places of Assembly	One (1) space for each five (5) seats
Commercial Place of Amusement, Assembly Hall Without Fixed Seats, Dance Hall	One (1) space for each 100 gross square feet building floor area
Hotel, Motel	One (1) space for each guest room
Communication Equipment Building	One (1) space for each 500 gross square feet of building floor area PLUS two (2) spaces for each two (2) employees on duty on the maximum shift
Other Business, Commercial, Public Utility Buildings[5]	One (1) space for each 500 gross square feet of building floor area
Notes:	
(1) Any calculation of parking space requirements which results in a fractional parking space shall be rounded up to the next full parking space.	

(2) A tandem parking space is not allowed to fulfill the legal parking space requirement unless otherwise noted in this chapter.
(3) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.
(4) For any lot with an average width of 52 feet or less, one (1) of the two (2) parking spaces may be in tandem and may be located within the minimum required front setback and side setback.
(5) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.

SECTION 9: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.702 (Hierarchy of discretionary actions.) to add the following definitions:

The following is the prescribed hierarchy order of discretionary actions:

(a) Zoning ordinance amendment;
(b) ~~Preliminary~~ Planned Development ~~District~~;
~~(c) Specific Planned Development District;~~
(c) R-1-H Preliminary Development Plan (advisory only);
(d) R-1-H Precise Development Plan;
(e) Tentative map;
(f) Conditional use permit;
(g) Variance;
(h) Design review.

Applications for any and all discretionary actions may be filed and processed concurrently, so long as each application is acted upon independently and in the order prescribed by this section.

SECTION 10: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.801 (Purpose and intent.) to add the following definitions:

The purpose of a zoning ordinance amendment is to allow any portion of Chapter 3 of Section 10 of the San Anselmo Municipal Code, including text, land use, development standards, definitions, maps, or procedures, to be amended. Zoning ordinance amendments may include all or any portion of the following:

(a) Adoption of zoning ordinance (Article 1)
(b) Designation and Establishment of Districts (Article 2)
(c) Land Use Regulations (Article 3)
(d) Development Standards (Article 4)
(e) Parking and Loading Regulations (Article 5)
(f) General Provisions (Article 6)
(g) Zoning Ordinance Implementation Procedures (Article 7)
(h) Zoning Ordinance Amendment (Article 8)
(i) ~~Preliminary and Specific~~ Planned Development ~~Districts~~ (Article 9)
(j) R-1-H Preliminary Development Plan (Article 10)
(k) R-1-H Precise Development Plan (Article 11)
(l) Tentative Map (Article 12)

(m) Conditional Use Permit (Article 13)
(n) Variance (Article 14)
(o) Design Review (Article 15)
(p) Noticing—Public Hearings—Zoning Applications (Article 16)
(q) Definitions (Article 17)

SECTION 11: Ordinance Amendment. Town of San Anselmo Municipal Code Title 10, Chapter 3, Article 9, Preliminary and Specific Planned Development Districts, to be renamed Title 10, Chapter 3, Article 9, Planned Development, is hereby amended as follows:

Article 9. ~~Preliminary and Specific~~ Planned Development ~~Districts~~

10-3.901 Purpose and intent.

The Town contains numerous lots which, because of size, hillside location, unusual topography, natural resources, or aesthetic appeal, cannot appropriately be developed through adherence to rigid zoning ~~designations and~~ restrictions. The special characteristics of these lots necessitate a flexible approach to the development of these lots which will provide for logical and orderly development, and at the same time, promote the health, safety, and general welfare of the Town, and adherence to the General Plan.

Planned development contemplates flexibility and variety in the location of buildings and the diversity of lot sizes and building designs. The Planned Development ~~District~~ is intended to accommodate various types of development such as neighborhood and district shopping centers, single family residential developments, professional, multiple housing developments, commercial centers, and any other use, or combination of uses which can be made a part of a ~~p~~Planned ~~d~~Development.

10-3.902 ~~Designation and establishment~~ Applicability.

(a) Use of Planned Development. A property owner or their designee may request establishment of a Planned Development through approval of a Conditional Use Permit, as set forth in Article 13 of this chapter of the San Anselmo Municipal Code, for any development within the applicable zoning district. Approval of a Conditional Use Permit for a Planned Development:

(1) May adjust or modify applicable development standards (e.g., development envelope, off-street parking, street layout, etc.) identified in this Municipal Code.

(2) May authorize a land use activity that is not otherwise allowed in the applicable zoning district in Table 3A of the Municipal Code provided that:

1. The primary uses of the Planned Development are allowed in the applicable zoning district; and
2. The Planned Development maintains the characteristics and purpose of the applicable zoning district; and

(3) Shall be required before the approval of any Building, Grading, or other construction permit required by this Municipal Code for the proposed development.

(b) Compliance with General Plan. Strict compliance with the purpose and intent of the General Plan and any applicable plans adopted by the Town shall be required.

~~Planned Development Districts are designated as either Preliminary Planned Development Districts (PPD) or Specific Planned Development Districts (SPD). A PPD District is a designation established upon property which may only be developed pursuant to the provisions of this section but for which no specific plan has been approved or is in effect. An SPD District refers to a Specific Planned Development District, or portion of a Specific Planned Development District, for which a specific plan has been approved by the Town and is in effect.~~

10-3.903 Application Filing ~~Initiation or rescinding of a Planned Development District: Undeveloped parcels~~.

The applicant shall prepare and submit an application for a Conditional Use Permit to the Town for the approval of a Planned Development. The application shall include all information required by the Town, as set forth in Article 13 of this chapter of the San Anselmo Municipal Code. ~~A Planned Development District may be initiated or rescinded by any of the following:~~

~~(a) The owner or owners of record of a lot or lots for which a Planned Development District is sought, when the Planned Development District is sought to benefit a single lot or a limited group of lots; or~~

~~(b) The Town Council, when the Planned Development District will benefit either a single lot, a group of lots, limited or not, or the Town as a whole. The initiation of a Planned Development District by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director or the Planning Commission.~~

~~**10-3.904 Application.**~~

~~An application for a Preliminary Planned Development District shall include, at a minimum, the following:~~

~~(a) A completed application form of a content specified by the Planning Director;~~
~~(b) A completed environmental information work sheet of a content and form specified by the Planning Director;~~
~~(c) Payment of fees for the review and processing of a Preliminary or Specific Planned Development District in a fashion, manner and rate as may be prescribed by the Town Council;~~
~~(d) The topography of the land and contour intervals;~~
~~(e) The proposed street system and lot design;~~
~~(f) Areas proposed to be dedicated or reserved for parks, parkways, open space, playgrounds, and other uses;~~
~~(g) Areas proposed for commercial uses, off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the district;~~
~~(h) The proposed locations of all buildings on the land;~~

~~(i) Elevations of all views and specific heights and perspective drawings of all buildings and structures, other than detached single-family residences;~~

~~(j) For any hillside or ridge parcel, which is served by an existing roadway, the Town will prepare, and the applicant will pay for, a study of the existing road conditions. The study will include recommendations for improvements which are consistent with Policies 10.1 through 10.3 of the Circulation Element of the San Anselmo General Plan;~~

~~(k) Other data and information which may deemed necessary by the Planning Director for the proper consideration of the application; and~~

~~(l) In the course of public hearings, additional information may be requested by the Planning Commission and/or Town Council.~~

10-3.90~~4~~5 Review Authority ~~of a Preliminary or Specific Planned Development District~~.

The Planning Commission shall review and act upon a Conditional Use Permit for a proposed Planned Development after one or more public hearings. The Planning Commission's decision may be appealed pursuant to Section 10-1.06 of the San Anselmo Municipal Code. ~~make a recommendation to the Town Council on a proposed Preliminary or Specific Planned Development District after one or more public hearings on the Preliminary Planned Development District by the Planning Commission. The Planning Commission shall review and make a recommendation to the Town Council on a proposed Specific Planned Development District after one or more public hearings on the Specific Planned Development District by the Planning Commission.~~

~~The recommendation or recommendations of the Planning Commission to the Town Council on a proposed Preliminary or Specific Planned Development District shall include a summary of the Planning Commission's review of the Preliminary or Specific Planned Development District in relation to the required findings set forth by Sections 10-3.906 or 10-3.907 of this article of the San Anselmo Municipal Code.~~

~~The Town Council shall act on a Preliminary or Specific Development District following the receipt of a recommendation on the ordinance amendment from the Planning Commission and after one or more public hearings by the Town Council on the Preliminary or Specific Planned Development District. Prior to acting on a Preliminary or Specific Planned Development District the Town Council shall consider the recommendation or recommendations of the Planning Commission.~~

10-3.90~~5~~6 Required findings and decision. ~~for a Preliminary Planned Development District.~~

Following a hearing, the review authority shall issue a written decision with the findings upon which the decision is based. The review authority may approve and/or modify, in whole or in part, with specific development conditions or deny the application. ~~Approval of~~ In order to qualify for a ~~Preliminary~~ Planned Development, ~~District~~ the following findings, with or without conditions, shall be made: ~~only after the making of all of the following findings:~~

(a) The lot or lots is/are of sufficient size and otherwise suitable for planned development;

(b) The land uses in the planned development are allowed within the subject zoning district ~~lot or lots can best be developed or further developed by a specific integrated plan approved by the Town in advance of development or further development~~;

(c) Planned development of the lot or lots would promote the purposes set forth in Section 10-3.901 of this article of the San Anselmo Municipal Code; ~~and~~

(d) The planned development is consistent with the Town's General Plan, with specific reference to the applicable sections of the General Plan;~~.~~

(e) The planned development is necessary to allow for development that would not be achievable under the strict application of the provisions and standards identified in this Municipal Code;

(f) The planned development provides required public infrastructure improvements consistent with the standards of the applicable utility providers, including but not limited to emergency vehicle access, water supply, wastewater disposal, and stormwater management. All required infrastructure shall be installed and operational prior to occupancy, and all development impact fees shall be paid in accordance with applicable Town ordinances;

(g) The approval of the planned development is in compliance with the requirements of the California Environmental Quality Act (CEQA); and

(h) The planned development meets the additional findings set forth in Article 13 of this chapter of the San Anselmo Municipal Code, as applicable.

~~All lots zoned PPD shall also include a further zoning designation indicating the presumptive use for the lot or lots as found by the Town Council. Generally, the presumptive use of the lot or lots designated PPD shall be in accordance with the Zoning District designation on contiguous lots. However, the Town Council may determine that a different presumptive use is more appropriate with regard to the PPD designation. In designating a presumptive use designation, the Town Council may use any of the existing District designations or any other designation as may be appropriate to the lot or lots.~~

~~At the time an application for a SPD District designation is filed and considered, the Town Council shall utilize the presumptive use designation as a guideline in considering and evaluating the SPD, but shall not be bound by the presumptive use designation to evaluate a specific planned development on its particular merits and to otherwise designate a use or combination of uses appropriate to the specific plan. 10-3.907 Required findings for a Specific Planned Development District.~~

~~Approval of a Specific Planned Development District shall be made only after the making of all of the following findings:~~

~~(a) The planned development is consistent with the preliminary planned development;~~

~~(b) The lot or lots is/are of sufficient size and otherwise suitable for planned development;~~

~~(c) The lot or lots can best be developed or further developed by a specific integrated plan approved by the Town in advance of development or further development;~~

~~(d) Planned development of the lot or lots would promote the purposes set forth in Section 10-3.901; and~~

~~(e) The planned development is consistent with the Town's General Plan, with specific reference to the applicable sections of the General Plan.~~

10-3.90~~6~~8 Changes or Amendments To Approved ~~Use permits within a~~ PD~~P or SPD District~~.

All changes to ~~development within~~ a Planned Development ~~District~~ shall require ~~be preceded by the~~ approval of a Conditional ~~u~~Use ~~p~~Permit ~~and design review~~, as set forth in Article~~s~~ 13 ~~and 15~~ of this chapter, and all other applicable permits set forth in ~~of~~ the San Anselmo Municipal Code.

~~**10-3.909 Development standards within a PDP or SPD District.**~~

~~Development standards for parcels designated as PPD or SPD shall be based upon, but not contingent upon, the established development standards for adjoining lots.~~

SECTION 12: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.1305 (Required findings for conditional use permit.) is hereby amended as follows:

Approval of a conditional use permit, which may include the imposition of conditions, shall be made only after the making of the following findings:

(a) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

In addition to the foregoing finding, special findings shall be made for certain districts or uses, as follows:

(b) Gasoline Stations—All Districts:

(1) Full Serve and Self-Service Gasoline Stations—ALL DISTRICTS: All operations including storage, excepting service with gasoline, oil, air, and water shall be conducted within a closed building.

(2) (Self-Service Gasoline Stations—ALL DISTRICTS: The granting of the conditional use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair.

(c) Limited Commercial (C-L) District—All Uses Requiring a Conditional use Permit: The granting of the conditional use permit will not allow a use which generates traffic at a rate greater than:

(1) Fifty (50) vehicle trip ends for each one thousand (1,000) gross square feet of gross leasable building area; or

(2) The existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991 and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers.

(d) The granting or denying of a conditional use permit for the on-sale and off-sale of beer and wine in conjunction with the sale of motor fuel shall be subject to the following:

(1) The findings shall be based on substantial evidence in view of the whole record to justify the ultimate decision; and

(2) In addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition the conditional use permit.

(e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a conditional use permit will not allow a use that diminishes the existing affordable housing stock, including multifamily units and mixed use units (e.g., residential units above commercial uses), unless there is a clear public benefit or equivalent housing can be provided.

(f) Animal Boarding: All exterior walls shall be soundproofed to eliminate potential animal noise to the exterior of the building.

(g) Light Manufacturing: The use shall not cause odors, noise, and other factors which make the environment less desirable.

(h) All Commercial Uses: The size and operating characteristics of the proposed development would provide a balanced mix of uses that would be compatible with the existing and future land uses in the vicinity.

(i) Planned Development — All Districts: Refer to the findings in Article 9 of this chapter of the San Anselmo Municipal Code.

SECTION 13: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.1505 (Projects subject to design review.) is hereby amended as follows:

The following projects are subject to design review.

(a) Commercial, Professional, and Residential R-3 (four (4) or more units, churches, and convalescent homes):
  (1) All new buildings; and
  (2) All exterior modifications including changes to exterior paint colors and exterior finishes and new or replacement mechanical equipment.

(b) Residential R-1-H: All exterior modifications including changes to exterior paint colors and exterior finishes but excluding new or replacement mechanical equipment located in compliance with required setbacks and within building envelope and that meet all applicable requirements of the Town Noise ordinance.

(c) Residential R-1-C and R-1 lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside):
  (1) New dwellings;
  (2) Any second story or higher additions; and
  (3) Any additions (which include deck and stairway structures, except those located on the uphill side of the dwelling) greater than five hundred (500) square feet in size. For purposes of determining additions, pre-existing development that will be replaced in kind, will not be counted toward the five hundred (500) square feet, where such replacement involves no material change in visual effect due to identical size and identical or similar materials, design, and colors. Additions constructed after February 26, 1991, will be looked at cumulatively, henceforth, so that when the five hundred (500) square foot limit is triggered by the sum of all additions, design review will be required.
  (4) Any request to exceed the maximum dwelling size in Table 4E.

(d) Residential R-1, R-2, and R-3 (three (3) or fewer units) lots below one hundred fifty (150) feet Mean Sea Level (flatland):
  (1) New dwellings;

(2) Any second story or higher additions;
(3) Any request to exceed the maximum adjusted floor area under Section 10-3.412(e);
(4) Additions where the new construction will increase existing Adjusted Floor Area by fifty (50%) percent or more; and
(5) Additions in conjunction with the demolition of fifty percent (50%) or more of the existing exterior walls of a dwelling structure above the foundation. The ~~Planning~~ Community Development Director or designee may develop written guidelines for what is included in exterior wall demolition, which shall be measured in square feet and shall include the square feet of windows and doors that are removed.

For purposes of making the above determinations, pre-existing development that will be replaced in kind shall not be counted where such replacement involves no material change in visual effect due to identical size and identical or similar design. Additions include decks, roof decks, and stairway structures. Demolition and a fifty (50%) percent building increase performed after March 24, 2009, will be looked at cumulatively, henceforth, so that when the limit is triggered by the sum of all the work performed, design review will be required.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.
(f) All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to Section 10-3.504(b).
(g) Any project subject to design review in the Minor Intrusions Into Required Residential Development Standards Table 4B.
~~(h) All development within a Specific Planned Development District.~~

SECTION 14: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1601 (Public hearings.) to add the following:

A public hearing shall be conducted as prescribed by the California Government Code, as may be amended from time to time, for the following:

(a) Zoning ordinance amendments;
(b) ~~Preliminary~~ Planned Development ~~Districts~~;
~~(c) Specific Planned Districts;~~
(c) R-1-H Precise Development Plans;
(d) Tentative maps;
(e) Variances;

Public hearings shall be conducted by the Planning Commission or the Town Council, as appropriate to the specific discretionary action.

Any Design Review, Conditional Use Permit, Demolition Permit or Variance application to be considered by the Planning Commission shall be considered at a noticed public meeting.

SECTION 15: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1605 (Final approval of discretionary actions.) to add the following:

Any discretionary action as described in this chapter, except zoning ordinance amendments~~, Preliminary Planned Development Districts, and Specific Planned Development Districts~~, shall be

final ten (10) calendar days following the date of approval by the ~~Planning~~ Community Development Director or designee, or the Planning Commission, whichever is applicable, unless the action of the ~~Planning~~ Community Development Director, or designee, or the Planning Commission is appealed to the Planning Commission or Town Council in the manner prescribed in Sections 1-4.01 and/or 10-1.05 of the San Anselmo Municipal Code.

SECTION 16: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1702 (Definitions) to add the following definitions:

"Co-housing" means a residential development on one contiguous parcel of land, designed by and developed for members of an existing co-housing organization in which members of the co-housing organization will own, self-manage, and reside. A co-housing development shall consist of residential dwelling units and shall be operated as a condominium, co-op, or similar form which allows for individual ownership of each dwelling unit. It shall also include one or more common structures containing a shared kitchen, library, computer room, laundry, greenhouse, play area or other common residential facilities for use by the residents. The legal structure is typically an HOA, condo association, or housing cooperative.

"Co-housing dwelling unit" means an individual dwelling unit within a co-housing development that is privately owned.

"Co-housing organization" means a membership of people interested in a co-housing development, during development and construction of a co-housing project, that transforms into a legal residential association upon completion of the development and subsequent occupation of the dwelling units. Membership of the association is open only to owners of dwelling units in the development.

"Community Development Director (CDD)" means the role previously referred to as the Planning Director. Any references to the Planning Director in this Code shall be understood to mean the Community Development Director (CDD), or the CDD may delegate and assign a designee.

"Residential occupancy" means occupancy of residential structures or dwelling units for a permanent period of 30 days or greater.

