TOWN OF
SAN ANSELMO
EST. 1907

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

Town Council
Agenda

Tuesday, May 28, 2024 **7:00 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/84502408044

Or Telephone: +1 669 900 6833 | Webinar ID: 845 0240 8044

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

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

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

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

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

I. Interviews for the General Plan Advisory Committee- 6:00 PM

Eleven (11) Interviews by Time, Attachment #, and Applicant Name (5 minutes each)

Staff Report
6:00 PM- Attachment 1 - Irene White (PDF)
6:05 PM- Attachment 2 - Stanley Skipworth (PDF)
6:10 PM- Attachment 3 - Monica Schmiede (PDF)
6:15 PM- Attachment 4 - Jonathan Branch (PDF)
6:20 PM- Attachment 5 - Shaun Thurtell (PDF)

6:25 PM- Attachment 6 - Sara Robinson (PDF)
6:30 PM- Attachment 7 - Elsa Hunt (PDF)
6:35 PM- Attachment 8 - Kerrie McHugh (PDF)
6:40 PM- Attachment 9 - Benedetto Cico (PDF)
6:45 PM- Attachment 10 - Laurie Berliner (PDF)
6:50 PM- Attachment 11 - Andrew MccCune (PDF)

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

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.

Council requests for future agenda items.

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

Special Presentation. There are No Special Presentations.

1. Consent Agenda:

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

1.1 Approval of the Draft Minutes of the Regular Meeting of Tuesday, May 14, 2024.
Staff Report (DOC)
Attachment 1- Draft Minutes (DOC)

1.2
Consider Adopting a Proclamation of the Town of San Anselmo Declaring the First Friday in June, 2024 to be National Gun Violence Awareness Day.

Staff Report (DOC)
Attachment 1- Proclamation (DOC)

1.3 Consider Adopting a Resolution Declaring June 2024 LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Through the month of June at Town Hall.
Staff Report (DOC)
Attachment 1- Draft Resolution (DOC)

1.4 Receive and File the Recreation Fund Finance Report ending April 30, 2024.
Staff Report (PDF)

Attachment 1 - April 2024 (PDF)

1.5 Approve the Revenue and Expenditure Reports, April 2024.
Staff Report (DOCX)
Attachment 1 Budget Comparison Report Subcategory April 2024 (PDF)
Attachment 2 Budget Comparison Report Department April 2024 (PDF)

1.6 Approve the Measure A Work Plan for the Fiscal Year 2024/25
Staff Report (PDF)
Attachment 1- Measure A Work Plan FY 2024-25 (PDF)

1.7 Approve the Quarterly Treasurer's Investment Report, March 2024.
Staff Report (DOCX)
Attachment 1 Quarterly Investment Report March 31, 2024 (DOCX)

2. Council Business Items:

In general, the following procedural order applies to items of business:

- Presentation
- Town Council questions
- PUBLIC COMMENT – limited to 3 minutes/person
- Town Council discussion/action

2.1
Approval of the Memorandum of Agreement with the County's Office of Emergency Management for emergency services coordination, prevention, preparedness, response, recovery and mitigation efforts

Staff Report (DOCX)
Attachment 1- OEM MOA (DOCX)
Attachment 1- OEM MOE Revised (PDF)
PPT Presentation

2.2 Receive Certification of Referendum Petition Signatures and Provide Direction to Staff related to the Referendum.
Staff Report (DOC)
Attachment 1- Certificate of Signature Verification (PDF)

2.3 Discussion on Just Cause Eviction and Tenant Protection Ordinance
Staff Report (DOCX)
Attachment 2- DRAFT Tenant Protection Ordinance Template (DOCX)
PPT Presentation (PPT)
Public Comment- Gary (PDF)
Public Comment- Lamorte (PDF)
Public Comment- Mitchell (PDF)
Public Comment- Ryan (PDF)
Public Comment- Kocher (PDF)
Public Comment- McGovern (PDF)

Public Comment- Reis (PDF)
Public Comment- Smith (PDF)
Public Comment- Wong (PDF)
Public Comment- Brown (PDF)

Adjourn

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

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

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is June 11, 2024.

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

Town Council
Eileen Burke, Mayor
Tarrell Kullaway, Vice Mayor
Brian Colbert, Councilmember
Alexis Fineman, Councilmember
Steve Burdo, Councilmember

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

DECLARATION OF POSTING
This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can

view electronic agendas and staff reports by accessing the Town of San Anselmo website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: Interviews

MEETING DATE: May 28, 2024

AGENDA TITLE: Conducting Interviews for the General Plan Advisory Committee

FROM: Heidi Scoble, Planning Director
Lindsey Klein, Senior Planner

RECOMMENDATION: Staff recommends that the Town Council conduct interviews for the General Plan Advisory Committee.

BACKGROUND

The General Plan Advisory Committee (GPAC) is a standing committee responsible for providing input, feedback, and recommendations to Town staff, the consultant team, the Planning Commission, and ultimately the Town Council on key components of the General Plan. These key areas include the community vision and land use and circulation alternatives. Another core function of the GPAC is to provide feedback on the draft General Plan goals, policies, and programs to implement the community vision, for consideration by the Planning Commission and Town Council.

Below is a list of applicants scheduled to be interviewed by the Town Council. Eleven (11) applicants are scheduled for May 28, 2024, and another nine (9) applicants are scheduled for June 11, 2024.

Interview Time	Applicant Name	Applicable GPAC Seat
6:00 PM	Irene White	Community representative
6:05 PM	Stanley Skipworth	Community representative
6:10 PM	Monica Schmiede	Community representative
6:15 PM	Jonathan Branch	Community representative
6:20 PM	Shaun Thurtell	Community representative
6:25 PM	Sara Robinson	Community representative
6:30 PM	Elsa Hunt	High school student representative
6:35 PM	Kerrie McHugh	Community representative
6:40 PM	Benedetto Cico	Community representative
6:45 PM	Laurie Berliner	Community representative

6:50 PM	Andrew McCune	Community representative

The Town Council will have the opportunity to make appointments for the General Plan Advisory Committee following additional interviews at the regular Town Council meeting on June 11, 2024.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting interviews is not defined as a project under the California Environmental Quality Act (CEQA) per Section 15378 of the CEQA Guidelines.

ATTACHMENT

Attachment 1 - Irene White
Attachment 2 - Stanley Skipworth
Attachment 3 - Monica Schmiede
Attachment 4 - Jonathan Branch
Attachment 5 - Shaun Thurtell
Attachment 6 - Sara Robinson
Attachment 7 - Elsa Hunt
Attachment 8 - Kerrie McHugh
Attachment 9 - Benedetto Cico
Attachment 10 - Laurie Berliner
Attachment 11 - Andrew McCune

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

Profile

Irene (First Name) | V (Middle Initial) | White (Last Name)

ivwhite04@gmail.com
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Home: (415) 302-5102
Primary Phone

Alternate Phone

Occupation

Senior Advisor/ Founder

Employer's Address

Self Employeed

Question applies to General Plan Advisory Committee
If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

14

Number of years as a resident in Marin?

19

Question applies to General Plan Advisory Committee
Please indicate the neighborhood you reside or own property/a business in.

☑ Northeast San Anselmo

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

Daniel Cassidy 415-743-0025 Michelle Leister 415-599-6733 Kim Pipkin 415 -755- 5715

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

WildCare, Member of the Development and Marketing Committee 2018-2017 Horizions Foundation, San Francisco, CA - Board Member 2013-2017

Reasons for this appointment:

I'm thrilled at the prospect of serving on the General Plan Advisory Committee (GPAC) for San Anselmo. This role offers a unique opportunity to apply my passion for sustainability, climate change, and green infrastructure alongside my extensive background in strategic leadership, Corporate Real Estate, and technology-driven innovation to serve our town's future planning and development. I am eager to contribute to a community that I cherish and champions natural beauty and progressive urban development. I look forward to collaborating with fellow committee members and engaging with the community to craft and implement a plan that embodies our collective dedication to a flourishing, inclusive San Anselmo.

What are your qualifications for this appointment?

With a unique 20-year journey in strategic Leadership, spanning technology, nonprofit, and environmental sectors, and a strong commitment to environmental sustainability, I am confident I can contribute to the committee's objectives. Here are a few ways my distinct professional journey and expertise could add value to the committee's work: Strategic Leadership: I have led teams and projects across technology, nonprofit, and environmental sectors. My efforts have consistently fostered innovation and growth, positioning me to contribute thoughtfully to San Anselmo's prosperous future. I love collaborating on complex strategies and projects. Sustainability and Environmental Expertise: Equipped with a Master's in Natural Resources and Global Sustainability and a Graduate Certificate in Climate Change, Hazards, and Green Infrastructure, along with hands-on involvement in initiatives like the Center for SeaRise Solutions and Seafuture, I am dedicated to advancing the committee's priorities in sustainability, climate change, and conservation. I am excited to work collaboratively with the San Anselmo community and the GPAC, ensuring that our planning efforts are inclusive and steer us towards a resilient and environmentally conscious future for all residents. Stakeholder Engagement and Communication: With extensive experience in marketing and communications, I've developed a strong ability to engage with diverse groups effectively. This skill connects the San Anselmo community with the GPAC's initiatives. Leveraging this skill encourages active participation and helps shape strategies that meet our collective needs and aspirations. Proven Impact on Infrastructure: During my tenure at Ameritech Real Estate Division, I spearheaded initiatives that saved the company $11 million and implemented changes that enhanced the company's operations. This experience underscores my capability to understand the complexity of resource decision-making effectively. Operational and Team Leadership: In my previous roles at Ameritech and Cushman & Wakefield, I developed a strong capability in managing complex teams and substantial budgets. I am eager to apply these skills to support San Anselmo's infrastructure and community development initiatives. I am eager to learn from and collaborate with the other esteemed committee members. Our collective efforts will lead to a visionary and inclusive plan that nurtures a sustainable and vibrant future for San Anselmo, a community I am deeply passionate about.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I'm excited to join the General Plan Advisory Committee because it offers an opportunity to contribute directly to the future of our community and aligns with my passion for economic and environmental sustainable development. As a member of the GPAC, I am particularly excited to work towards several key objectives: Sustainable Development: Advocate for environmentally sustainable planning practices that balance growth with conservation, ensuring that development is economically viable and ecologically responsible. Community Inclusivity: Work to ensure the planning process is inclusive, considering the needs of all community segments, especially underrepresented groups, to foster a more equitable community environment.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Natural Resources, Open Space, and Conservation
- [x] Climate Change and Sustainability
- [x] Community Outreach and Engagement
- [x] Economic Development and Business
- [x] Natural Hazard Planning

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

In my view, the most pressing challenges San Anselmo faces today are climate change and housing. Climate change threatens our local ecosystems, increasing risks of wildfires and flooding, jeopardizing our town's economic stability. Implementing proactive measures such as sustainable urban development can help combat these risks effectively. Equally important is the issue of housing affordability and availability. Maintaining community diversity and the financial health of San Anselmo hinges on our ability to update housing policies and support development that serves residents across various income levels. This approach will help prevent displacement and build a more resilient, inclusive community for all residents.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Town email

LinkedIn Profile

https://www.linkedin.com/in/irenevwhite/

Irene_White__Resume_51324SAN.pdf

Upload a Resume

Stormwater_Management_and_beyond_A_case_for_green_Infrastructure_-_SA_GPAC51524.pdf

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

Community_Energy_Plan_vs_Climate_Action_Plan__Arlington_County-SAgpac51524_.pdf

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

irene White

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

(415) 302-5102 Irene White ivwhite04@gmail.com

PROFILE

A strategic leader with over 20 years of expertise catalyzing organizational growth and innovation across technology, nonprofit, and mission-driven sectors. Skilled in forging partnerships and collaborations that enhance product development and market entry strategies, her leadership drives teams to amplify impact and achieve success. She is dedicated to solving systemic problems linked to climate change, inclusion, and human-centered growth through AI innovation, fostering an environment of continual learning and sustainable development.