SECTION 17: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-4.102 (Applicability.) is hereby amended as follows:

The Town shall ministerially consider without a hearing an application for a housing development containing no more than two (2) residential units under this chapter if the proposed housing development meets all of the following requirements:

(a) The parcel is located in an R-1, R-1-H, or R-1-C ~~or SPD/R-1~~ zoning district;
(b) The boundaries of the Town include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.
(c) The parcel satisfies the requirements specified in California Government Code Section 65913.4(a)(6)(B) through (K).
(d) Notwithstanding any provision of this section or any local law, the proposed housing

development would not require demolition or alteration of any of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, as defined in California Health & Safety Code Sections 50093, 50079.5, and 50105.
(2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
(3) Housing that has been occupied by a tenant in the last three (3) years.

(f) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of California Government Code to withdraw accommodations from rent or lease within fifteen (15) years before the date that the development proponent submits an application.

(g) The proposed housing development does not allow the demolition of more than twenty-five (25%) percent of the existing exterior structural walls, unless the site has not been occupied by a tenant in the last three (3) years.

(h) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.

SECTION 18: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of these ordinance amendments are for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

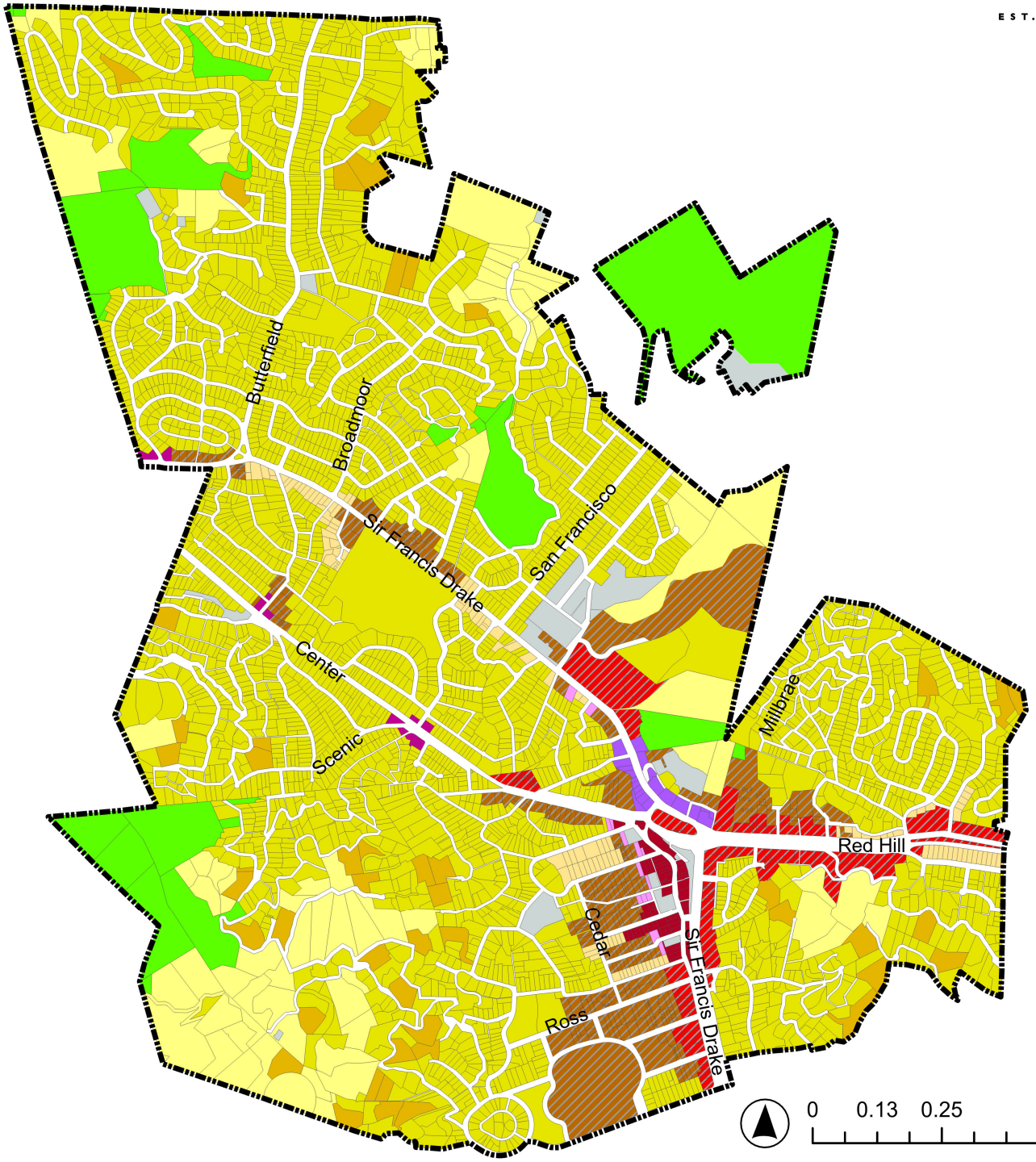
SECTION 19: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code Section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

EXHIBIT "B"
Zoning Map Amendments
Zoning Map

SEE ATTACHMENT 2 OF STAFF REPORT
FINAL ORDINANCE WILL INCLUDE THE DOCUMENT

Zoning

TOWN OF SAN ANSELMO
EST. 1907



Zoning Districts

- Town of San Anselmo Boundary
- AHO
- C-1
- C-2
- C-3
- C-L
- OS
- P
- PF
- R-1
- R-1-C
- R-1-H
- R-2
- R-3

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2025-07

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO RECOMMENDING TOWN COUNCIL ADOPTION OF ORDINANCE AMENDMENTS TO TITLE 10 "PLANNING AND ZONING", CHAPTERS 2, 3, AND 4 OF THE MUNICIPAL CODE AND THE ZONING MAP TO IMPLEMENT THE 2023-2031 SAN ANSELMO HOUSING ELEMENT AND COMPLY WITH STATE LAW; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, State Housing Element Law (Government Code section 65580 *et seq.*) requires that the Town of San Anselmo ("Town") adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the Town's regional housing need allocation ("RHNA"), ensuring the provision of housing at all income levels; and

WHEREAS, the Town Council adopted the 2023-2031 Housing Element on December 12, 2023 via Resolution No. 2023-4524, and an Initial Study/Mitigated Negative Declaration related to the Housing Element was prepared pursuant to the California Environmental Quality Act (CEQA) and certified by the Town Council on July 25, 2023 via Resolution No. 2023-4513; and

WHEREAS, the California Department of Housing and Community Development (HCD) has declared authorization to review any action or failure to act by a local government that it finds inconsistent with an adopted housing element or housing element law, including failure to implement program actions included in the Housing Element, and to revoke housing element compliance if the local government's actions do not comply with State law; and

WHEREAS, on October 21, 2024, the Planning Commission discussed the Town's requirement for a variance to complete a lot line adjustment involving two legally created, residentially zoned parcels of substandard size, identifying this requirement as a barrier to housing creation and maintenance, and requested that amendments to reduce this requirement be considered; and

WHEREAS, on November 4, 2024, the Planning Commission identified an opportunity to encourage the creation of co-housing uses in the Town of San Anselmo through the establishment of clear regulations to address the Town's housing needs and promote innovative housing solutions, and directed Town staff to prepare Zoning Code Amendments to encourage co-housing; and

WHEREAS, the Planning Commission is responsible for providing recommendations to the Town Council for proposed amendments to the Town's Zoning Code pursuant to Government Code section 65853 *et seq*.; and

WHEREAS, the Planning Commission desires to recommend the Town Council amendments to Title 10 "Planning and Zoning", Chapters 2, 3, and 4 and the Zoning Map to implement the 2023-2031 Housing Element and comply with State housing law ("Ordinance Amendments"); and

WHEREAS, the Ordinance Amendments are exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 involving the minor alteration of existing facilities involving negligible or no expansion of use beyond that already in existence; CEQA Guidelines Section 15303 involving new construction or conversion of small structures; and CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility they would have a significant effect on the environment; the amendments make no or minimal changes to land uses, development intensities, or the rate at which development is expected to occur; and

WHEREAS, the Ordinance Amendments are consistent with the Climate Action Plan 2030 Action T-9 (Smart Growth Development); and

WHEREAS, a public hearing notice was published in the Marin IJ and posted in three places on March 31, 2025 pursuant to Government Code section 65090 giving notice of the Planning Commission's consideration of recommending Town Council adoption of the Ordinance Amendments; and

WHEREAS, the Ordinance Amendments consistent with the Town's Adopted 2023-2031 Housing Element, including Programs 3.3, 4.3, 5.1, 5.2, 5.3, and 9.1, and the Town's General Plan Land Use Goal 5; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 21, 2025 to consider recommendation of said Amendments to the Town Zoning Code and Zoning Map; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Based on substantial evidence in the record, the above recitals are true and correct and incorporated as findings herein.
2. The Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt the Ordinance Amendments as set forth in **Exhibits "A"** and **"B"**, and incorporated herein by reference.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 21st day of April, 2025 by the following vote:

AYES: Tunny, Asselstine, Pipkin, Smith, Heiman, Strauss
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST: _____
Heidi Scoble, Community Development Director

Exhibit List:

A. Zoning Code Amendments
B. Zoning Map Amendments

EXHIBIT "A"

SECTION 1: The above recitals are true and correct and are incorporated as findings herein.

SECTION 2: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-2.710 (Relocation of Lot Lines) is hereby amended as follows:

(a) The Community Development Director, or designee, is authorized to approve lot line relocations provided that:
    (1) The resultant lots created do not:
        i. Create an additional lot in any zone or make an otherwise ineligible site eligible for an Urban Lot Split or Ministerial Housing Unit pursuant to Title 10, Chapter 4; and
        ii. Cut off any lot from frontage on a public street or alley or access to a public utility easement; and
        iii. Create any new nonconforming zoning conditions; and
        iv. Cut off any lot from any utility service available prior to the lot line relocation.
    (2) When existing lots do not conform to all applicable physical and use requirements of this title, the resultant lots will increase pre-existing nonconformities; and
    (3) Resultant lots will be adequate in size and shape to accommodate the uses permitted in the applicable Zoning District and all yards, open spaces, walls and fences, vehicular access, parking, landscaping, and other features required by this title.
(b) Applications shall be made to the Planning Department, accompanied by a map showing the existing and proposed lot lines prepared by a licensed civil engineer or surveyor.
(c) New lot corners and/or angle points shall be monumented after approval as required by the Community Development Director, or designee.
(d) The fee for processing a lot line relocation shall be set by resolution.
(e) The transfer of property involved in a lot line relocation shall be made by a properly executed grant deed provided to, and recorded concurrently with the final parcel map by, the Planning Department.

SECTION 3: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-2.711 (Urban Lot Splits pursuant to Government Code 66411.7), subsection (b)(1) is hereby amended as follows:

(1) The parcel is located within a single-family residential zone R-1, R-1-H, or R-1-C.

SECTION 4: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.201 (Purpose and Intent) is hereby amended as follows:

The Town is hereby divided into Zoning Districts based upon the intent of the General Plan, as follows:

(a) Very Low Density Residential (R-1-H) District. This District is reflected on the General Plan Land Use Map as "Very Low Density Residential," which allows a maximum density of one (1) residential unit for each gross acre of land, with a maximum population density of four (4) persons for each acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural land forms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas. The General Plan accomplishes these goals by limiting development to a maximum density of one (1) residential unit per acre and by providing for a thorough and tiered review and approval process for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. The maximum number of dwelling units allowed on each parcel in the R-1 H District shall not exceed the number of dwelling units designated for each parcel listed in the official "Table of R-1 H (Hillside Density District) Parcels," referred to as Table 4D. Within a subdivision, single-family detached homes may be located on lots smaller than one (1) acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use. Exceptions to these standards for the R-1 H and R-1 C Zoning Districts may be allowed or required by the Planning Commission when such exceptions would result in a more desirable development and are warranted based on information developed through the review process and the exceptions are consistent with the goals, policies and objectives of the San Anselmo General Plan. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(b) Single-Family Residential-Conservation (R-1-C) District. This District is reflected on the General Plan Land Use Map as "Low Density Residential Conservation," which allows a maximum density of one (1) residential unit for each gross acre of land, with a maximum population density of four (4) persons for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one (1) to two (2) acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the overall density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. Within a subdivision, single-family detached homes may be located on lots

smaller than one (1) acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use. Exceptions to these standards for the R-1 H and R-1 C Zoning Districts may be allowed or required by the Planning Commission when such exceptions would result in a more desirable development and are warranted based on information developed through the review process and the exceptions are consistent with the goals, policies and objectives of the San Anselmo General Plan. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(c) Single-Family Residential (R-1) District. This District is reflected on the General Plan Land Use Map as "Single-Family Residential," which allows a density range of between one (1) and six (6) residential units for each acre of land, with a maximum population density of eighteen (18) persons for each gross acre of land. The minimum lot area for R-1 lots shall also be regulated by the Slope Density Table, referred to as Table 4C. No allowance for rounding up shall be granted for the last lot in a subdivision which only partially meets the minimum lot area requirements. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. The majority of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(d) Medium Density Residential (R-2) District. This District is reflected on the General Plan Land Use Map as "Medium Density Residential," which allows a density range of between six (6) and twelve (12) residential units for each acre of land, with a maximum population density of twenty-eight (28) persons for each gross acre of land. The minimum lot area for all newly created R-2 lots shall be as described in this title. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District will be developed with either duplex or triplex style development, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted.

(e) High Density Residential (R-3) District. This District is reflected on the General Plan Land Use Map as "High Density Residential," which allows a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land. The minimum lot area for all

newly created R-3 lots shall be as described in this title. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to lands near commercial areas. Lots within the District will be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential lower density character, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted.

(f) Affordable Housing Overlay (AHO) District. This District is not specifically reflected on the General Plan Land Use Map and is intended to serve as an "overlay" District to the R-3 and C-3 Districts on the Zoning Map. The purpose of the Affordable Housing Overlay Zone is to enhance the development of affordable housing by providing a tool that would allow greater densities and flexibility to development standards if at least forty percent (40%) of the total dwelling units are deed-restricted for low-income families. Applicants seeking project approval through the use of the Affordable Housing Overlay Zone have the option of utilizing the Objective Design and Development Standards in Title 3, Chapter 20 of the San Anselmo Municipal Code or the standard entitlement process associated with Section 10-3.302, Land Use Regulations Table 3A of the San Anselmo Municipal Code.

(g) Professional (P) District. This District is reflected on the General Plan Land Use Map as "Professional." The minimum lot area for all newly created P lots shall be as described in this table. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to a few land areas in the vicinity of the Town's commercial area which serve as buffers or transitions between the more intense commercial development and adjoining residential development. The types of professional uses anticipated in the District are those considered compatible with residential and commercial development and which do not result in the generation of traffic, noise, or other detriments to adjacent residential development. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use.

(h) Neighborhood Commercial (C-1) District. This District is reflected on the General Plan Land Use Map as "Neighborhood Commercial," which allows a maximum Floor Area Ratio of 1.0, except that the maximum Floor Area Ratio for housing development projects with eight (8) to ten (10) units is 1.25. This District is generally applied to several existing small commercial areas located within established residential neighborhoods. The purpose of this District is to identify those land areas which have existing commercial development providing limited commercial opportunities to adjacent residential neighborhoods. The types of commercial uses permitted within this District are those which have a market area limited to adjoining residential neighborhoods and which do not result in the generation of traffic, illumination, noise, odors, or other impacts greater than if the District were restricted to residential uses. Examples of the types of uses anticipated within the District are small grocery and drug stores and service businesses such as dry cleaners and laundromats. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an

accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and twenty (20) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(i) Downtown Commercial (C-2) District. This District is reflected on the General Plan Land Use Map as "Central Commercial," which allows a maximum Floor Area Ratio of 2.0. This District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. Two (2) types of business are expected in this District. The primary uses expected are businesses referred to as "primary attractors," which are those which draw the majority of their customers from outside the community. Examples of these types of businesses are specialty boutiques, antique stores, restaurants, and cafes. The second type of businesses expected in the District are those which rely upon pedestrian movements generated by the primary attractors. Examples of these include small specialty shops, small food outlets (ice cream and coffee), and personal services such as barber and beauty shops. Mixed-uses, combining commercial, office, and residential uses are also allowed within the District; however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and twenty (20) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(j) Limited Commercial (C-L) District. This District is reflected on the General Plan Land Use Map as "Limited Commercial." This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (¼) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Those uses permitted will typically be low traffic generators or generate an equal or lesser number of trips during the a.m. and p.m. peak hours than the existing uses as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991, and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated will be obtained from the current edition of Trip Generation, Institute of Transportation Engineers. Examples of the types of uses allowed within the District are furniture and antique shops, specially boutiques, book stores, art galleries, and personal services such as barber and beauty shops. Examples of some of the uses specifically prohibited within the District are fast food restaurants, and convenience food stores which are not in combination with a gasoline station. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic

disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(k) Commercial (C-3) District. This District is reflected on the General Plan Land Use Map as "General Commercial." This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Many of the areas within the District include existing development, or have development potential, to provide for commercial uses which require significantly larger buildings than afforded in the Central Commercial District, such as full-service grocery and drug stores, major furniture and appliance stores, and shopping centers. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(l) Public Facilities (PF) District. This District is reflected on the General Plan Land Use Map as "Public Facility." This District is generally applied to all existing major public land uses, including, but not limited to the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks and public schools. Residential uses may be permitted within the PF District.

(m) Community Facilities (CF) District. This District is reflected on the General Plan Land Use Map as "Community Facility." This District is generally applied to certain Town-owned property and allows for private use of said properties when appropriate. Examples include the Isabel Cook Community Center and Robson Harrington House.

The hierarchy of use for Community Facilities parcels shall be in the following order, assuming substantially comparable lease terms:

1. Public use by the Town.
2. Rental to non-profit community organizations.
3. Rental to other private entities.

(n) Open Space (OS) District. This District is reflected on the General Plan Planned Land Use Map as "Open Space." This District is generally applied to land intended to be protected and managed as a natural environment with passive recreation usage and no or minimal development. Lands zoned to the OS District include existing open space areas, lands with scenic values or natural resources found to be in the public interest to preserve, or lands not suitable for development due to natural or other hazards associated with the land.

SECTION 5: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.302 (Land Use Regulations Table 3A) is hereby amended as follows:

The Land Use Regulations Table, referred to as Table 3A, lists uses of the land and indicates whether or not each use is permitted (P), conditionally permitted (C), or not permitted (-) in each Zoning District. Uses not specifically listed in the Land Use Regulations Table are specifically prohibited unless a Use Determination by the Community Development Director, or designee is made which finds the use not specifically listed is similar to another use permitted or conditionally permitted within the District.

The Residential Housing Opportunities (R-HO), Public Facilities (PF), and Open Space (OS) are not included on the Land Use Regulations Matrix. The R-HO District is an overlay District and generally allows for higher residential densities. The R-HO District is not yet designated on the zoning map and, therefore, is not currently regulated. The PF District does not include any lands not currently developed with major public facilities. Any expansion of the PF District would be preceded by the Town's acquisition of the land for a specific use or purpose, a General Plan Amendment, and a zone change. The OS District is limited to passive recreation uses. See also Title 11, Chapter 1 "Regulations for Parks and Playgrounds."