Values: Continual learning. Empowering leadership. Partnership. Challenge. Trust. Action.
Traits: Intrapreneurial. Resourceful. Creative. Proactive. Collaborative. Determined. Mentor. Agile.

KEY ACCOMPLISHMENTS

Strategy & Planning

- Founded **Everleap.ai**, an AI-driven coaching and career platform tailored from high school to retirement, guiding individuals to align their careers with their passions. Currently leading the development of the proof of concept and testing to validate its effectiveness and appeal across diverse life stages.
- Expanded legacy wellness software company **Remedy Interactive** into full-service Environment, Health, & Safety (EHS) SaaS solution by leading go-to-market strategy, rebranding, and positioning to reach Fortune 500s.
- Saved **Ameritech** (now AT&T) $11M in development costs by launching The Integrated Strategy Team, focused on transitioning the real estate division to move beyond a cost center and towards revenue generation. Establishing new services that won three major telecom contracts and utilizing GIS technologies to facilitate the acquisition or divestiture of built assets.
- Spearheaded 5-year product vision and go-to-market plan for **Business Wire** through partnering with the COO and Executive Team in the design next-generation strategy. Managed industry analysis **Gartner** exploring market opportunity, industry trends, and competitive landscape.
- Built **Fluxx.io**'s reputation as one of **Fast Company**'s "Most Innovative Companies" by developing new value-proposition strategies, designing brand messaging, and positioning as the software leader in the philanthropic ecosystem.

Stakeholder Influencing & Partnerships

- Advanced climate innovation and ocean health through co-founding 501c private-public partnership, **Seafutures**, developing a blue economy framework. Leading ideation session with Taskforce, including regional VCs, the Economic Development Department, and the **Sausalito Mayor**.
- Increased market share and pipeline by 40% through spearheading an integrated approach to growth across sales, product, and marketing, establishing a new 12-person team, and leading a cross-functional team on enterprise client and prospect outreach.
- Enabled the CEO to pivot, grow, and exit to private equity through diversifying product strategy after California legislation, designing value prop statements, leading competitive and customer research with **Gartner**, and gaining exposure with leading health and safety magazines.

Operations & Team Leadership

- Expanded reach of **Cushman and Wakefield** from New York by establishing new marketing and business development operations in the Midwest and West Coast, recruiting, and leading a team of 35 to achieve a 90% customer satisfaction score, and managing annual P&L and budget of 6 million.
- Grew revenue pipeline by more than 50% and exceeded LinkedIn's sponsored content by 3X through integrating **Remedy Interactive's** growth and content teams, introducing new content strategy, and reducing advertising costs by half.
- Reduced costs by 20% and focused **Cushman and Wakefield** marketing organization on higher value prospects by automating repetitive business development and brand materials for 55 US regional offices.

(415) 302-5102 Irene White ivwhite04@gmail.com

Career History

Everleap.ai, Marin County, CA. *Co-founder of*
***Co-founder** of AI startup focused on aligning individuals' passions with the careers of today and tomorrow.* 2023-Present

Center for Sea Rise Solutions & Seafutures.org Marin County, CA
***Senior Advisor** to private-public partnership accelerating climate solutions in maritime, ocean health, and sea level rise.* 2023-Present

Business Wire, San Francisco, CA
***CMO and Executive Team Member** of environmental, health, and safety startup* *2018-2019*

Fluxx.io, San Francisco, CA
***CMO and Executive Team Member** of a technology startup transforming philanthropy and enabling a transparent, accessible, and connected ecosystem for funders, impact investors, and nonprofits.* 2016-2018

Remedy Interactive, Sausalito, CA
***VP of Marketing and Executive Team Member** of environmental, health, and safety SAAS technology startup. Acquired by leading private equity firm Enviance* 2008-2015

Cushman & Wakefield, Chicago, IL & San Francisco, CA
***Senior Director of Business Development and Marketing**, Head of Midwest, and Western regions for one of the largest global real estate firms* 2000-2007

Ameritech (ATT) Chicago, IL
***Director of Integrated Strategy**, Strategy and Planning, Corporate Real Estate* 1998 -2000

Pro Bono Leadership

Wildcat Ventures, Palo Alto, CA 2022
***Advisor** conducting opportunity analysis for Bioenergy company at venture capital firm and impact fund.*
WildCare, San Rafael, CA 2018-2022
***Member of the Development and Marketing Committee** for 501c focused on medical care advocacy. and protection against wildfire*
Horizions Foundation, San Francisco, CA 2013-2017
***Board Member** of a foundation focused on strengthening LGBTQ rights and freedoms.*

Education

Virginia Tech, Arlington, VA 2022-2023
Masters in Natural Resources and Global Sustainability
Northwestern University Kellogg School of Management, Chicago, IL 2006-2009
Executive Scholar of Marketing & Sales
School of the Art Institute of Chicago, Chicago, IL 1978-1982
Bachelor of Fine Arts in Design and Interior Architecture

Certifications & Professional Development

- Certificate in Sustainable Capitalism and ESG, Berkeley Law, **University of California Berkeley** 2022
- Graduate Certificate in Climate Change, Hazards and Green Infrastructure, **UMass Amherst** 2021
- Certificates in Design Thinking and Service Design, **IDEO** 2020
- Certificate in Regenerative Design and Permaculture, **Oregon State University** 2020

To: Town Council

I completed this client project while finishing my Graduate Certificate in Climate Change, Hazards, and Green Infrastructure at the University of Massachusetts, Amherst in 2021

The document below showcases strategic content and is an example of a communication piece. It demonstrates my ability to convey complex environmental concepts effectively, which could be helpful to the committee.

I hope it adds additional insight into my qualifications.