LAND USE REGULATIONS TABLE TABLE 3A										
"P" = Permitted Use "C" = Conditionally Permitted Use 3 "-" = Not Permitted										
	DISTRICT									
LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Recreation, Education, and Public Assembly										
Day Care Centers	C (2)	C (2)	C (2)	C	C	C	C	C	-	C
Day Care Homes, Large Family	C	C	C	C	C	C	C	C	-	C
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C	C	-	C
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C	C	-	C
Fitness Centers	-	-	-	-	-	-	C	C	C	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C	-	C
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2)	C	C	-	C	C	C	C
Schools, Specialized Education and Training	-	-	C (2)	C	C	C	C	C	-	C
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C	-	C
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work/Mixed-Use - Ground Floor Commercial	-	-	-	-	-	-	P (16)	P	P (16)	P (14,16)
Low Barrier Navigation Centers	-	-	-	-	-	P	P	P	P	P
Other Residential Care Facilities	P	P	P	P	P	P	P	P	-	P
Residential Care Facilities, Large	P (2)	P (2)	P (2)	P	P	C	C	C	C	C

Residential Care Facilities, Small	P	P	P	P	P	C	C	C	C	C
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	P/C [6,17]	P/C [6,17]	P [6]	P	P [18]	C	P	P [10]	P	P [14]
Residential, Multi-Family (5+ units)	P/C [6,17]	P/C [6,17]	P	P	P [18]	C	P [18]	P [10, 18]	P/C [17]	P [14, 18]
Residential, Single Family Attached	P [6]	P [6]	P [6]	-	-	-	-	-	-	-
Residential, Single Family Detached	P	P	P	P	P	C	C	-	C	C
Residential, Single-Room Occupancy Units [7]	P	P	P	P	P	-	P	P [10]	P	P [14]
Supportive Housing	P	P	P	P	P	C	P	P	P	P
Transitional Housing	P	P	P	P	P	C	C	C	C	C
Co-Housing [1]	-	-	C	C	C	C	C	C	C	C
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C	C	-	C
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C	C	C	P/C [1]
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C	-	C
Restaurants	-	-	-	-	-	-	P	P	C	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C	P	C	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C
Building Material Stores	-	-	-	-	-	-	-	-	-	C
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C	P

Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C	C	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										
Mini-Storage	-	-	-	-	-	-	-	-	C	C
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Pet Care (except Veterinary) Services	-	-	-	-	-	-	-	C	C	C
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C	C
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C [8,9]	C [8,9]
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C	C
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C
Offices	-	-	-	-	-	-	P	P/C [15]	P/C [15]	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C
Research and Development	-	-	-	-	-	-	-	-	C	C
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C
Medical Services, Doctor Offices	-	-	-	-	-	P [4]	P	P	C	P
Medical Services, Extended Care	P/C [1,2]	P/C [1,2]	P/C [1,2]	P/C [1,2]	P/C [1,2]	C	C	C	-	C
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P

Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P [4]	P	P	C	P
Temporary Uses and Events										
Temporary Uses and Events	-	-	-	-	-	C [13]	C [13]	C [13]	C [13]	C [13]
Transportation, Communications, and Infrastructure										
Communications Equipment Buildings	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C [2]	C [2]	C	C	C	C	C	C	C
Institutional, Public	-	-	P [2]	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C [2]	C	C	C	C	C	C	C
Mail Services	-	-	-	-	-	-	-	P	C	P
Parking Garages, Commercial	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C	C	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Water Tanks	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Windmills	-	C [2]	C [2]	C	C	C	C	C	-	C
Wireless Telecommunications Facilities	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	-	-	C	C	-	C
Hotels	-	-	-	-	C	-	-	C	-	C
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P [4]	P	P	P	P
ATMs	-	-	-	-	-	-	C	P	C	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C	C	C	C	C

Drive-Through Services	-	-	-	-	-	-	-	-	-	C
Home Occupations	P [2]	P [2]	P [2]	P	P	P	P	P [4]	-	P
Office, Ancillary	-	-	-	-	-	-	P [12]	P [12,15]	P [12]	P [12]
Outdoor Sales and Rental, Ancillary	-	-	-	-	-	-	C	C	C	C
Personal Cannabis Cultivation [5]	P	P	P	P	P	P	P	P	P	P

LAND USE REGULATIONS TABLE
TABLE 3A

Notes:

(1) See definition for more information about the permitting requirements based on the type of use.

(2) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.

(3) Reference Section 10-1305 of Article 13 of this Chapter.

(4) Reference Article 5 of this Title.

(5) Reference Section 10-3.1801 of Article 18 of this Chapter.

(6) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.

(7) Reference Section 10-3.1901 of Article 19 of this Chapter.

(8) Reference Chapter 6 of this Title.

(9) Upon change of occupancy, buildings or leasable space having a minimum of one thousand two hundred (1,200) square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Articles 13 and 15 of this Title.

(10) Residential uses are allowed only on upper floors unless the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

(11) A Conditional Use Permit is required unless the project meets the qualifications for Town review under Section 6409(a) of the Middle Class Tax Relief and Job Creation Action of 2012 (47 U.S.C. § 1455(a)).

(12) Up to 30% of the use may be permitted when it is ancillary to the primary permitted commercial use.

(13) Reference Section 10-3.1304 of Article 13 of this Chapter.

(14) For properties south of Ross Avenue, residential uses are allowed only on upper floors or behind the ground floor commercial/office use unless the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).
(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.

(16) A residential use(s) associated with a mixed-use development(s) shall occupy at least 50% of the total floor area.

(17) Dependent upon the maximum density permitted for the site, up to six residential units are permitted. More than six units per site requires a Conditional Use Permit unless a) project seeks approval through the Title 10 Chapter 20, Objective Design Standards for Residential Development or b) the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).
(18) If the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

SECTION 6: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.402 (Development Standards Table):

The Development Standards Table, referred to as Table 4A, lists the development standards for each Zoning District. Deviations from development standards set forth in the Development Standards Table, referred to as Table 4A, may only be permitted by (1) an exception; (2) a minor exception; or (3) a design review, each of which are listed on the Minor Intrusions into Required Development Standards For Residential Properties Table, referred to as Table 4B; or (4) a variance by the Planning Commission as set forth in Section 10.3.1404(b) of this chapter of the San Anselmo Municipal Code; or (5) pursuant to specific exceptions for certain two-unit developments and subdivisions set forth in Chapter 4, Housing Developments Under Government Code Section 65852.21, and Chapter 6, Accessory Dwelling Units.

The Residential Housing Opportunities (R-HO), Public Facilities (PF), and Open Space (OS) Districts are not included on Table 4A. The R-HO District is an overlay district and utilizes development standards for the underlying District. The PF and OS Districts do not include any development standards but allow for the use of development standards appropriate to the specific use or project site as determined by the Planning Commission or the Town Council.

Development Standards Table
Table 4A

DEVELOPMENT STANDARD	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Lot Area, Minimum (Sq. Ft.)		43,560	43,560	7,500	7,500	7,500	5,000	-	-	-	-
Density, Minimum (Units/Acre)		-	-	-	6	20	20	13	13	20	20
Density, Maximum (Units/Acre)		1	1	6	12	30	30	20	20	30	30
Lot Width, Minimum Average		60′	60′	60′	60′	75′	45′	-	-	-	-
Lot Width, Minimum Street Frontage		40′	40′	40′	40′	50′	45′	-	-	-	-
Lot Coverage, Maximum		-	-	35%(1)	35%(3)	50%(3)	50%(3)	-	-	-	-
Setback, Minimum Front(2)		20′	20′	20′	20′	20′	20′	0′	0′	0′	0′
Setback, Minimum Rear(2)		20′	20′	20′	20′	20′	-	-	-	-	-
Minimum Adjacent to "R" Districts							20′	12′	12′	12′	12′
Minimum Adjacent to "P" Districts							12′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Setback, Side(2)											

Minimum Interior Side		8′	8′	8′	8′	8′	0′	0′	0′	0′	0′
Minimum Street Side		12′	12′	12′	12′	12′	0′	0′	0′	0′	0′
Minimum Adjacent to "R" Districts							5′	8′	0′	0′	0′
Minimum Adjacent to "P" Districts							5′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Floor Area Ratio, Maximum		(1)	(1)	(1)	-	-	-	1.0 /1.25 (3)	2.0	2.0	2.0
Maximum Stories:											
On lot with building footprint having an average slope of less than 25%		2	2	2	2	2	2	2	2	3	3
On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	3	3
Maximum Building Height Outside Primary and Secondary Ridgezone: Above Average Grade:											
On lot with building footprint having an average slope of less than 25%		30′	30′	30′	30′	30′	30′	30′	30′	35′	35′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	35′	35′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Average Grade		30′	30′	30′	-	-	-	-	-	-	-
Maximum Building Height Within Primary and Secondary		18′	18′	18′	-	-	-	-	-	-	-

Ridgezone: Maximum Feet Above Ridgeline											
Maximum Fence Height[(2)]											
NOTES:											
(1) Reference Table 4E or 4F of this Chapter and Title 10 Chapter 4.											
(2) Reference Table 4B of this Chapter for residential projects.											
(3) The Town shall not impose a lot coverage requirement that would physically preclude a housing development project with eight to ten units[(4)] from achieving a Floor Area Ratio of 1.25. However, the 1.25 FAR allowed for housing development projects between 8 to 10 units in this Table 4A shall not apply to a site within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.											
(4) "Unit" means a unit of housing, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.											

SECTION 7: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.405 (Minor Intrusions into Required Development Standards for Residential Properties Table):

10-3.405 - Minor Exceptions To Required Development Standards for Residential Properties Table.

The Minor Exceptions To Required Development Standards for Residential Properties Table, referred to as Table 4B, lists: (a) exceptions, which require no discretionary action by the Community Development Director or designee, or Planning Commission; (b) minor exceptions, which require discretionary action by the Community Development Director or designee; and (c) minor intrusions that require Planning Commission design review.

MINOR EXCEPTIONS TO REQUIRED RESIDENTIAL DEVELOPMENT STANDARDS
Table 4B[(1)(2)(3)]

Feature	Front Setback	Rear Setback	Interior Side Setback	Street Side Setback	Review Required
Accessory Structure - Detached or Attached					
A. For properties with a rear property frontage on Center Boulevard or Red Hill Avenue (one of the following):					
1. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10′ in height[(4)] above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20′	4′	8′	8′	E
2. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10′ in height[(4)], but no higher than 12′ in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20′	6′	8′	8′	E
3. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10′ in height[(4)] above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20′	4′	0′	0′	DR
4. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10′ in height[(4)] , but no higher than 12′ in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling.	20′	6′	0′	0′	DR

B. For all other properties:					
One, similar in type to gazebo, tool shed, or play structure less than 120 square feet in area (measured to exterior walls or surfaces) and 8′ or less in height above the ground surface[(4)]	20′	0′	0′	0′	E
Arbor and Trellis:					
1. Freestanding, 60 square feet or less in area and 8′ or less in height[(4)] above the ground surface. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	0′	0′	3′	3′	E
2. Freestanding, exceeding 60 square feet in area and exceeding 8′ in height above the ground surface[(4)] .	0′	0′	0′	0′	ME
3. Attached, extending 3′ from building wall	3′	3′	3′	3′	E
Awning, Chimney, Cornice, Eave, Fireplace					
1. All extending not more than 3′ from the building wall. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
2. All extending beyond 3′ from the building wall.	3′	3′	3′	3′	ME
Built In Outdoor Barbecue and Counter					
1. Counter and built in barbecue less than 36″ above grade[(4)] .	0′	0′	0′	0′	E
2. Counter between 36″ and 48″ above grade[(4)] and built in barbecue with cover up to 60″ above grade. A distance of 10′ shall be maintained from dwellings on contiguous properties.	0′	0′	0′	0′	ME
Carport, Garage					
One, new detached, one car, single story carport and garage with a maximum gable height of 12′ (required on-site parking spaces shall be located as described in Section 10-3.504).	20′	5′	5′	5′	DR
Chicken Coops and Runs with a permit issued pursuant to Title 5, Chapter 1, Section 5-1.04					
One structure up to 50 square feet in area and 8 feet or less in height above the ground surface used for the specific purpose of housing hens	0'	0'	0'	0'	ME
One transparent enclosure/run up to 120 square feet in area and 8 feet or less in height above the ground surface to allow hens to walk around	0'	0'	0'	0'	ME
Deck, Landing, Stairway - All Uncovered					
1. Less than 3′ in height above the ground surface.	0′	0′	0′	0′	E
2. 3′ or greater in height above the ground surface.	14′	14′	6′	10′	E

3. Exceeding 3′ in height above the ground surface, but not exceeding 5′ in height above the ground surface.	0′	0′	0′	0′	ME
Dormer					
A maximum of one on each wall, the length of each to be no greater than 8′ in length as measured parallel to the roof ridge. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
Enclosure of an Area Directly Below an Existing Deck					
To create additional living area.	0′	0′	0′	0′	DR
Fence, privacy wall, solid opaque screen planting, including supporting structures[(3)]					
A. For properties with rear frontages on Center Blvd and Red Hill Avenue:					
1. Up to 6′ in height above the ground surface on either side of the fence at any point [(3)].	0′	0′	0′	0′	E
2. 6′ in height with a 2′ lattice top above the ground surface (for a total height of 8′) with screen landscaping subject to approval by the Community Development Director or designee.	20′	2′	8′	8′	E
3. Between 6′ and 10′ in height with a 2′ lattice top above the ground surface with screen landscaping subject to approval by the Community Development Director or designee.	20′	4′	Encroachment not permitted	Encroachment not permitted	E
Fence, privacy wall, solid opaque screen planting, including supporting structures[(3)] (continued)					
B. For all other properties;					
1. Up to 6′ in height with a 2′ lattice top (for a total height of 8′) above the ground surface.	0′	0′	0′	0′	E
2. For properties in Bald Hill: also refer to Bald Hill Area Plan: Fence Design					
Filtered (non-opaque) Screening					
There shall be no maximum height for filtered screen vegetation unless deemed necessary in a particular instance by the Public Works Director or designee due to safety factors necessary to maintain good vehicular and pedestrian visibility of intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography of the lot involved, and the volume of vehicular and pedestrian traffic.	0′	0′	0′	0′	E
First Story Rear and Side Horizontal Dwelling Infill Extensions					

1. Incorporating no additional height increase and within the boundaries created by either connecting two points of the rear wall or two points on the same side wall of a building (notch filler).	20′	0′	0′	0′	E
2. Incorporating no additional height increase and within the boundaries created by connecting one point of a side wall and one point of a rear wall of a building (notch filler).	20′	0′	0′	0′	ME
Additions to existing dwellings and accessory structures originally and legally built less than eight (8′) feet but not less than five (5′) feet from the interior side property line					
Existing dwellings may be expanded vertically or horizontally and existing accessory structures may be expanded horizontally along the existing building plane subject to Design Review. Should an existing building located within five (5′) feet to eight (8′) feet of the interior side property line originally and legally built be removed and rebuilt with no dimension changes from that which previously existing, the 5′ to 8′ setback is considered grandfathered and expansion can occur along the former building plane subject to Design Review. This provision does not apply to: (a) Additions to existing structures which are less than eight (8′) feet from the interior side property line by virtue of a previously granted variance; (b) Any construction less than five (5′) feet from the interior side property line; or (c) Second story additions to accessory structures.	20′	20′	5′ to 8′	12′	DR
Foundation Repair and Replacement					
1. Properties with legal nonconforming setbacks and located within a Special Flood Hazard Area as designated by the Federal Emergency Management Agency (FEMA) are permitted to repair or replace the foundation of a residential structure as necessary to meet current Building and/or Fire Codes. The property may be raised, and the overall height may be increased to the extent necessary to comply with Title 7, Chapter 11, Protection of Flood Hazard Areas of the San Anselmo Municipal Code and FEMA regulations, as amended from time to time.	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	E

2. Properties with legal nonconforming setbacks are permitted to repair or replace the foundation of a residential structure as necessary to meet current Building and/or Fire Codes. The property may be raised, and the overall height may be increased to the extent necessary to accommodate the repaired or new foundation.	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	E
Hot Tub					
1. Above the ground surface.	20′	5′	5′	5′	E
2. Above the ground surface.	8′	5′	5′	5′	ME
3. Below the ground surface.	8′	5′	5′	5′	E
Lot Line Adjustment for Legal Non-Conforming Parcels					
Lot Line Adjustment involving two or more legally-created parcels where each parcel is less than the minimum lot size required in their respective Zoning District(s).	No Change to Existing Setback	5′	5′	No Change to Existing Setback	ME [(5)]
Mechanical Equipment					
Air conditioning unit, hot tub and swimming pool equipment (not contained in hot tub or swimming pool), all at or under 3′ above the ground surface.	5′	5′	5′	5′	E
Parking Deck, Driveway, Supporting Structure: (Uncovered)					
On both downslope and upslope lots having minimum average lot slope of 25%.	0′	0′	0′	0′	ME
Parking Spaces on Uphill Lots					
With retaining walls greater than 6′ in height above the ground surface [(5)], but less than 10′ in height above the ground surface.	0′	0′	0′	0′	ME
Permanent Accessibility [(6)]					
Permanent modification to an existing structure that is required to provide a person with a disability equal opportunity to housing of their choice.	0′	0′	0′	0′	ME
Porch					
1. Enclosure of existing roofed porch limited to two sides of an existing dwelling, not to exceed 100 square feet.	0′	0′	0′	0′	E

2. Covered porches (not enclosed): provided the finished porch floor does not exceed 5′ in height above the elevation of any adjacent right of way.	14′	20′	8′	12′	E
Raising of Structures (originally constructed without setback requirement and not having been granted an exception, minor exception or setback variance) a total of 2′ above the existing building height (including the roof, walls, and foundation), not to exceed the height limitation of the applicable zoning district. Includes: Dwelling, Carport, Garage, and Accessory Building.					
If requested to elevate a finished floor in a Flood Hazard Area, to replace a foundation, or for other hazard mitigation.	0′	0′	0′	0′	E
If requested for aesthetic or other non-hazard purposes.	0′	0′	0′	0′	ME
Replacement in Kind					
All existing structures legally erected (either before applicable ordinances or with applicable Building permit and Planning approval). Includes relocating structure from an existing 0′ property line setback to a 2′ maximum setback for maintenance purposes. Does not include other dimension changes.	0′	0′	0′	0′	E
Retaining Wall					
Up to 4′ in height above the ground surface.	0′	0′	0′	0′	E
Swimming Pool					
1. Above the ground surface measured at the outside edge.	20′	5′	5′	5′	E
2. Above the ground surface measured at the outside edge.	8′	5′	5′	5′	ME
3. Below the ground surface measured at the outside edge.	8′	5′	5′	5′	E
Window: Bay, Greenhouse, Box					
1. All extending not more than 3′ from the building wall and no greater than 8′ in length. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
2. All extending more than 3′ from the building wall and greater than 8′ in length.	3′	3′	3′	3′	ME
Notes:					
E = Exception, ME = Minor Exception, DR = Design Review (1) All other structures that intrude into the minimum required setback areas shall require Planning Commission variance review unless a determination is made by the Community Development Director or designee that a particular structure is similar in kind to one of the above					

listed structures which are considered either an exception, minor exception or subject to administrative variance review.

(2) For R-1 H, R-1 C, and R-1 properties located at or above 150 mean sea level elevation, design review shall take precedence over the above listed exceptions.

(3) Fences, privacy walls, and solid opaque screen plantings located within twenty (20') feet of a front property line or within twelve (12') feet of a street side yard property line fronting a street are subject to a separate permit review by the Public Works Director or designee. The Public Works Director's or designee's decision shall be based upon safety factors necessary to maintain good vehicular and pedestrian visibility at intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography involved, and the volume of vehicular and pedestrian traffic. Fences, privacy walls, hedges and solid screen plantings exceeding eight (8') feet in height above grade, or those exceeding lesser heights as specified by the Public Works Director or designee.

(4) Ground surface: ground level at the time of construction, unless otherwise determined per Section 10-3.404(c).

(5) Refer to Title 10, Chapter 2, Article 7, Parcel Maps, for other permitting required to relocate lot lines.

(6) The term "permanent" in Table 4B indicates that project approval runs with the land in perpetuity.

SECTION 8: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.502 (Parking standards.) is hereby amended as follows:

The Parking Standards Table, referred to as Table 5A, lists the minimum parking requirements for each use or activity. If a particular use or activity is not listed in the Parking Standards Table, then establishment of parking requirements for that use or activity shall be determined by the Planning Commission after the preparation of a parking demand study for the proposed use or activity. In the event of any conflict between the parking standards established in this Chapter and applicable provisions of the California Government Code, the provisions of the California Government Code shall prevail.

PARKING STANDARDS TABLE TABLE 5A	
RESIDENTIAL LAND USE	**NUMBER OF REQUIRED ON-SITE PARKING SPACES[(1)(2)]**
Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation	Two (2) spaces per living unit[(4)]
Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation	Three (3) spaces per living unit[(3)]
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7 and Senior Housing Projects	One (1) space per living unit, except as provided in Title 10, Chapter 4[(2)]
Accessory Dwelling Units	See Title 10, Chapter 6
Multi-Family Living Unit:	
Studio or 1-bedroom living unit	One (1) space per unit
2-bedroom living unit	One space per unit
3 or more bedroom living unit	1.5 spaces per unit
NON-RESIDENTIAL LAND USE	NUMBER OF REQUIRED ON-SITE PARKING SPACES[(1)(2)]
Church, College/University Auditorium, High School and Other Places of Public Assembly	One (1) space for each ten (10) fixed seats
Convalescent Home, Hospital	One (1) space for every two (2) beds
Auditorium, Theater, Other Similar Places of Assembly	One (1) space for each five (5) seats
Commercial Place of Amusement, Assembly Hall Without Fixed Seats, Dance Hall	One (1) space for each 100 gross square feet building floor area
Hotel, Motel	One (1) space for each guest room
Communication Equipment Building	One (1) space for each 500 gross square feet of building floor area PLUS two (2) spaces for each two (2) employees on duty on the maximum shift
Other Business, Commercial, Public Utility Buildings[5]	One (1) space for each 500 gross square feet of building floor area
Notes:	

(1) Any calculation of parking space requirements which results in a fractional parking space shall be rounded up to the next full parking space.
(2) A tandem parking space is not allowed to fulfill the legal parking space requirement unless otherwise noted in this chapter.
(3) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.
(4) For any lot with an average width of 52 feet or less, one (1) of the two (2) parking spaces may be in tandem and may be located within the minimum required front setback and side setback.
(5) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.

SECTION 9: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.702 (Hierarchy of discretionary actions.) to add the following definitions:

The following is the prescribed hierarchy order of discretionary actions:

(a) Zoning ordinance amendment;
(b) Planned Development;
(c) R-1-H Preliminary Development Plan (advisory only);
(d) R-1-H Precise Development Plan;
(e) Tentative map;
(f) Conditional use permit;
(g) Variance;
(h) Design review.

Applications for any and all discretionary actions may be filed and processed concurrently, so long as each application is acted upon independently and in the order prescribed by this section.

SECTION 10: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.801 (Purpose and intent.) to add the following definitions:

The purpose of a zoning ordinance amendment is to allow any portion of Chapter 3 of Section 10 of the San Anselmo Municipal Code, including text, land use, development standards, definitions, maps, or procedures, to be amended. Zoning ordinance amendments may include all or any portion of the following:

(a) Adoption of zoning ordinance (Article 1)
(b) Designation and Establishment of Districts (Article 2)
(c) Land Use Regulations (Article 3)
(d) Development Standards (Article 4)
(e) Parking and Loading Regulations (Article 5)
(f) General Provisions (Article 6)
(g) Zoning Ordinance Implementation Procedures (Article 7)
(h) Zoning Ordinance Amendment (Article 8)

(i) Planned Development (Article 9)
(j) R-1-H Preliminary Development Plan (Article 10)
(k) R-1-H Precise Development Plan (Article 11)
(l) Tentative Map (Article 12)
(m) Conditional Use Permit (Article 13)
(n) Variance (Article 14)
(o) Design Review (Article 15)
(p) Noticing—Public Hearings—Zoning Applications (Article 16)
(q) Definitions (Article 17)

SECTION 11: Ordinance Amendment. Town of San Anselmo Municipal Code Title 10, Chapter 3, Article 9, Preliminary and Specific Planned Development Districts, to be renamed Title 10, Chapter 3, Article 9, Planned Development, is hereby amended as follows:

Article 9. Planned Development

10-3.901 Purpose and intent.

The Town contains numerous lots which, because of size, hillside location, unusual topography, natural resources, or aesthetic appeal, cannot appropriately be developed through adherence to rigid zoning restrictions. The special characteristics of these lots necessitate a flexible approach to the development of these lots which will provide for logical and orderly development, and at the same time, promote the health, safety, and general welfare of the Town, and adherence to the General Plan.

Planned development contemplates flexibility and variety in the location of buildings and the diversity of lot sizes and building designs. The Planned Development is intended to accommodate various types of development such as neighborhood and district shopping centers, single family residential developments, professional, multiple housing developments, commercial centers, and any other use, or combination of uses which can be made a part of a Planned Development.

10-3.902 Applicability.

(a) Use of Planned Development. A property owner or their designee may request establishment of a Planned Development through approval of a Conditional Use Permit, as set forth in Article 13 of this chapter of the San Anselmo Municipal Code, for any development within the applicable zoning district. Approval of a Conditional Use Permit for a Planned Development:
    (1) May adjust or modify applicable development standards (e.g., development envelope, off-street parking, street layout, etc.) identified in this Municipal Code.
    (2) May authorize a land use activity that is not otherwise allowed in the applicable zoning district in Table 3A of the Municipal Code provided that:

1. The primary uses of the Planned Development are allowed in the applicable zoning district; and
2. The Planned Development maintains the characteristics and purpose of the applicable zoning district; and

(3) Shall be required before the approval of any Building, Grading, or other construction permit required by this Municipal Code for the proposed development.

(b) Compliance with General Plan. Strict compliance with the purpose and intent of the General Plan and any applicable plans adopted by the Town shall be required.

10-3.903 Application Filing.

The applicant shall prepare and submit an application for a Conditional Use Permit to the Town for the approval of a Planned Development. The application shall include all information required by the Town, as set forth in Article 13 of this chapter of the San Anselmo Municipal Code.

10-3.904 Review Authority.

The Planning Commission shall review and act upon a Conditional Use Permit for a proposed Planned Development after one or more public hearings. The Planning Commission's decision may be appealed pursuant to Section 10-1.06 of the San Anselmo Municipal Code.

10-3.905 Required findings and decision.

Following a hearing, the review authority shall issue a written decision with the findings upon which the decision is based. The review authority may approve and/or modify, in whole or in part, with specific development conditions or deny the application. In order to qualify for a Planned Development, the following findings, with or without conditions, shall be made:

(a) The lot or lots is/are of sufficient size and otherwise suitable for planned development;

(b) The land uses in the planned development are allowed within the subject zoning district;

(c) Planned development of the lot or lots would promote the purposes set forth in Section 10-3.901 of this article of the San Anselmo Municipal Code;

(d) The planned development is consistent with the Town's General Plan, with specific reference to the applicable sections of the General Plan;

(e) The planned development is necessary to allow for development that would not be achievable under the strict application of the provisions and standards identified in this Municipal Code;

(f) The planned development provides required public infrastructure improvements consistent with the standards of the applicable utility providers, including but not limited to emergency vehicle access, water supply, wastewater disposal, and stormwater management. All required infrastructure shall be installed and operational

prior to occupancy, and all development impact fees shall be paid in accordance with applicable Town ordinances;

(g) The approval of the planned development is in compliance with the requirements of the California Environmental Quality Act (CEQA); and

(h) The planned development meets the additional findings set forth in Article 13 of this chapter of the San Anselmo Municipal Code, as applicable.

10-3.906 Changes or Amendments To Approved PD.

All changes to a Planned Development shall require approval of a Conditional Use Permit, as set forth in Article 13 of this chapter, and all other applicable permits set forth in the San Anselmo Municipal Code.

SECTION 12: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.1305 (Required findings for conditional use permit.) is hereby amended as follows:

Approval of a conditional use permit, which may include the imposition of conditions, shall be made only after the making of the following findings:

(a) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

In addition to the foregoing finding, special findings shall be made for certain districts or uses, as follows:

(b) Gasoline Stations—All Districts:

(1) Full Serve and Self-Service Gasoline Stations—ALL DISTRICTS: All operations including storage, excepting service with gasoline, oil, air, and water shall be conducted within a closed building.

(2) (Self-Service Gasoline Stations—ALL DISTRICTS: The granting of the conditional use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair.

(c) Limited Commercial (C-L) District—All Uses Requiring a Conditional use Permit: The granting of the conditional use permit will not allow a use which generates traffic at a rate greater than:

(1) Fifty (50) vehicle trip ends for each one thousand (1,000) gross square feet of gross leasable building area; or

(2) The existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991 and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated

for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers.

(d) The granting or denying of a conditional use permit for the on-sale and off-sale of beer and wine in conjunction with the sale of motor fuel shall be subject to the following:
    (1) The findings shall be based on substantial evidence in view of the whole record to justify the ultimate decision; and
    (2) In addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition the conditional use permit.

(e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a conditional use permit will not allow a use that diminishes the existing affordable housing stock, including multifamily units and mixed use units (e.g., residential units above commercial uses), unless there is a clear public benefit or equivalent housing can be provided.

(f) Animal Boarding: All exterior walls shall be soundproofed to eliminate potential animal noise to the exterior of the building.

(g) Light Manufacturing: The use shall not cause odors, noise, and other factors which make the environment less desirable.

(h) All Commercial Uses: The size and operating characteristics of the proposed development would provide a balanced mix of uses that would be compatible with the existing and future land uses in the vicinity.

(i) Planned Development — All Districts: Refer to the findings in Article 9 of this chapter of the San Anselmo Municipal Code.

SECTION 13: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.1505 (Projects subject to design review.) is hereby amended as follows:

The following projects are subject to design review.

(a) Commercial, Professional, and Residential R-3 (four (4) or more units, churches, and convalescent homes):
    (1) All new buildings; and
    (2) All exterior modifications including changes to exterior paint colors and exterior finishes and new or replacement mechanical equipment.

(b) Residential R-1-H: All exterior modifications including changes to exterior paint colors and exterior finishes but excluding new or replacement mechanical equipment located in compliance with required setbacks and within building envelope and that meet all applicable requirements of the Town Noise ordinance.

(c) Residential R-1-C and R-1 lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside):
    (1) New dwellings;
    (2) Any second story or higher additions; and
    (3) Any additions (which include deck and stairway structures, except those located

on the uphill side of the dwelling) greater than five hundred (500) square feet in size. For purposes of determining additions, pre-existing development that will be replaced in kind, will not be counted toward the five hundred (500) square feet, where such replacement involves no material change in visual effect due to identical size and identical or similar materials, design, and colors. Additions constructed after February 26, 1991, will be looked at cumulatively, henceforth, so that when the five hundred (500) square foot limit is triggered by the sum of all additions, design review will be required.

(4) Any request to exceed the maximum dwelling size in Table 4E.

(d) Residential R-1, R-2, and R-3 (three (3) or fewer units) lots below one hundred fifty (150) feet Mean Sea Level (flatland):
   (1) New dwellings;
   (2) Any second story or higher additions;
   (3) Any request to exceed the maximum adjusted floor area under Section 10-3.412(e);
   (4) Additions where the new construction will increase existing Adjusted Floor Area by fifty (50%) percent or more; and
   (5) Additions in conjunction with the demolition of fifty percent (50%) or more of the existing exterior walls of a dwelling structure above the foundation. The Community Development Director or designee may develop written guidelines for what is included in exterior wall demolition, which shall be measured in square feet and shall include the square feet of windows and doors that are removed.

For purposes of making the above determinations, pre-existing development that will be replaced in kind shall not be counted where such replacement involves no material change in visual effect due to identical size and identical or similar design. Additions include decks, roof decks, and stairway structures. Demolition and a fifty (50%) percent building increase performed after March 24, 2009, will be looked at cumulatively, henceforth, so that when the limit is triggered by the sum of all the work performed, design review will be required.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.

(f) All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to Section 10-3.504(b).

(g) Any project subject to design review in the Minor Intrusions Into Required Residential Development Standards Table 4B.

SECTION 14: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1601 (Public hearings.) to add the following:

A public hearing shall be conducted as prescribed by the California Government Code, as may be amended from time to time, for the following:

(a) Zoning ordinance amendments;

(b) Planned Development;

(c) R-1-H Precise Development Plans;

(d) Tentative maps;
(e) Variances;

Public hearings shall be conducted by the Planning Commission or the Town Council, as appropriate to the specific discretionary action.

Any Design Review, Conditional Use Permit, Demolition Permit or Variance application to be considered by the Planning Commission shall be considered at a noticed public meeting.

SECTION 15: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1605 (Final approval of discretionary actions.) to add the following:

Any discretionary action as described in this chapter, except zoning ordinance amendments, shall be final ten (10) calendar days following the date of approval by the Community Development Director or designee, or the Planning Commission, whichever is applicable, unless the action of the Community Development Director, or designee, or the Planning Commission is appealed to the Planning Commission or Town Council in the manner prescribed in Sections 1-4.01 and/or 10-1.05 of the San Anselmo Municipal Code.

SECTION 16: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1702 (Definitions) to add the following definitions:

"Co-housing" means a residential development on one contiguous parcel of land, designed by and developed for members of an existing co-housing organization in which members of the co-housing organization will own, self-manage, and reside. A co-housing development shall consist of residential dwelling units and shall be operated as a condominium, co-op, or similar form which allows for individual ownership of each dwelling unit. It shall also include one or more common structures containing a shared kitchen, library, computer room, laundry, greenhouse, play area or other common residential facilities for use by the residents. The legal structure is typically an HOA, condo association, or housing cooperative.

"Co-housing dwelling unit" means an individual dwelling unit within a co-housing development that is privately owned.

"Co-housing organization" means a membership of people interested in a co-housing development, during development and construction of a co-housing project, that transforms into a legal residential association upon completion of the development and subsequent occupation of the dwelling units. Membership of the association is open only to owners of dwelling units in the development.

"Community Development Director (CDD)" means the role previously referred to as the Planning Director. Any references to the Planning Director in this Code shall be understood to mean the Community Development Director (CDD), or the CDD may delegate and assign a designee.

"Residential occupancy" means occupancy of residential structures or dwelling units for a permanent period of 30 days or greater.

SECTION 17: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-4.102 (Applicability.) is hereby amended as follows:

The Town shall ministerially consider without a hearing an application for a housing development containing no more than two (2) residential units under this chapter if the proposed housing development meets all of the following requirements:

(a) The parcel is located in an R-1, R-1-H, or R-1-C zoning district;
(b) The boundaries of the Town include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.
(c) The parcel satisfies the requirements specified in California Government Code Section 65913.4(a)(6)(B) through (K).
(d) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:
    (1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, as defined in California Health & Safety Code Sections 50093, 50079.5, and 50105.
    (2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
    (3) Housing that has been occupied by a tenant in the last three (3) years.
(f) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of California Government Code to withdraw accommodations from rent or lease within fifteen (15) years before the date that the development proponent submits an application.
(g) The proposed housing development does not allow the demolition of more than twenty-five (25%) percent of the existing exterior structural walls, unless the site has not been occupied by a tenant in the last three (3) years.
(h) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.