Best
Irene White



Stormwater Management and Beyond

A case for green Infrastructure

Mill & Main Parking Lot

Maynard MA

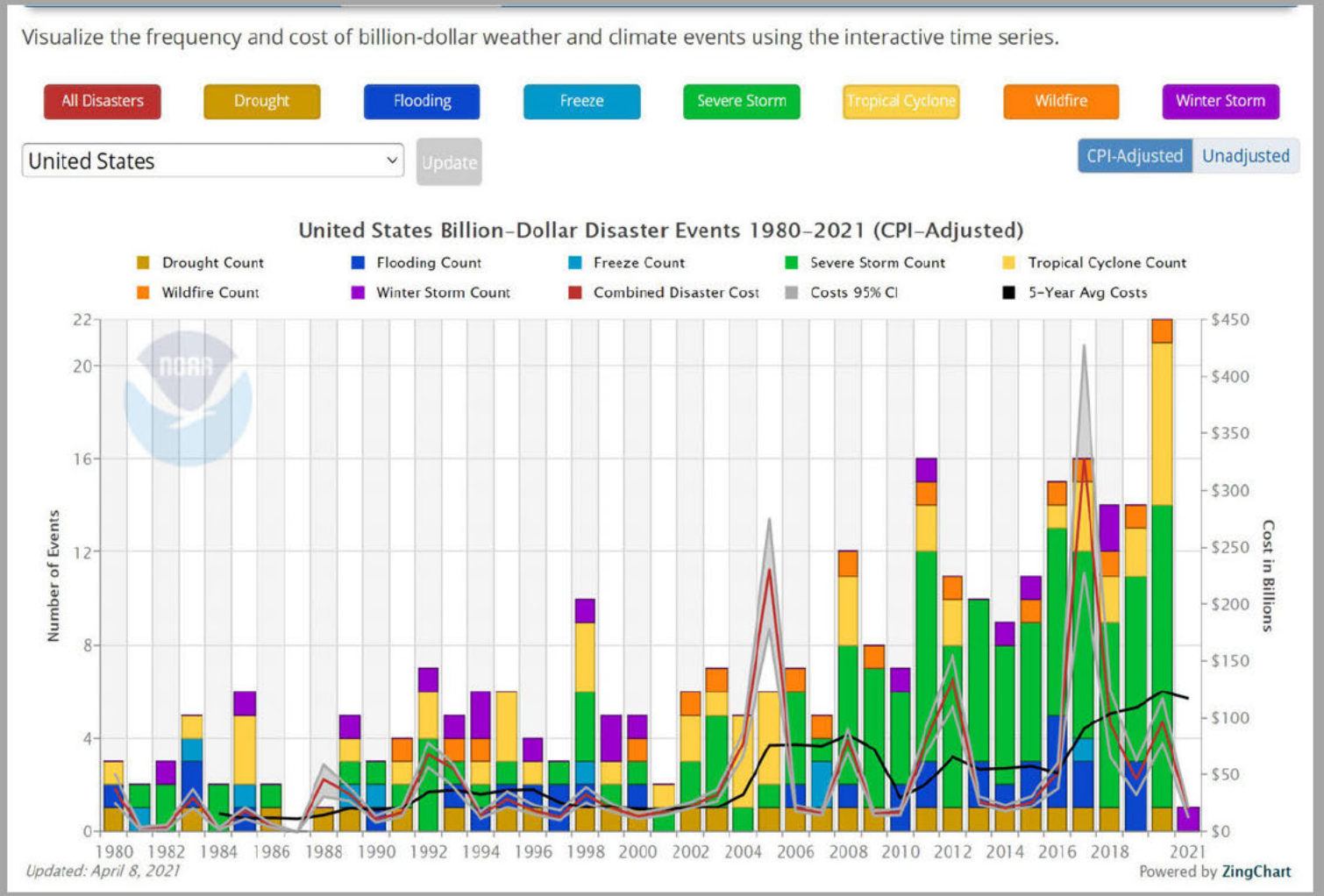
Irene White

6/23/2021

UMassAmherst

The price of disasters soared to more than $300 billion in 2017, breaking 2005's record of $219 billion.

The National Oceanic and Atmospheric Administration



Flash flooding
Stormwater runoff
Water Quality

The Northeast and Midwest face a 40 percent increase in extreme precipitation in the winter and spring by the end of the Century

Health
Economics

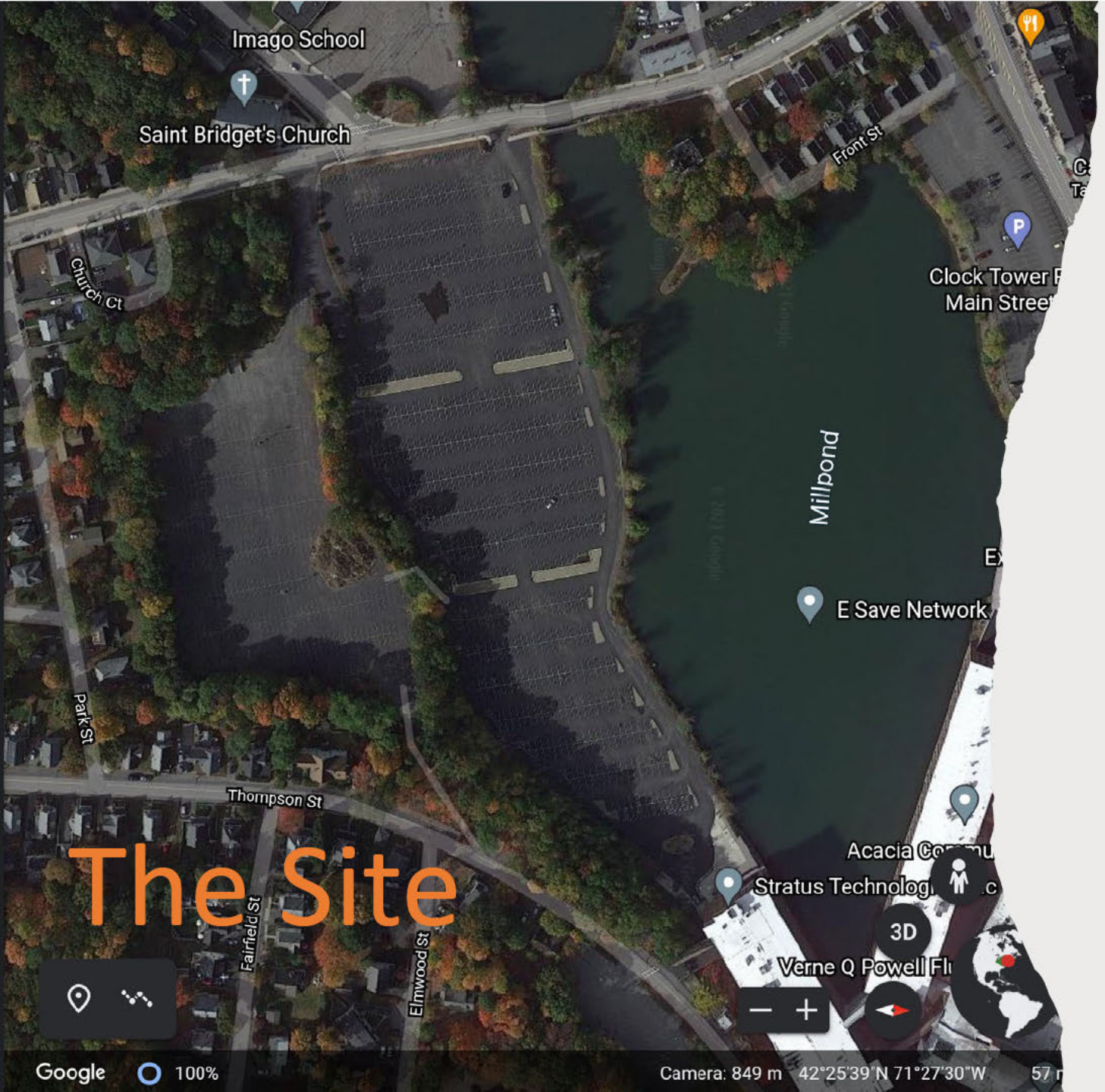
The Boston area is expected to see the average annual temperature (46–50º) increase by 3-4º in the next 15 years and 6-9º in the decades leading up to 2100.