SECTION 18: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of these ordinance amendments are for any reason found to be invalid or unconstitutional, such invalidity,

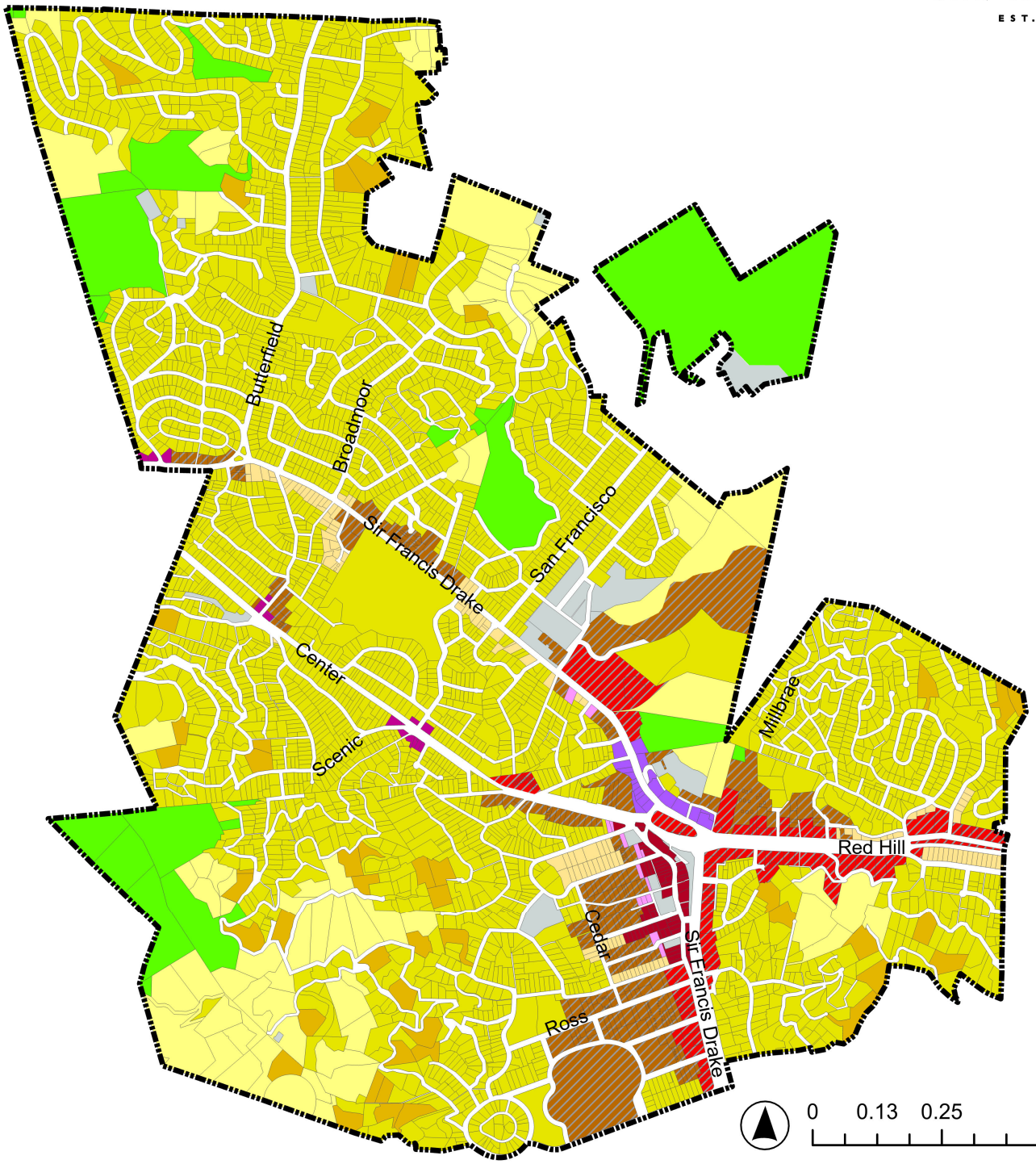
or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

SECTION 19: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code Section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

EXHIBIT "B"
Zoning Map Amendments
Zoning Map

Zoning

TOWN OF SAN ANSELMO
EST. 1907



Zoning Districts

- Town of San Anselmo Boundary
- AHO
- C-1
- C-2
- C-3
- C-L
- OS
- P
- PF
- R-1
- R-1-C
- R-1-H
- R-2
- R-3

June 2021

Growing List of Penalties for Local Governments Failing to Meet State Housing Law



California's Housing and Community Development (HCD) department in April 2021 issued guidance to cities and counties about the consequences of falling short in adopting or otherwise complying with previously adopted housing elements.

HCD noted that, under legislation enacted in recent years, it is authorized "to review any action or failure to act by a local government (that it finds) inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law." And because housing elements are a mandatory part of a city or county's General Plan, a noncompliant housing element could also impact its General Plan, potentially invalidating it as well. Localities in this situation are subject to a range of penalties or consequences, including:

Legal Suits and Attorney Fees: Local governments with noncompliant housing elements are vulnerable to litigation from housing rights' organization, developers, and HCD. If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff's attorneys in addition to the fees paid to its own attorneys. Potential consequences of lawsuits include: mandatory compliance within 120 days, suspension of local control on building matters, and court approval of housing developments.

Loss of Permitting Authority: Courts have authority to take local government residential and nonresidential permit authority to bring the jurisdiction's General Plan and housing element into substantial compliance with State law. The court may suspend the locality's authority to issue building permits or grant zoning changes, variances, or subdivision map approvals – giving local governments a strong incentive to bring their housing element into compliance.

Financial Penalties: Local governments are subject to court-issued judgements directing jurisdictions to bring a housing element into substantial compliance with state housing element law. If a jurisdiction's housing element continues to be found out of compliance, courts can fine jurisdictions up to $100,000 per month, and if they are not paid, multiply that by a factor of six.

Court Receivership: Courts may appoint an agent with all powers necessary to remedy identified housing element deficiencies and bring the jurisdiction's housing element into substantial compliance with housing element law.

Streamlined Ministerial Approval Process: Proposed developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need are now subject to less rigorous "ministerial" approvals in order to hasten the production of housing and bring a jurisdiction into compliance with its state-determined housing need allocation.

OVER ▼

Housing Laws Figure Prominently in the News

Following are links to a sampling of recent news coverage documenting the risks and challenges faced by cities and counties in the new housing arena:

State can sue:

- In the face of unprecedented housing crisis, California takes action to hold cities accountable for standing in the way of housing **https://www.gov.ca.gov/2019/01/25/housing-accountability/**
- Huntington Beach loses housing case with state of California **https://web.archive.org/web/20210203030515/https:/www.latimes.com/socal/daily-pilot/news/story/2021-02-02/huntington-beach-loses-housing-case-with-state-of-california**
- State may revoke Encinitas's compliance status with California housing law **https://www.sandiegouniontribune.com/communities/north-county/encinitas/story/2020-02-14/state-revokes-encinitass-compliance-status-with-california-housing-law**
- Under pressure from state, Simi reverses opposition to proposed 278-unit apartment complex **https://www.vcstar.com/story/news/local/communities/simi-valley/2020/02/08/apartments-low-income-housing-simi-valley-california/4679587002/**

Developers can sue:

- Holland & Knight First in California to Win Lawsuit Under New State Housing Law **https://www.hklaw.com/en/news/pressreleases/2020/05/holland-knight-first-in-california-to-win-lawsuit-new-housing-law**
- Developer Sues Millbrae Over Proposed Housing at Historic El Rancho Inn **https://sanfrancisco.cbslocal.com/2021/06/03/developer-sues-millbrae-over-proposed-housing-at-historic-el-rancho-inn/**

Third parties can sue:

- Controversial Vallco project can continue under SB 35, judge rules **https://sanjosespotlight.com/controversial-vallco-project-can-continue-under-sb-35-judge-rules/**
- City of Coronado sued over failing to comply with state law allowing expedited approval for accessory dwelling units **https://www.sandiegouniontribune.com/business/story/2021-01-21/coronado-sued-over-allegedly-denying-granny-flats**
- Los Altos drops appeal to court-approved housing development **https://www.mv-voice.com/news/2020/09/08/los-altos-drops-appeal-to-block-five-story-downtown-housing-project**
- City Takes Step That Could Expand Housing on the Westside **https://www.sfpublicpress.org/city-takes-step-that-could-expand-housing-on-the-westside/**

Individuals can sue:

- Clovis loses legal challenge, will be forced to zone and plan for low-income housing **https://www.fresnobee.com/news/local/article251227789.html**

Association of Bay Area Governments



Technical Assistance for Local Planning

HOUSING

Conversely, an HCD-certified housing element brings with it eligibility for numerous state and regional funding sources, including:

- Permanent Local Housing Allocation
- Affordable Housing and Sustainable Communities Grants
- SB 1 Planning Grants
- CalHOME Program Grants
- Infill Infrastructure Grants
- Pro-Housing Design funding
- Local Housing Trust Funds
- Regional Transportation Funds (such as MTC's OneBayArea Grants)

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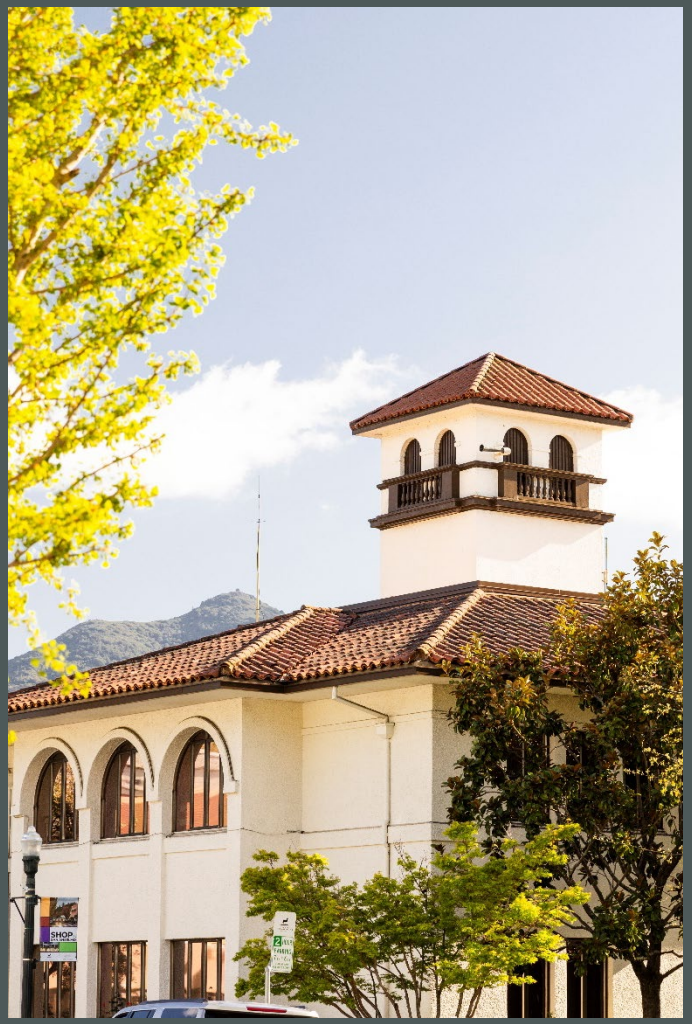
Public Hearing on Zoning Code Amendments to Implement the Housing Element

Town Council

May 13, 2025

Purpose

- Public hearing to consider adoption of an Ordinance amending the Zoning Code
- Accept public comments
- Next steps



Background

- 2023-2031 Housing Element was adopted on December 12, 2023
- HCD certified the Housing Element as compliant with State law on March 28, 2024
- Housing Element includes goals, policies, and actions to be implemented over the 8-year planning timeline (2023-2031)

Background

- HCD has indicated that failure to implement the Housing Element actions is cause for HCD to revoke compliance
- Consequences of non-compliance:
  - Legal suits
  - Financial sanctions
  - Loss of permitting authority
  - Streamlined approvals for development without local oversight, including the Builder's Remedy

Implementation Progress

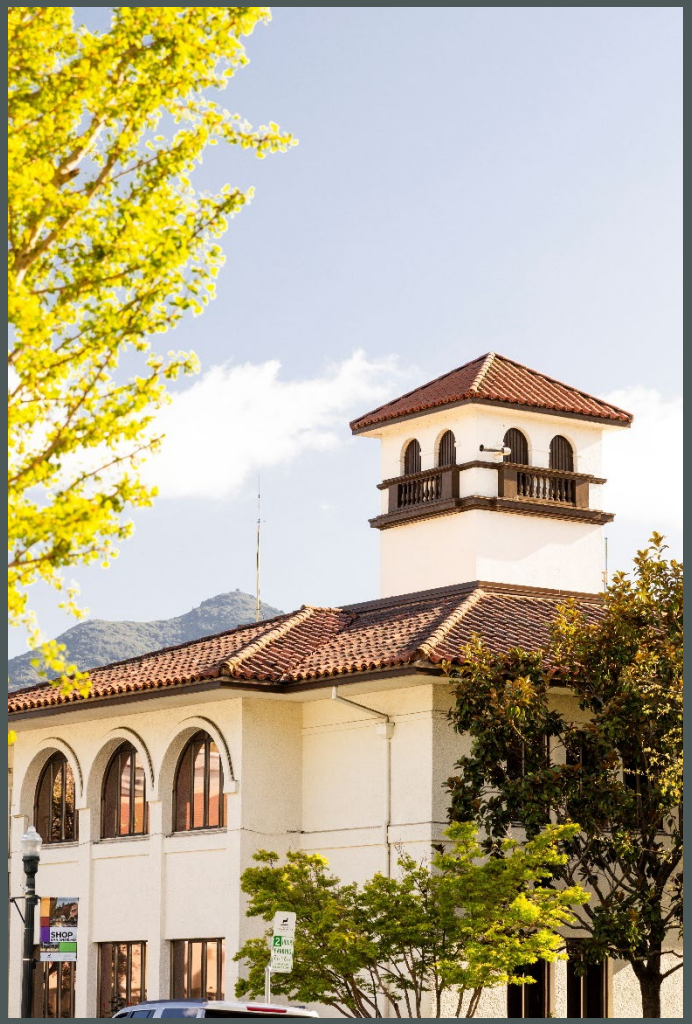
- 118 Housing Element Actions:
  - 63% are complete
  - 12% require ongoing implementation
  - 25% remain to be completed
- Most remaining actions require large studies, regional collaboration, or integration into the General Plan Update process
- Four remaining actions require near-term Zoning Code and Zoning Map amendments

Near-Term Remaining Actions

- **Action 3.3a:** Amend the Town's Planned Development (PD) process
- **Action 5.2c:** Amend the Town's parking requirements to align with State law
- **Action 5.3a:** Amend the Zoning Map to identify the Affordable Housing Overlay District
- **Action 9.1f:** Amend the Zoning Code to provide an administrative exception to development standards for housing for persons with disabilities.

Planning Commission Input

- Identified minor regulatory barriers that limited housing opportunities and increased permitting times
- Proposed clarifications to encourage innovative housing models
- Recommended amendments to minimize regulatory burdens and support more flexible housing options



Proposed Amendments

Planned Development Amendments

Feature	Existing	Proposed
Applicability	Establishes PPD and SPD Overlay Zoning Districts	Establishes PD permit process
Type of Action*	Legislative: Requires Zoning Ordinance Amendment	Quasi-judicial: Conditional Use Permit (CUP) approval process
Required Hearings	3 minimum	1 minimum
Review Authority	Planning Commission and Town Council	Planning Commission
Approval Criteria	Subjective findings based on policy considerations	More objective findings, consolidated with CUP findings
Additions or Remodels*	CUP and Design Review required	CUP required

* Other permits may be required as established in the Zoning Code.

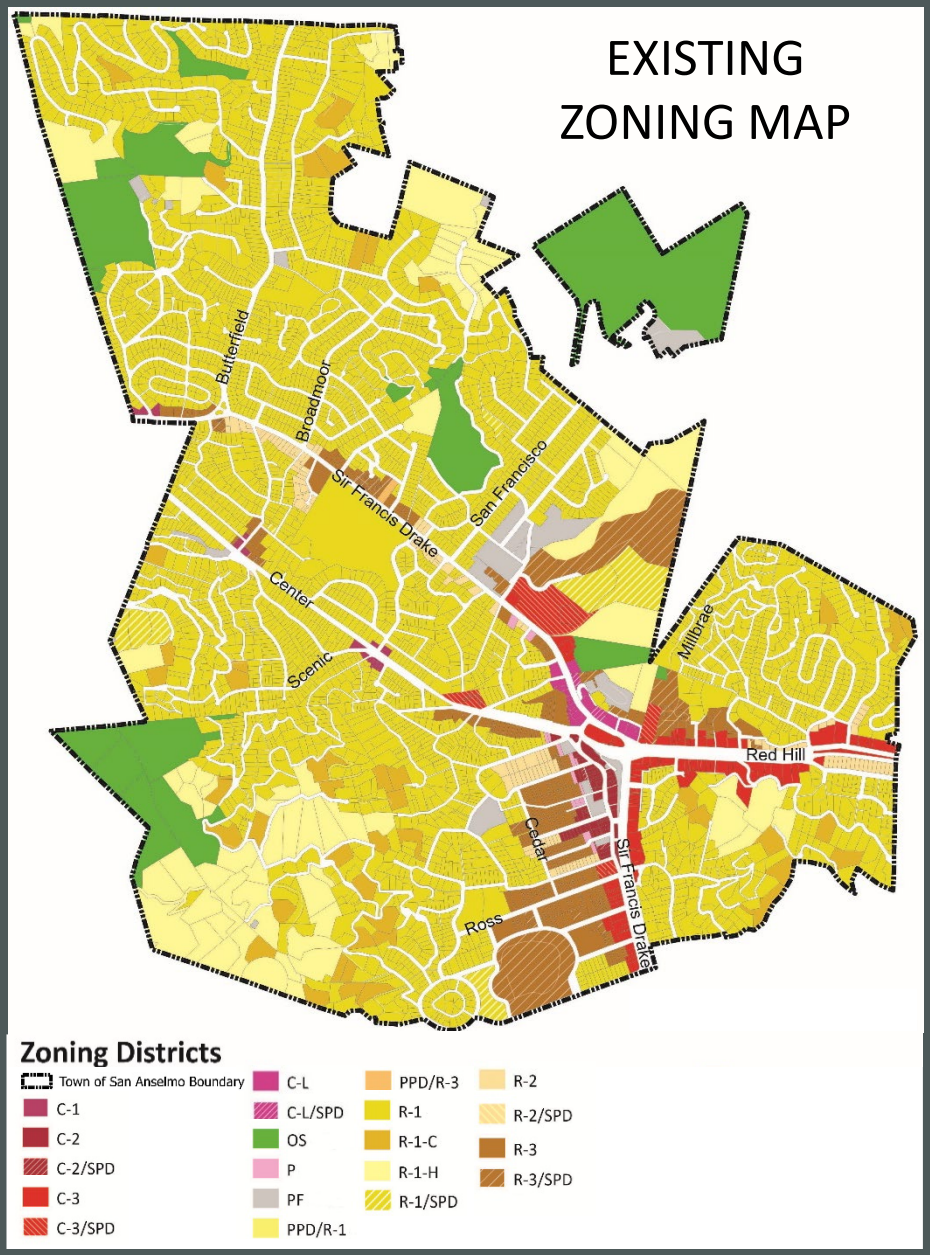
Other Proposed Amendments

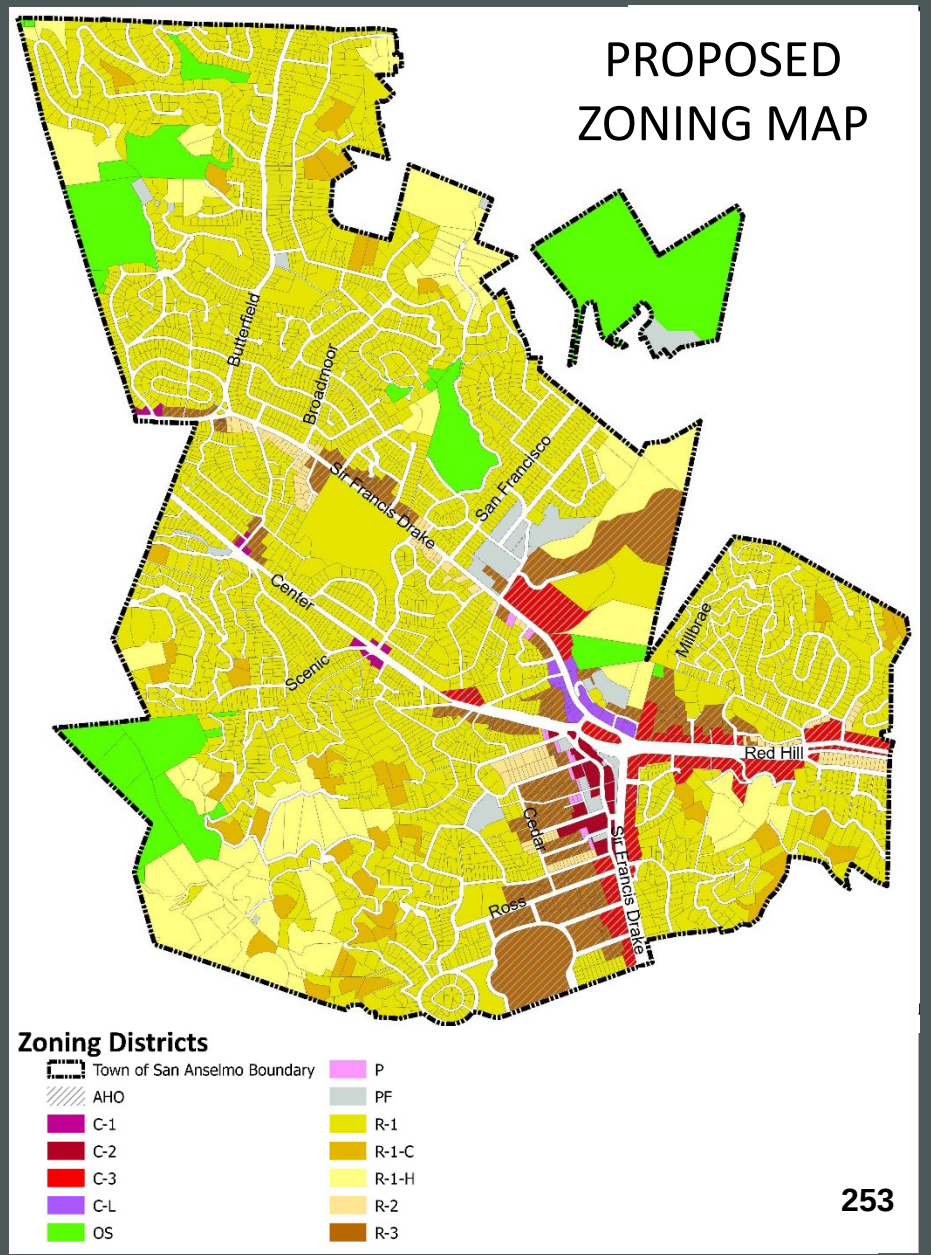
- **Housing Uses**: Amend Table 3A and other Code sections to:
  - Conditionally allow co-housing
  - Clarify differences between various multi-family uses
- **Minor Exceptions**: Amend Table 4B and other Code sections to simply requests for:
  - Lot line adjustments for two substandard-sized parcels; and
  - Minor accessibility-related building modifications