Reidmiller, D.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, K.L.M. Lewis, T.K. Maycock, and B.C. Stewart Impacts,Risks, and Adaptation in the United States: Fourth National Climate Assessment(Global change Research Program) 2018



The Site Location

- 50-acre complex
- Historic relevance – Mill structure
- Purchased in 2015 for redevelopment
- Redeveloped completed in 2017
- Current owners - Artemis Real Estate Partners and Saracen Properties
- Current occupancy is about 50%



The Site

Project Overview and Goals

Underutilized South Parking Lot at Mill & Main Complex

Primary Goals for the project:

- Reduce hazards of stormwater runoff -protecting water quality, ecology and reduce seasonal flooding
- Apply green infrastructure in redesign

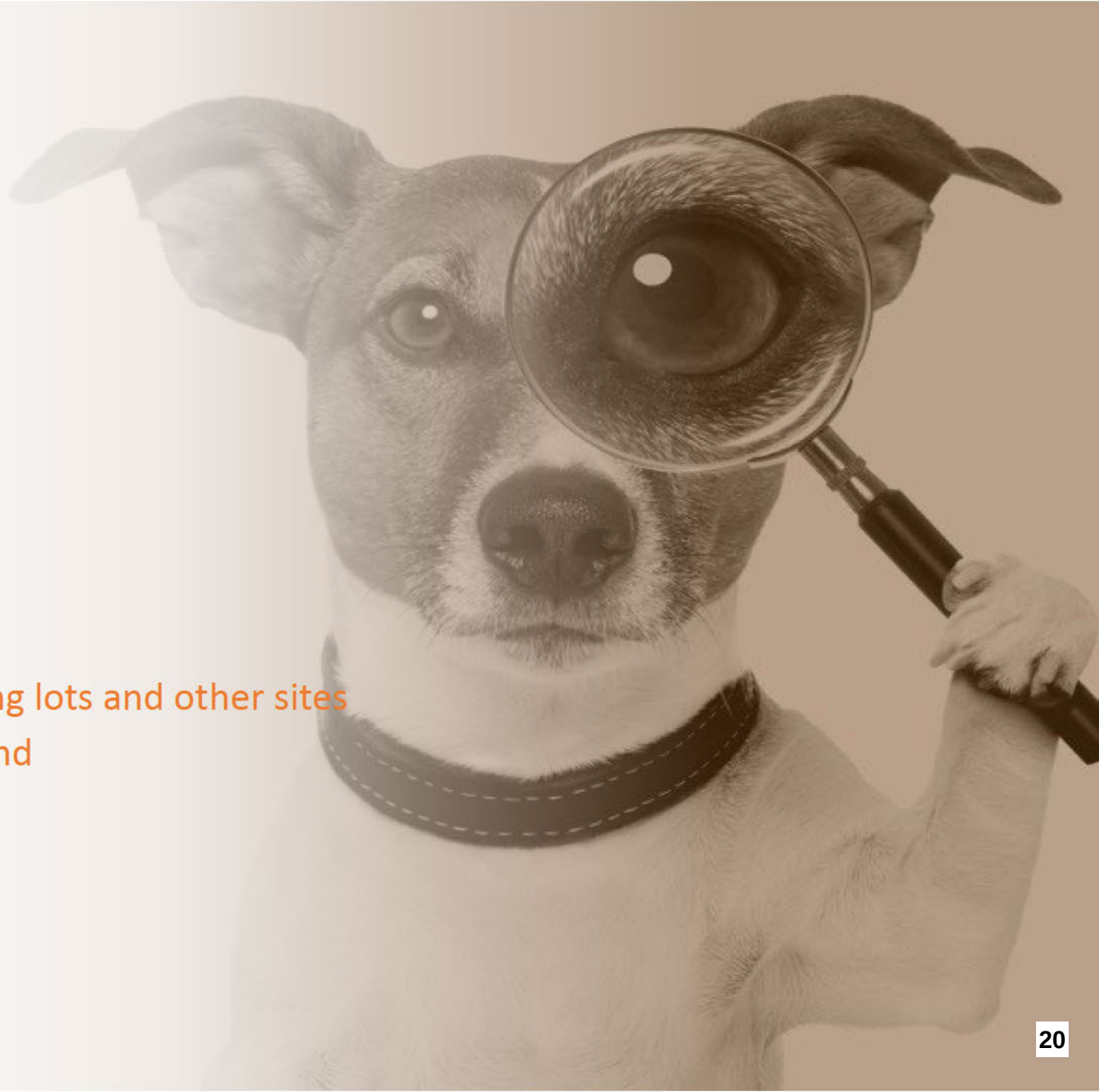
Additional Goals:

- Understand possible Co-benefits of recommended BMPs and value to community
- Explore the idea of reducing parking to create additional value for the community
- How can the redesign and process be a learning center for the region.

Approach:

Our Research

- Maynard's Stormwater management plan
- Maynard's Master plan
- Existing site plans
- Case study: The Morton Arboretum
- Best BMPs for stormwater control on parking lots and other sites
- Bioswales, preparable pavement and wetland
- Co-benefits of BMPs



Stormwater Management Compliance

General Permit for Stormwater Discharges from Small MS4s in Massachusetts.

To comply with the permit, the Town must follow six Minimum Control Measures (MCMs)

MCM 1: A public education program aiming to affect public behavior causing stormwater pollution,

MCM 2: An opportunity for the public to participate and provide comments on the stormwater program,

MCM 3: A program to effectively find and eliminate illicit discharges within the MS4,

MCM 4: A program to effectively control construction site stormwater discharges to the MS4,

MCM 5: A program to ensure that stormwater from development projects entering the MS4 is adequately controlled by the construction of stormwater controls, and

MCM 6: A good housekeeping program to ensure that stormwater pollution sources on municipal properties and from municipal operations are minimized.

Town of Maynard, "Stormwater Management Program", 2019

Ensuring alignment with Maynard's Master plan

MAYNARD MASTER PLAN	GOAL	DESCRIPTION	GREEN INFRASTRUCTURE PRACTICE OPPORTUNITY
Land Use and Development Patterns	Goal LU3	Further enhances downtown as a source of Maynard's community pride and hub of economic vitality.	• Develop partnerships with key universities to expand education and ongoing research of green infrastructure at site become a center for learning. • Enlarged Farmer's market(2 weeknights and Sunday) • Phase 2: Consider large community garden
Economic Development	ED3	Identify and cultivate opportunities to develop or redevelop vacant and underutilized properties.	• Enlarged Farmer's market(2 weeknights and Sunday) • Phase 2: Consider large community garden
Open space and Recreation:	OSR1	Maintain and improve the accessibility and connectivity of open spaces and recreational areas within and surrounding the town.	• Create open space along Mill Pond for walking
Public Facilities and services	PFS4	Advance decision-making that considers the town's impact on, and implications from, climate change.	• Chosen BMPs will reduce stormwater runoff from increased participation, help reduced heat island effect from rising temperatures and preserve biodiversity

VHB,Landwise, “Town of Maynard Master Plan”,

The Morton Arboretum

Both Properties have:

- 2 sensitive bodies of water
- Need to provide a large amount of parking
- Want to use a green infrastructure approach vs gray approach

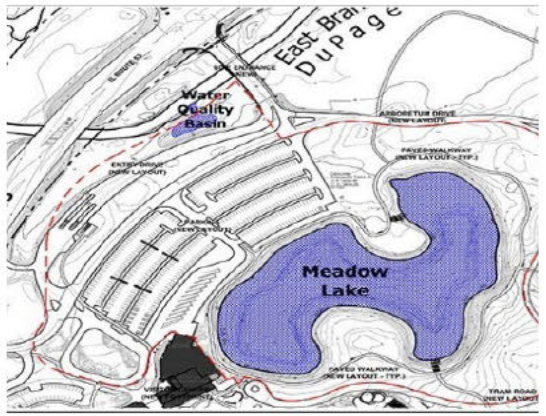
Results of 10-year study

- 100% annual rainfall stays on the site and water quality improvement in Meadow Lake.
- 327,700 gallons of potable water is able to be used for irrigation in peek months from the lake
- 83% say they spend time at Meadow Lake each time they visit for recreation
- Educates the Arboretum's 850,000 annual visitors about the stormwater management features with 34% of Arboretum members and 32% of volunteers surveyed saying that they learned something new from the interpretive signs.
- Parking lot maintenance coast have decreased by approximately $25,100 per year when averaged over 50 years by eliminating seal coating, striping, and resurfacing.

BMPs: Bioswales , wetland creation and interlocking permeable pavers

Landscape Performance Series
Landscape Architecture Foundation











Maximizing Benefits: Strategies for Community Resilience

TABLE 1: Comparing Co-Benefits of Resilience Strategies

	BENEFITS											RESILIENCE BENEFITS				
	ENERGY SAVINGS	ECONOMIC DEVELOPMENT	AVOIDED DAMAGES & INVESTMENT	PUBLIC HEALTH/SAFETY	WATER QUALITY	ECOLOGICAL	RECREATIONAL	SEQUESTRATION/ GHG MITIGATION	EQUITY	PUBLIC AWARENESS	CONTINUOUS POWER	HEAT RESILIENCE	FLOOD RESILIENCE	DROUGHT RESILIENCE	WILDFIRE RESILIENCE	POWER OUTAGE RESILIENCE
Cool Pavement	●		▲	▲	▲	▲	▲		▲			★	▲			▲
Cool Roofs	●		▲	●		▲		▲	▲			★				▲
Street Trees	●	▲	●	●	●	●	▲	●	▲			★	★	▲		
Permeable Pavement	●		●	●	●	●	▲	▲	▲			▲	★	▲		
Bioretention	▲	▲	▲	▲	●	●	▲	▲	▲			●	★	●		
Rain Barrels	▲		▲	▲	●	▲				▲			★	●		
Green Roofs	●				▲	▲		▲	▲			●	★	▲		
Detention													★	▲		
Wetlands		▲	●	▲	●	●	▲	▲					★	▲		
Water Conservation	●	▲	●	▲	▲	●	▲	●	▲	▲		▲	▲	★		
Regional Water Conservation	▲	▲	▲	▲	▲	▲	▲	▲	▲				▲	★		
Water Reuse	▲		▲	▲	●	▲	▲	▲						★		
Desalination		▲	▲											★		
Conservation & Parks	▲	▲	▲	▲	●	●	●	●	▲			●	★	●	★	
Building Code	▲	▲	▲	▲	▲	▲			▲			▲	★	★	★	

his table includes a complete list of the strategies discussed in the five climate impact strategy briefs with the co-benefits they offe

/hen comparing strategies, resilience planners should consider which strategies offer the co-benefits that are most valuable for a city. /hen considering a suite of strategies, planners must consider which co-benefits are excluded or leave climate impacts.