Other Proposed Amendments

- **Parking Reform**: Amend the Zoning Code to align local parking requirements with AB 2097
- **Affordable Housing Overlay Zone**: Amend the Zoning Map to identify the Affordable Housing Overlay (AHO) District
- **Terminology**: Consolidate references and update terminology for administrative and ministerial processes

Zoning Map Amendments





Recommendation

- That the Town Council hold a public hearing and consider the attached Zoning Ordinance Amendments to Title 10 “Planning and Zoning”, Chapters 2, 3, and 4 of the San Anselmo Zoning Code and the Zoning Map to implement the 2023-2031 Housing Element and ensure compliance with State law and associated California Environmental Quality Act (CEQA) findings.
- Motion to read the attached Ordinance by title only. The Town Manager will read the full title of the Ordinance.
- Motion to approve the first reading of the Ordinance Amendments and waive future readings in their entirety.

Questions?

STAFF REPORT

TOWN OF SAN ANSELMO Item #:2.3

MEETING DATE: May 13, 2025

AGENDA TITLE: Public Hearing and Adoption of Ordinance Designating Fire Hazard Severity Zones in Local Responsibility Area

FROM: Robert Bastianon, Senior Fire Inspector, Ross Valley Fire Department

RECOMMENDATION:

Town staff recommends that the Town Council take the following actions:

1. Hold a public hearing to conduct a second reading and consider adoption of the attached Ordinance Designating Fire Hazard Severity Zones in Local Responsibility Area (Attachment 1); and
2. At the conclusion of the public hearing, that the Town Council votes to adopt the attached Ordinance.

Procedural Note:

California Government Code Section 51179(a) mandates that local agencies "shall designate, by ordinance, moderate, high, and very high fire hazard severity zones in [their] jurisdiction within 120 days of receiving recommendations from the State Fire Marshal pursuant to Section 51178. The Town of San Anselmo received the Local Responsibility Area Fire Hazard Serenity Zone Map on February 24, 2025.

Background and Discussion:

At the April 08, 2025 meeting of the Town Council, the Council conducted a first reading of the proposed ordinance and moved to have the ordinance read by title only and waive further reading of the ordinance.[1]

[1] See meeting minutes and video at the following link - https://granicus_production_attachments.s3.amazonaws.com/sananselmo-ca/ad7430eb1e7dda4e36c9ddc72b519f540.pdf

This item involves consideration of an ordinance to designate Fire Hazard Severity Zones in Local Responsibility Areas by adopting the State Fire Marshal Map entitled, “City of San Anselmo - Marin County - Local Responsibility Area Fire Hazard Severity Zones,” published February 24, 2025 (Attachment 1, Exhibit A, “Town FHSZ Map”).

The State Fire Marshal is required to classify lands within State Responsibility Areas (SRA) into Fire Hazard Severity Zones. Prompted by the devastating 1991 Oakland Hills Fire, in 1992, state law expanded the requirement for California Department of Forestry and Fire Protection (CAL FIRE) to evaluate fire hazard severity in Local Responsibility Areas (LRA). LRA are all areas where fire service is not the responsibility of the state or federal government and include cities, urban regions, agricultural lands, and portions of the desert where the local government is responsible for wildfire protection. This protection is typically provided by city fire departments, fire protection districts, counties, or by CALFIRE under contract.

Initially, these Fire Hazard Severity Zone maps contained only Very High fire hazard severity classifications; however, in 2021 CAL FIRE was tasked with identifying Moderate and High Fire Hazard Severity Zones along with the Very High in LRA. The updated Fire Hazard Severity Zone Maps for LRA designate all three fire hazard levels. (A separate map showing the SRA was recently updated and became effective in 2024.)

CAL FIRE developed the recommended Town FHSZ Map using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. The fire hazard severity model for wild-land fire has two key elements: probability of an area burning and expected fire behavior under extreme fuel and weather conditions. Many factors are considered, such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for an area.

The Town FHSZ Map reflects “hazard,” not “risk”. The map is like a flood zone map, where lands are described in terms of the probability level of a particular area being inundated by floodwaters; “Hazard” is based on the physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts.

The Town FHSZ Map was created by CAL FIRE under the direction of the State Fire Marshal without the local jurisdictional input or influence. Under California Government Code Section 51179(b)(3), “A local agency shall not decrease the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, and, in exercising its discretion pursuant to paragraph (2), may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency.” In other words, local agencies are not permitted to decrease or remove areas from the CAL FIRE recommended fire hazard severity zone map, but they designate areas as a higher hazard than what the CAL FIRE map indicates. The proposed ordinance seeks to adopt the CAL FIRE map for the Town FHSZ Map without any changes.

Note that approval of the ordinance adopting the Town FHSZ Map is separate from the Town's adoption of the Fire Code. While this ordinance and Map must be approved by June, the Fire Code adoption will take place this fall. At that time, the Town Council will review and adopt recommended local amendments to the State Fire Code.

FISCAL IMPACT:
No fiscal impact

ENVIRONMENTAL IMPACT:
Adoption of the proposed ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to following sections of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3: (1) Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); and (2) Section 15060(c)(3) (the activity is not a project as defined in Section 15378) because the ordinance has no potential for resulting in any significant physical change to the environment, either directly or indirectly.

Attachments:
1) *Draft Ordinance*
    a. *Map entitled, "City of San Anselmo - Marin County - Local Responsibility Area Fire Hazard Severity Zones" (Exhibit A to Attachment 1).*

ORDINANCE NO. _____
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO
TO DESIGNATE FIRE HAZARD SEVERITY ZONES IN
LOCAL RESPONSIBILITY AREAS

WHEREAS, pursuant to Government Code 51178, the State Fire Marshal must identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas; and

WHEREAS, moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread; and

WHEREAS, Local Responsibility Areas (LRA) are in incorporated cities, urban regions, agricultural lands, and portions of the desert where the local government is responsible for wildfire protection. This is typically provided by city departments, fire protection districts, counties, and by CALFIRE under contract; and

WHEREAS, this Ordinance was introduced and read by title only at a meeting of the San Anselmo Town Council on the 8th day of April 2025.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of San Anselmo as follows:

SECTION 1.

1. The Town Council hereby designates the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178.
2. The Town Council hereby adopts the map entitled "City of San Anselmo - Marin County - Local Responsibility Area Fire Hazard Severity Zones," which is attached as Exhibit A and incorporated herein by reference.
3. The official map is located at the Ross Valley Fire Department, 777 San Anselmo Avenue, San Anselmo, California and available electronically at https://rossvalleyfire.org/prevention/maps.

SECTION 2: Environmental Review. The Town Council finds that adopton of this ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to following sections of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3: (1) Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); and (2) Section 15060(c)(3) (the activity is not a project as defined in Section

15378) because the ordinance has no potential for resulting in any significant physical change to the environment, either directly or indirectly.

SECTION 3: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of this Ordinance is for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

SECTION 4: Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage. Within fifteen (15) days following its passage, a summary of the Ordinance shall be published with the names of those Town Council members voting for and against the Ordinance and the Town Clerk shall post in the office of the Town Clerk a certified copy of the full text of the adopted Ordinance along with the names of the members voting for and against the Ordinance.

THE FOREGOING ORDINANCE was first read at a regular meeting of the San Anselmo Town Council on the 8th day of April, 2025, and adopted at a regular meeting of the San Anselmo Town Council on the 13th day of May, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tarrell Kullaway, Mayor

ATTEST:

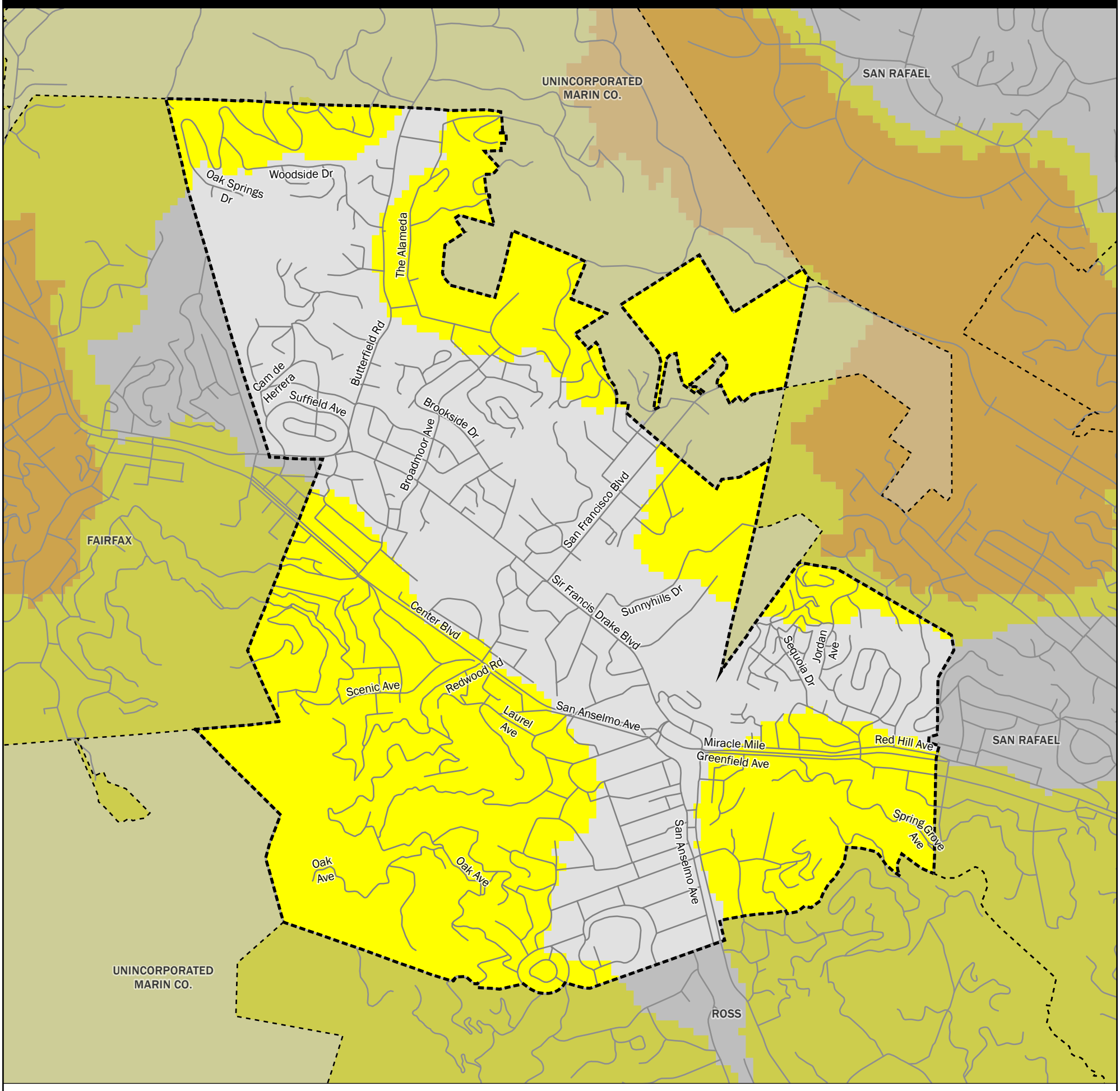
_____
Serge Avila, Town Clerk

CITY OF SAN ANSELMO – MARIN COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

February 24, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

High Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

High Moderate

Mi 0 0.2 0.4 0.6 0.8

Km 0 0.2 0.4 0.6 0.8 1 1.2

Projection: NAD 83 California Teale Albers
Scale: 1:17,000 at 11" x 17"

Incorporated City

Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalizati

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.1

MEETING DATE: May 13, 2025

AGENDA TITLE: Consider the Adoption of a Resolution to Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments

FROM: Planning Department

RECOMMENDATION: Adopt a Resolution to nominate Sorich Ranch Park and Faude Park as two Priority Conservation Areas and authorize submission to the Association of Bay Area Governments (ABAG) (see **Attachment 1**).

BACKGROUND

Priority Conservation Areas (PCAs) are designated geographic areas identified to support the Bay Area's regional conservation, resilience, and sustainability objectives. The PCA designation encourages the preservation or enhancement of areas with high conservation values or needs.

The PCA program was first introduced by ABAG and the Metropolitan Transportation Commission (MTC) in 2007. Updated in 2024, the PCA program now includes a standardized set of eligibility criteria for PCAs, developed by ABAG/MTC, to better align with regional planning efforts and funding opportunities across the Bay Area.

PCAs that meet ABAG/MTC's eligibility criteria may be nominated through a voluntary, locally-driven process. PCAs are characterized as one or more types:

- **Natural Lands**: Areas critical to the functioning of wildlife and plant habitats, aquatic ecosystems and the region's water supply and quality.[1]
- **Agricultural & Working Lands**: Farmland, grazing land and timberland that support the region's agricultural economy and provide additional benefits such as habitat protection and carbon capture.[1]
- **Urban Greening:** Existing and potential green spaces in cities that improve community health, capture carbon emissions, address stormwater, and enhance the public realm.
- **Recreation:** Existing and potential parks, trails, and other publicly accessible recreation facilities that support community wellbeing.

[1] This PCA type can only be applied to unincorporated areas of the county.

- **Climate Adaptation:** Areas that will accommodate habitat range shifts and will buffer climate impacts to enhance ecosystem and community resilience.[2]

One advantage of the PCA designation is the potential availability of grant funds. Jurisdictions that nominate PCAs gain access to the PCA Grant Program, which provides funding for acquisition, restoration, and public access improvements. MTC and the State Coastal Conservancy have programmed over $30 million in grants to support PCA projects in the region since 2013. ABAG/MTC has indicated that designation as one PCA type (i.e., "Recreation") does not limit eligibility for PCA Grant Program funds.[3]

Existing PCAs

In 2020, the Town Council adopted Resolution No. 4324 to support the extension of existing PCAs in Fairfax to include open space areas in San Anselmo. These two existing multi-jurisdictional PCAs, as shown in **Attachment 3**, include:

- PCA MR20 – Multi-Jurisdiction: Southern Fairfax/Bald Hill. This PCA includes approximately 430 acres across southwestern San Anselmo, Fairfax, Ross, and Marin County. Designated as Recreation, this PCA provides recreational opportunities in the open space within and adjacent to Bald Hill Preserve.
- PCA MR21 – Multi-Jurisdiction: Northern Fairfax/Sleepy Hollow/Oak Manor/Wall. Covering about 468 acres, this PCA is located within northwestern San Anselmo, Fairfax, and Marin County. This PCA is classified under Recreation, and it plays a crucial role in conserving natural habitats and supporting community recreation.

DISCUSSION

ABAG/MTC is currently requesting nominations for new PCAs that meet their eligibility criteria. The nominations must be supported by a resolution of the governing body of the jurisdiction in which the proposed PCA is located.

The Town has identified two open space areas in San Anselmo, which are nominated as new PCAs in the draft Resolution (see **Attachment 1**) and described in Table 1 on the following page. Based on the eligibility maps provided by ABAG/MTC, both proposed PCAs fall solely within the Recreation PCA type. **Attachment 2** includes a detailed map.

[2] This PCA type must overlap with one other PCA type in order to be eligible for local nomination.
[3] For example, the Town could apply a for habitat restoration grant within a Recreation-designated PCA.

Table 1 – Proposed PCAs

PCA Title	PCA #1: Sorich Ranch Park	PCA #2: Faude Park
Location	Within the Town of San Anselmo, the Sorich Ranch Park PCA is located on the northern side of the town and adjacent to open space land in the City of San Rafael and Marin County. The PCA is located within Assessor Parcel Number (APN) 177-220-61, owned by the Town of San Anselmo. The boundaries of the proposed PCA align with the portion of the parcel dedicated to open space land uses in the General Plan.	Located within the Town of San Anselmo, the Faude Park PCA is located on the northern side of the town and defined by the boundaries of APN 005-212-01, commonly referred to as Faude Park.
Type	Recreation	Recreation
Area:	57.23 acres	15.04 acres
Justification and Eligibility		
Regional Significance	This open space area is a key gateway to over 9,000 acres of public open space managed by local, state, and federal agencies, including the Marin County Parks and Marin Municipal Water District lands, providing critical habitat connectivity and extensive recreational trail systems.	This area is a natural preserve offering recreational hiking trails and picnic spots in a relatively untouched setting, panoramic views of the Ross Valley, habitat to support a variety of local wildlife and plant species, and a tranquil retreat for residents and visitors.
Alignment with PCA Type	The area supports the "Recreation" PCA type by offering diverse recreational opportunities, including hiking, passive exploration, and environmental education, while preserving panoramic views and native habitats.	As a "Recreation" PCA, this area offers natural lands for passive recreation, including hiking and picnicking, allowing visitors to experience the natural beauty of San Anselmo's hills, woodlands, and meadows.
Conservation and Community Goals	This nomination aligns with San Anselmo’s General Plan and Climate Action Plan goals to protect hillsides and natural habitat, maintain open space, and foster public access while enhancing habitat restoration and community involvement through volunteer stewardship programs.	This nomination aligns with San Anselmo's General Plan and Climate Action Plan goals to protect open spaces and natural habitat. This ensures the preservation of open space areas and biodiversity that contribute to the town's identity and support the health of the natural environment.
Community Support	This nomination reflects the priorities outlined in Town Council Ordinance No. 1138 adopted in 2019 and the Sorich Ranch Park Master Plan adopted in 1992. Both processes included input from local stakeholders and community organizations.	This nomination reflects the priorities outlined in Town Council Ordinance No. 1138 adopted in 2019. That process included input from local stakeholders and community organizations.