A green dot indicates that a resilience strategy always offers a co-benefit.

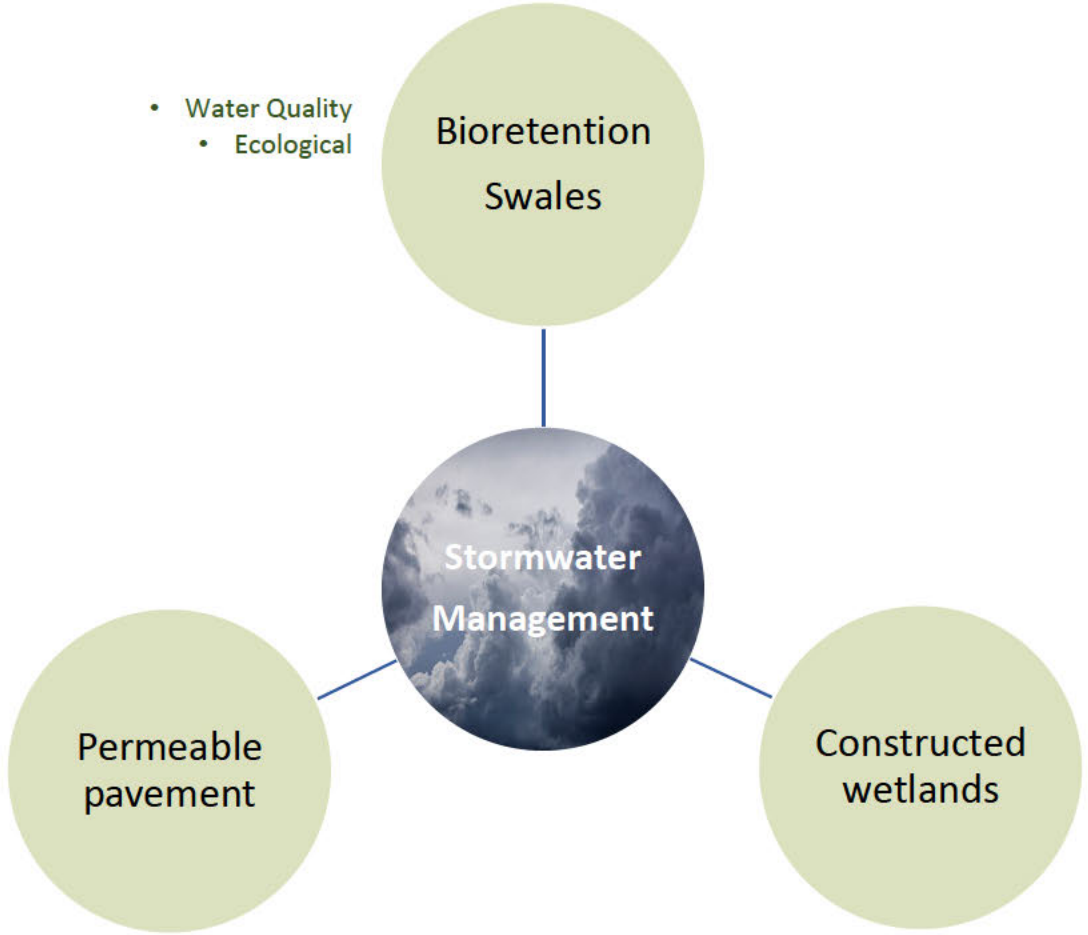
A yellow triangle indicates that the strategy can yield that co-benefit in the right conditions or with the right design. The five column: n the right are the climate impacts discussed in the briefs.

For each strategy, a blue star in one of the five right columns indicates which brief discusses that

rategy. This table has grouped some similar strategies that are discussed individually in the following briefs.

Kristiane Huber, Ashley Lawson, Janet Peace "Maximizing Benefits: Strategies for Community Resilience", (Center for Energy and Climate Solutions 2018),

Suggested BPMs and their Co-benefit for the Community of Maynard



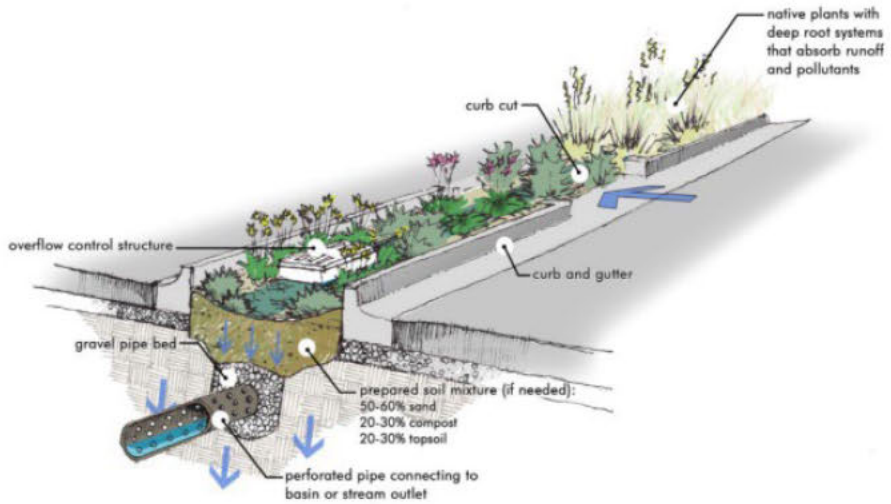
- Water Quality
- Ecological

- Energy Savings
- Avoided Damages and investment
- Public Health/Safety
- Water Quality
- Ecological

- Avoided Damages and investment
- Sequestration/ CHG Mitigation

Bioswales

Bioswales (or swales) are shallow drainage areas filled with vegetation, compost, or riprap. They collect and filter water, slowing water flow, trapping, and reducing pollutants.