The proposed PCA areas are designated in the Town General Plan for open space land uses in the Sorich Ranch Park and Faude Park areas. The PCA designation would not change the General Plan Designation or Zoning Designation for the lots. The areas would continue to be designated as open space in the Town of San Anselmo General Plan.

On April 21, 2025, the Planning Commission held a public hearing and adopted Resolution No. 2025-08 (see **Attachment 4**) recommending that the Town Council nominate Sorich Ranch Park and Faude Park as two PCAs and authorize submission to ABAG.

FISCAL IMPACT

Recommending approval of the proposed PCAs could lead to future grant opportunities that specifically allocate funds for conservation and preservation efforts in designated PCAs.

GENERAL PLAN CONSISTENCY

The proposed Resolution is consistent with goals and policies in the General Plan, as indicated in **Attachment 1**.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed Resolution is exempt from the California Environmental Quality Act (CEQA) because this action does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

The proposed Resolution is consistent with the Climate Action Plan, as indicated in **Attachment 1**.

ATTACHMENT

Attachment 1 – Resolution
Attachment 2 – New PCAs Map
Attachment 3 – Existing PCAs Map
Attachment 4 – Planning Commission Resolution No. 2025-08

RESOLUTION NO. 2025-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO TO NOMINATE SORICH RANCH PARK AND FAUDE PARK AS TWO PRIORITY CONSERVATION AREAS AND AUTHORIZE SUBMISSION TO THE ASSOCIATION OF BAY AREA GOVERNMENTS

WHEREAS, the Association of Bay Area Governments (ABAG) has updated the Priority Conservation Area (PCA) planning framework which creates a regionally consistent approach to designate key areas for conservation and nature-based improvements;

WHEREAS, PCAs include diverse landscapes such as nature preserves, farms, ranches, trails, urban parks, and areas that benefit from urban greening or nature-based climate adaptation solutions;

WHEREAS, the PCA planning framework includes locally nominated PCAs as locations to coordinate local and regional planning for the conservation of regionally significant areas which are adopted by the ABAG;

WHEREAS, the PCA designation provides opportunities for grant funding to support conservation, restoration, and recreational projects, helping to achieve both local and regional conservation goals;

WHEREAS, the updated PCA criteria adopted by ABAG in 2024 aim to ensure alignment with regional sustainability and conservation priorities;

WHEREAS, the proposed Sorich Ranch Park PCA contains public open space that connects with 9,000 acres of public open space managed by local, state, and federal agencies, including the Marin County Parks and Marin Municipal Water District lands, providing critical habitat connectivity and extensive recreational trail systems that contribute to the ecological, recreational, and climate resilience needs of the Town of San Anselmo and the greater Bay Area;

WHEREAS, the Town of San Anselmo plans to work with local and regional stakeholders, including the Open Space Committee, to update the master plan at Sorich Ranch Park;

WHEREAS, the proposed Faude Park PCA contains a natural preserve offering recreational hiking trails and picnic spots in a relatively untouched setting, panoramic views of the Ross Valley, habitat to support a variety of local wildlife and plant species, and a tranquil retreat for residents and visitors that contribute to the ecological, recreational, and climate resilience needs of the Town of San Anselmo and the greater Bay Area;

WHEREAS, the Town of San Anselmo plans to work with local and regional stakeholders, including the Open Space Committee, to manage and maintain the existing open space and hiking trails, expand the Town's stairs, lanes, and trails (SLT) program, and conduct other open space projects identified in the San Anselmo General Plan Update at the proposed Faude Park PCA;

WHEREAS, the designation of Sorich Ranch Park and Faude Park as Priority Conservation Areas does not alter existing land use designations, zoning, or the local jurisdiction's land use authority;

WHEREAS, the Town of San Anselmo desires to enhance the possibility of future regional funding to preserve and protect areas it has identified on its General Plan Open Space, Zoning and General Plan Land Use maps for open space that also have regional significance; and

WHEREAS, the Town of San Anselmo has allocated funding from the General Fund and Measure A for open space management in these areas, and additional funding is required for future open space management, planning, and improvements within Sorich Ranch Park and Faude Park;

WHEREAS, the Town Council recognizes the importance of nominating Sorich Ranch Park and Faude Park to ensure eligibility for future funding and support for projects that enhance the area;

WHEREAS, the designation of these lands as PCAs is consistent with goals and policies contained in the Town of San Anselmo General Plan, including Land Use Goal 1, Policy, 2.1, Policy 7.11, Policy 7.3, Policy 7.6, and Open Space Goal 1; and

WHEREAS, the designation of these lands as PCAs is consistent with Measure S-2 in the Climate Action Plan, which encourages habitat restoration as a strategy to increase carbon sequestration; and

WHEREAS, this action does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3); and

WHEREAS, on April 21, 2025, the Planning Commission held a duly noticed public hearing to take public testimony and voted to recommend that the Town Council adopt a Resolution regarding the establishment of two PCAs; and

WHEREAS, on May 13, 2025, the Town Council held a duly noticed public hearing to take public testimony and consider the Planning Commission's recommendation that the Town Council adopt a Resolution regarding the establishment of two PCAs; and

NOW, THEREFORE, BE IT RESOLVED that:

1. Based on substantial evidence in the record, the above recitals are true and correct and incorporated as findings herein.
2. The Town Council of the Town of San Anselmo does hereby adopt the Resolution to nominate Sorich Ranch Park and Faude Park, identified in and attached hereto as **Exhibit "A"**, as two Priority Conservation Areas and authorize submission to the Association of Bay Area Governments (ABAG).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 13th day of May, 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Tarrell Kullaway, Mayor

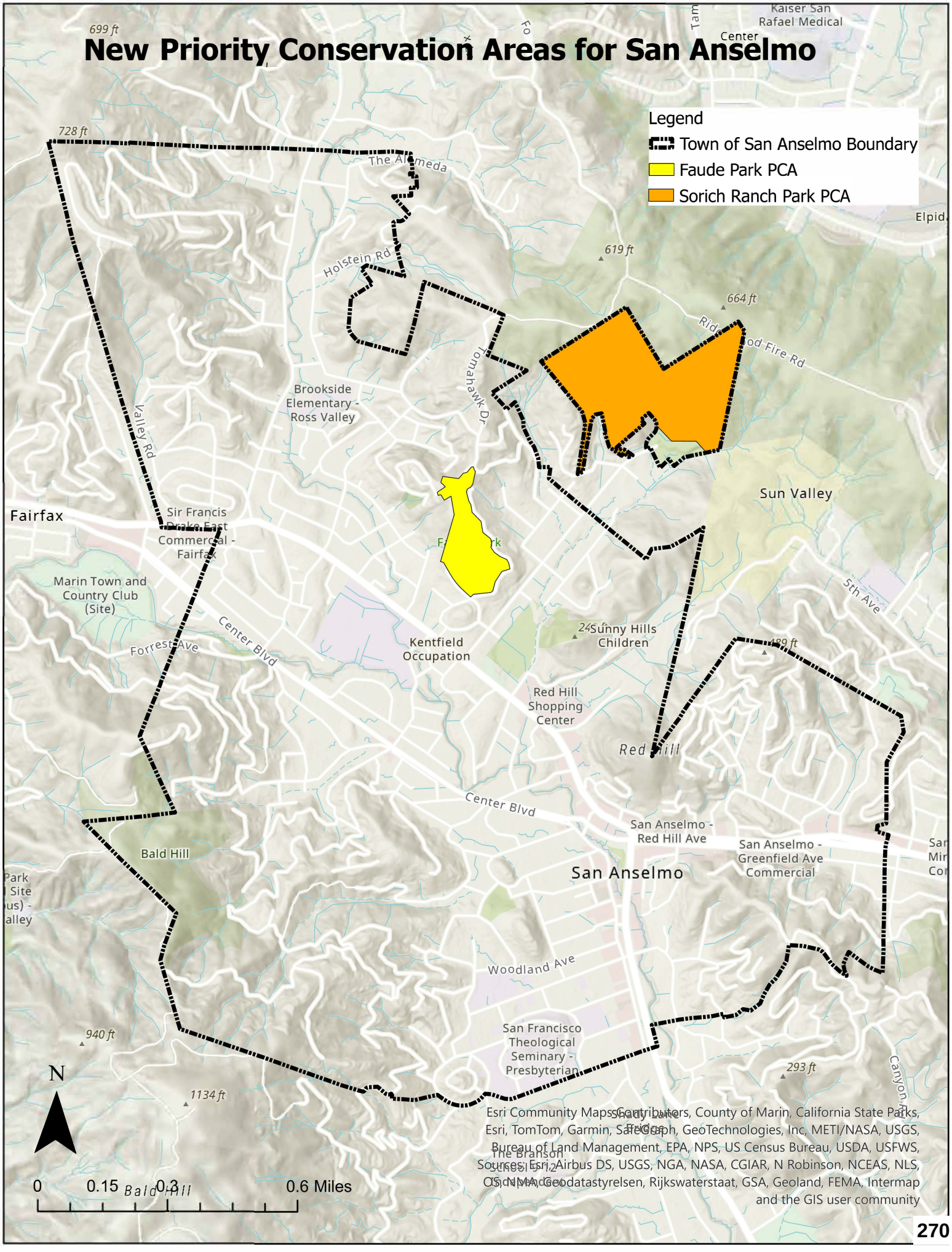
ATTEST:_____
Serge Avila, Town Clerk

Exhibit List:
Exhibit A - New PCAs Map

EXHIBIT "A"
NEW PCAS MAP

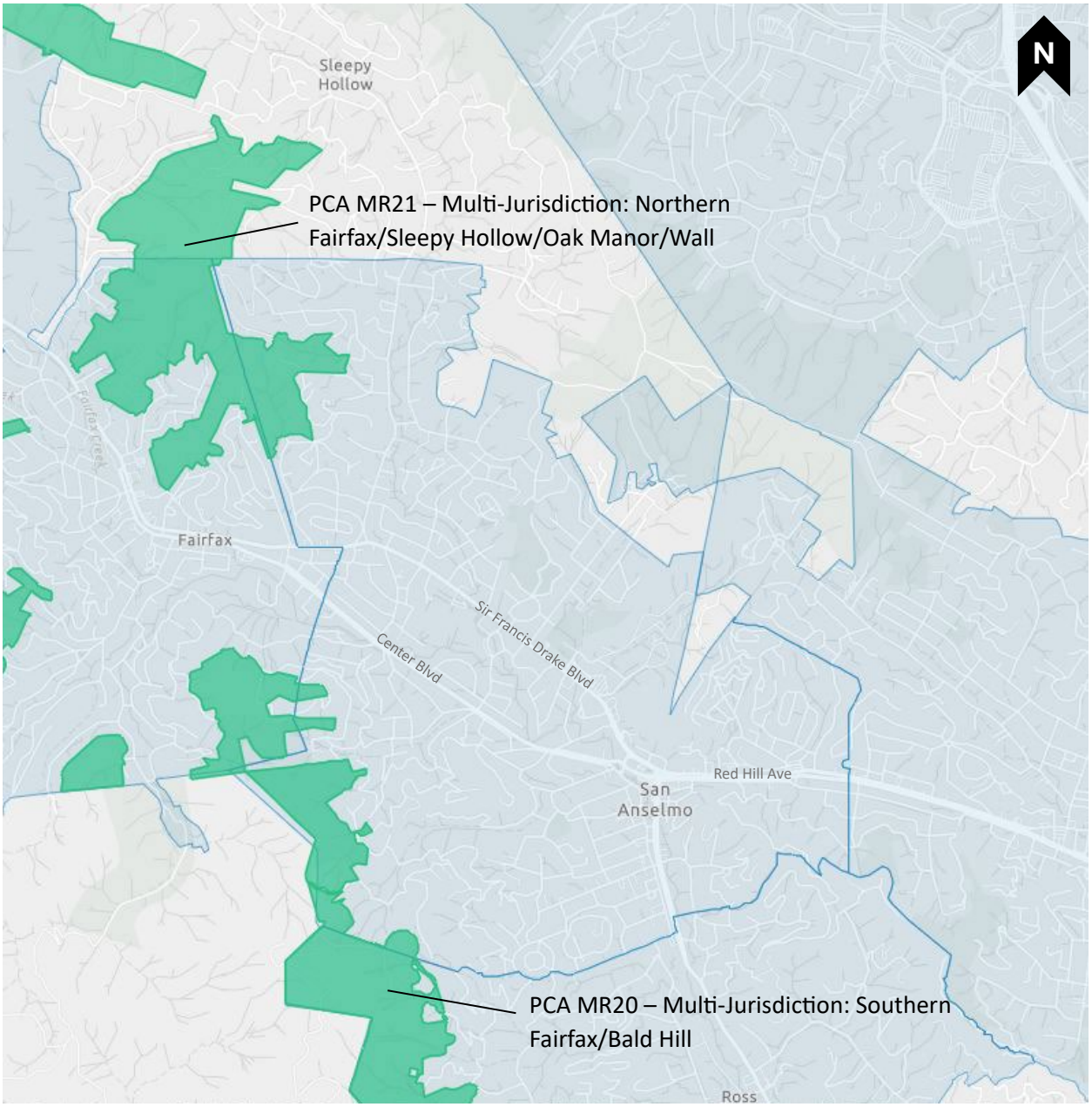
SEE ATTACHMENT 2 OF STAFF REPORT. THE FINAL RESOLUTION WILL INCLUDE THE DOCUMENT.

New Priority Conservation Areas for San Anselmo



Esri Community Maps Contributors, County of Marin, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Existing Priority Conservation Areas (PCAs)



Key

Amended

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2025-08

RESOLUTION OF THE SAN ANSELMO PLANNING COMMISSION TO RECOMMEND TO THE TOWN COUNCIL TO NOMINATE SORICH RANCH PARK AND FAUDE PARK AS TWO PRIORITY CONSERVATION AREAS AND AUTHORIZE SUBMISSION TO THE ASSOCIATION OF BAY AREA GOVERNMENTS

WHEREAS, the Association of Bay Area Governments (ABAG) has updated the Priority Conservation Area (PCA) planning framework which creates a regionally consistent approach to designate key areas for conservation and nature-based improvements;

WHEREAS, PCAs include diverse landscapes such as nature preserves, farms, ranches, trails, urban parks, and areas that benefit from urban greening or nature-based climate adaptation solutions;

WHEREAS, the PCA planning framework includes locally nominated PCAs as locations to coordinate local and regional planning for the conservation of regionally significant areas which are adopted by the ABAG;

WHEREAS, the PCA designation provides opportunities for grant funding to support conservation, restoration, and recreational projects, helping to achieve both local and regional conservation goals;

WHEREAS, the updated PCA criteria adopted by ABAG in 2024 aim to ensure alignment with regional sustainability and conservation priorities;

WHEREAS, the proposed Sorich Ranch Park PCA contains public open space that connects with 9,000 acres of public open space managed by local, state, and federal agencies, including the Marin County Parks and Marin Municipal Water District lands, providing critical habitat connectivity and extensive recreational trail systems that contribute to the ecological, recreational, and climate resilience needs of the Town of San Anselmo and the greater Bay Area;

WHEREAS, the Town of San Anselmo plans to work with local and regional stakeholders, including the Open Space Committee, to update the master plan at Sorich Ranch Park;

WHEREAS, the proposed Faude Park PCA contains a natural preserve offering recreational hiking trails and picnic spots in a relatively untouched setting, panoramic views of the Ross Valley, habitat to support a variety of local wildlife and plant species, and a tranquil retreat for residents and visitors that contribute to the ecological, recreational, and climate resilience needs of the Town of San Anselmo and the greater Bay Area;

WHEREAS, the Town of San Anselmo plans to work with local and regional stakeholders, including the Open Space Committee, to manage and maintain the existing open space and hiking trails, expand the Town's stairs, lanes, and trails (SLT) program, and conduct other open space projects identified in the San Anselmo General Plan Update at the proposed Faude Park PCA;

WHEREAS, the designation of Sorich Ranch Park and Faude Park as Priority Conservation Areas does not alter existing land use designations, zoning, or the local jurisdiction's land use authority;

WHEREAS, the Town of San Anselmo desires to enhance the possibility of future regional funding to preserve and protect areas it has identified on its General Plan Open Space, Zoning and General Plan Land Use maps for open space that also have regional significance; and

WHEREAS, the Town of San Anselmo has allocated funding from the General Fund and Measure A for open space management in these areas, and additional funding is required for future open space management, planning, and improvements within Sorich Ranch Park and Faude Park;

WHEREAS, the Planning Commission recognizes the importance of nominating Sorich Ranch Park and Faude Park to ensure eligibility for future funding and support for projects that enhance the area;

WHEREAS, the designation of these lands as PCAs is consistent with goals and policies contained in the Town of San Anselmo General Plan, including Land Use Goal 1, Policy, 2.1, Policy 7.11, Policy 7.3, Policy 7.6, and Open Space Goal 1; and

WHEREAS, the designation of these lands as PCAs is consistent with Measure S-2 in the Climate Action Plan, which encourages habitat restoration as a strategy to increase carbon sequestration; and

WHEREAS, this action does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3); and

WHEREAS, on April 21, 2025, the Planning Commission held a duly noticed public hearing to take public testimony and voted to recommend that the Town Council adopt a Resolution regarding the establishment of two PCAs; and

NOW, THEREFORE, BE IT RESOLVED that:

1. Based on substantial evidence in the record, the above recitals are true and correct and incorporated as findings herein.
2. The Planning Commission of the Town of San Anselmo does hereby adopt the Resolution recommend to the Town Council to nominate Sorich Ranch Park and Faude Park, identified in and attached hereto as **Exhibit "A"**, as two Priority Conservation Areas and authorize submission to the Association of Bay Area Governments (ABAG).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 21st day of April, 2025, by the following vote:

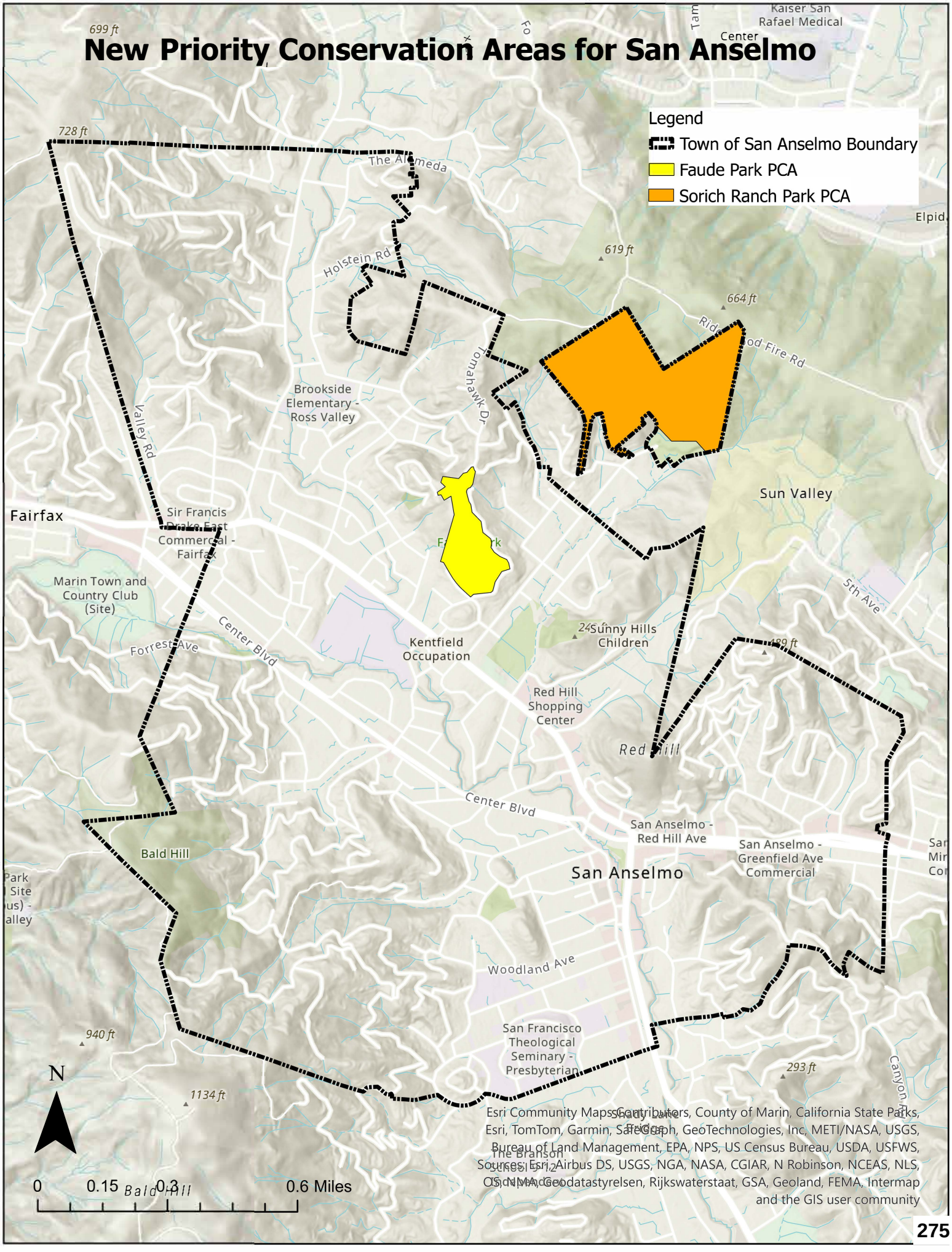
AYES:	Commissioner:	Tunny, Asselstine, Pipkin, Smith, Heiman, Strauss
NOES:	Commissioner:	None
ABSENT:	Commissioner:	None
ABSTAIN:	Commissioner:	None

Heidi Scoble, AICP
Secretary to the Planning Commission

Exhibit List:
A. New PCAs Map

EXHIBIT A
NEW PCAS MAP

New Priority Conservation Areas for San Anselmo





Public Hearing on the Nomination of Priority Conservation Areas

Town Council

May 13, 2025

SAN ANSELMO

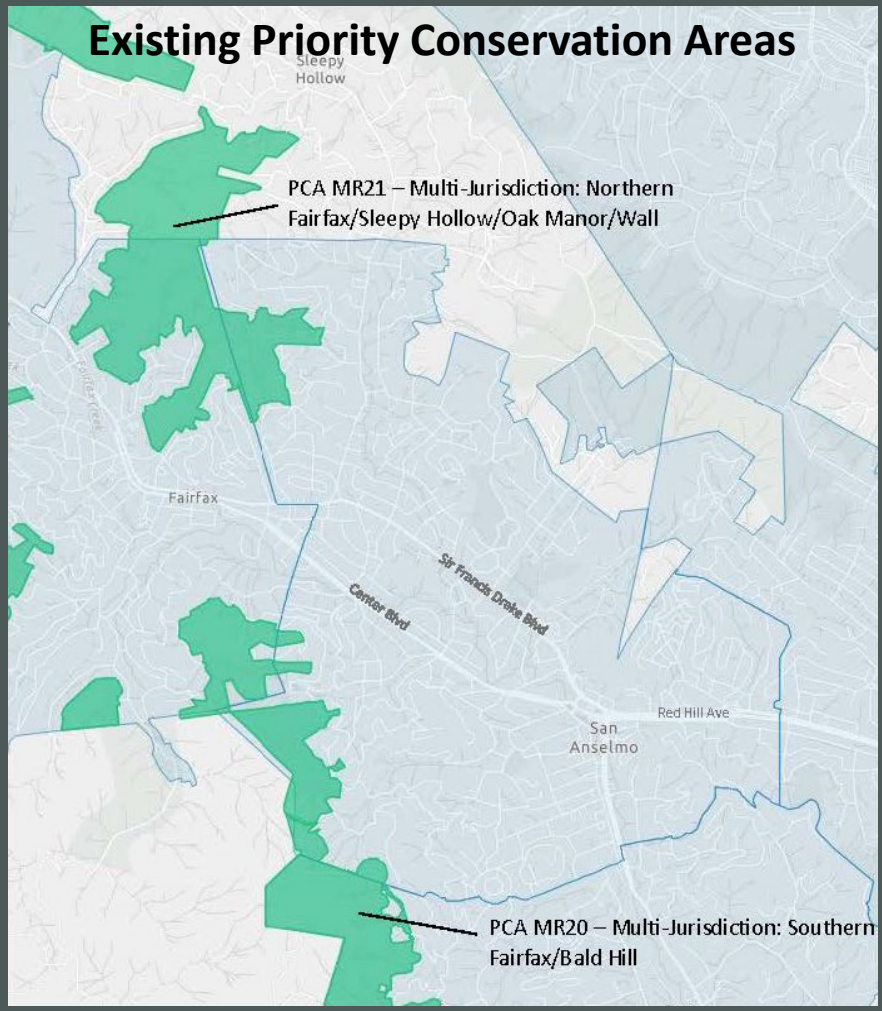
Purpose

- Public hearing for consideration of a Resolution:
  - Nominating Sorich Ranch Park and Faude Park as two Priority Conservation Areas (PCAs); and
  - Authorizing submission to the Association of Bay Area Governments (ABAG)
- Accept public comments



What Are Priority Conservation Areas?

- Geographic areas identified to support the Bay Area's regional conservation, resilience, and sustainability objectives
- Created through voluntary, nomination-driven process



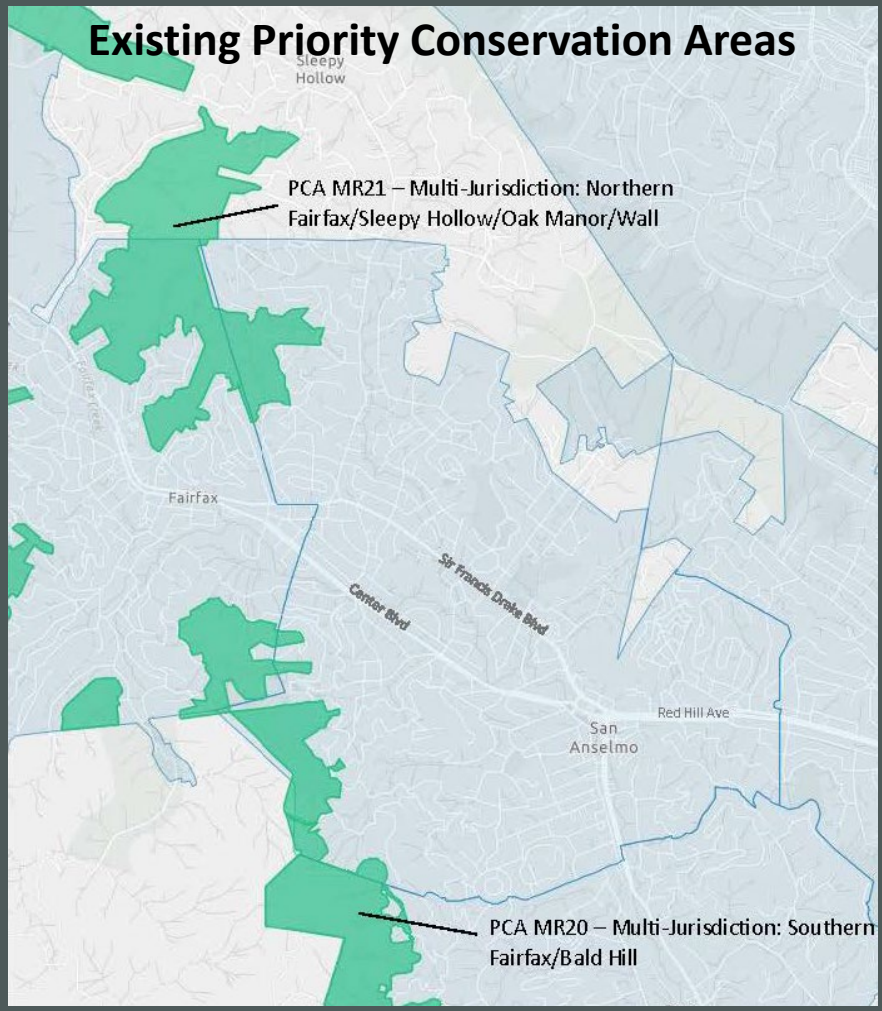
Existing Priority Conservation Areas

PCA MR21:

- 468 acres
- PCA Type: Recreation
- In San Anselmo, Fairfax, and Marin County

PCA MR20:

- 430 acres
- PCA Type: Recreation
- In San Anselmo, Fairfax, Ross, and Marin County



Priority Conservation Area Benefits

- **Open Space Priorities:** Identifies areas of open space and recreational regional significance
- **Funding:** Allows the Town to apply for grant funds for acquisition, restoration, and public access improvements within PCAs
- **Alignment with Regional Plans:** Aligns local open space priorities with regional priorities and plans, including Plan Bay Area

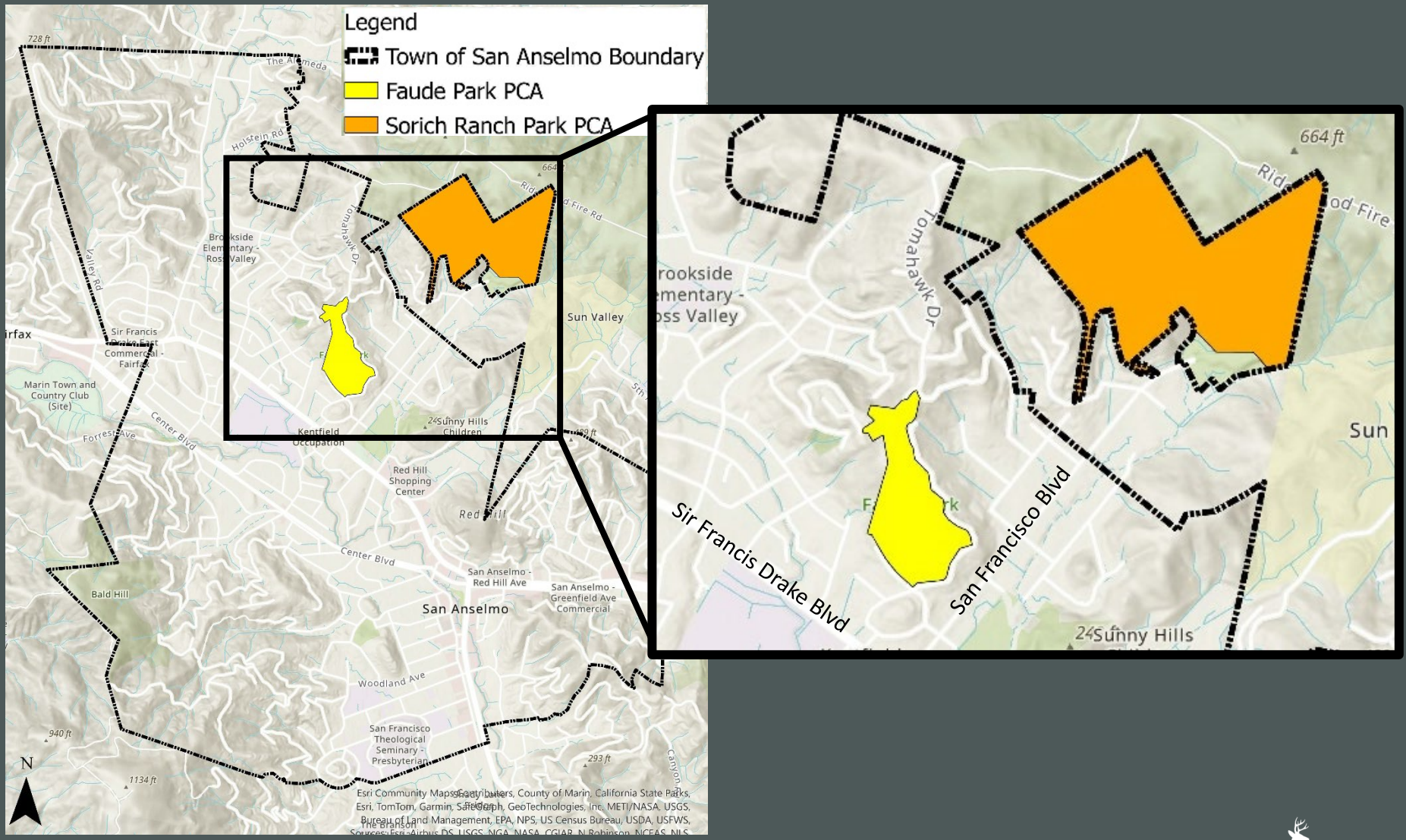
Priority Conservation Area Types

- Natural Lands*
- Agricultural & Working Lands*
- Urban Greening
- Recreation
- Climate Adaptation

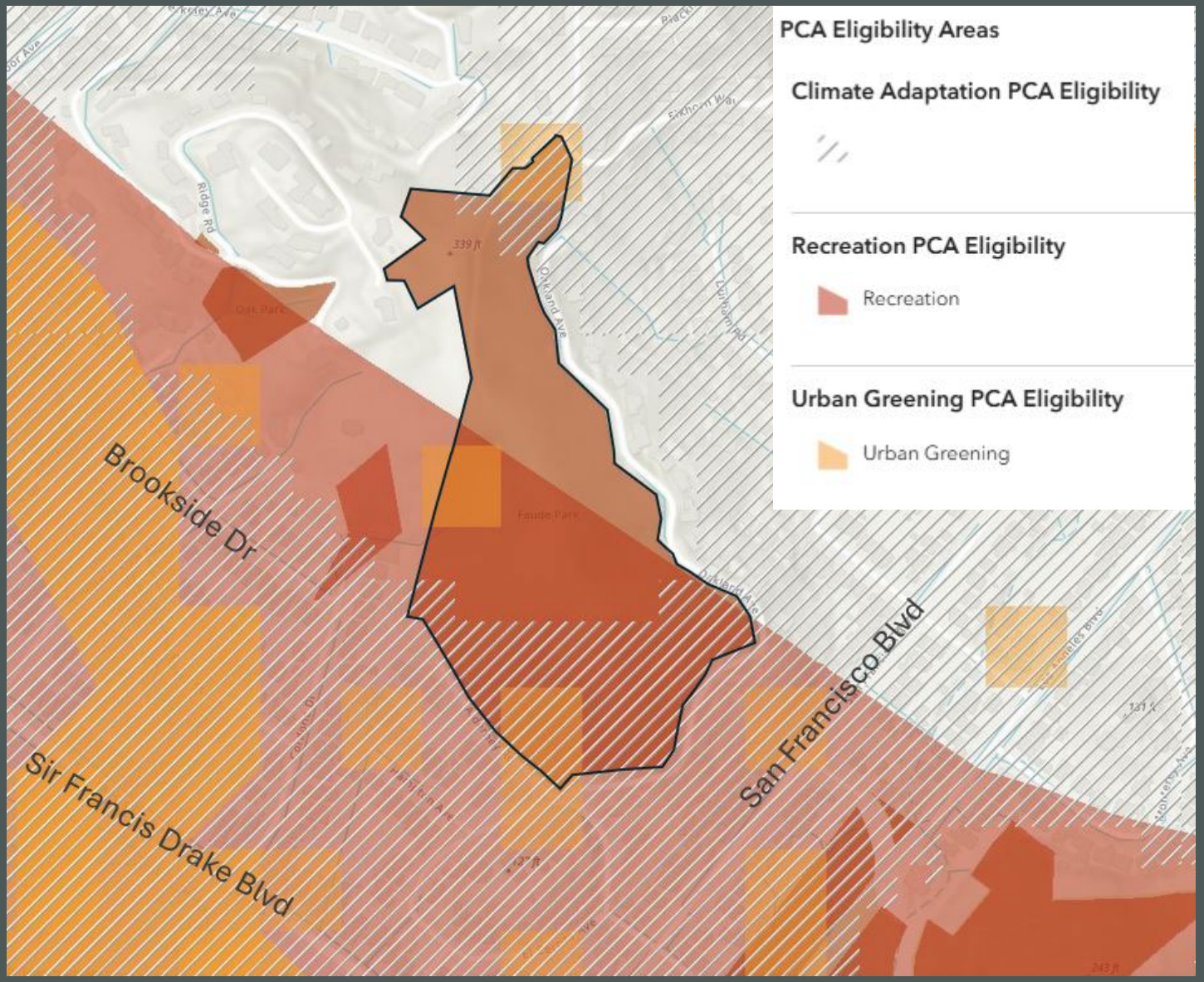


* Only for unincorporated county land

Proposed PCAs



Faude Park PCA Eligibility



Sorich Ranch Park PCA Eligibility



Recommendation

ADOPT the Resolution and thereby:

- Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments (ABAG).
- Determine that the Resolution is exempt from CEQA pursuant to Title 14, California Code of Regulations, Section 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Questions?