Co-Benefit- biodiversity : a study conducted to understand the impact of bioswales on urban biodiversity concluded that the number of species, species richness, and diversity were higher in Bioretention swales than in garden bed and lawn-type green spaces.

Qingfu Xiao, Gregory McPherson, Qi Zhang, Xinlei Ge, Randy Dahlgren, "Performance of Two Bioswales on Urban Runoff Management" (MDPI) 2017

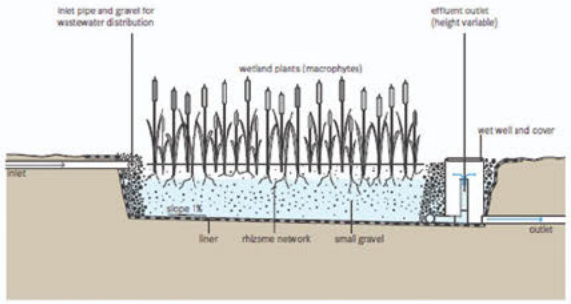
Stormwater Management Two Year Study Results:

Reduction of runoff by 88.8% and the total pollutant loading by 95.4%

Bioswale in Parking lot : Davis, CA

Constructed Wetlands

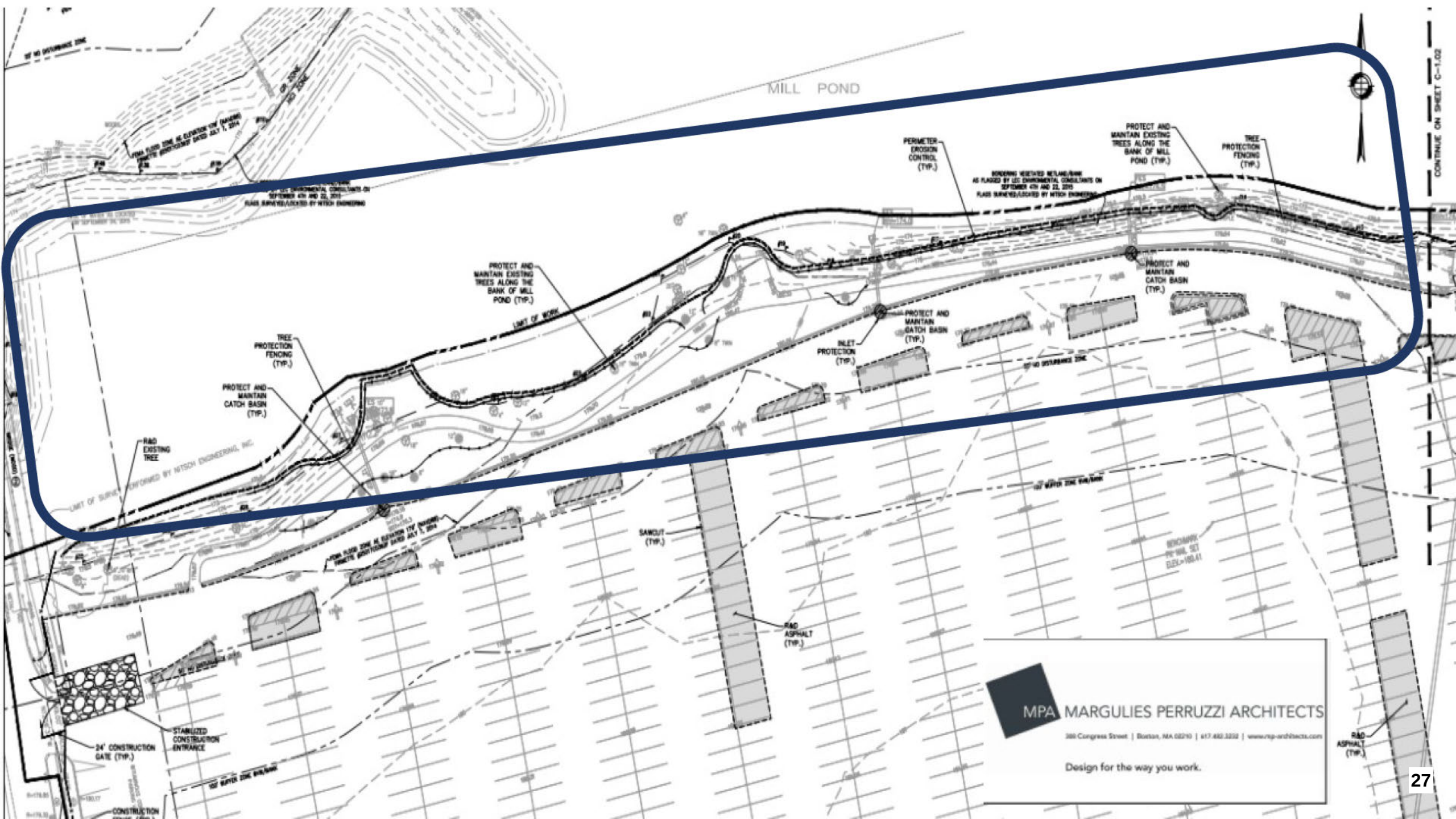
Constructed wetlands similar to natural wetlands, are designed to treat wastewater. They consist of a shallow depression in the ground with a level bottom. Water flow is controlled evenly among wetland plants.



Co-Benefit- Economic: The Seadrift water treatment facility, Capital expenses were **reduced to $1.2-1.4 million versus $40 million for the proposed gray infrastructur**e. Operating expense savings included no energy, additives, oxygen, or biosolid disposal, and operational support is minimal as once established, wetlands require little maintenance.



Staten Island's Blue Belt Drainage Basins design strategically placed wetlands within a watershed to temporarily store and filter 350,000 gallons of stormwater during storm events This approach saved over $80 million in conventional sewer costs.


MILL POND
PERIMETER EROSION CONTROL (TYP.)
PROTECT AND MAINTAIN EXISTING TREES ALONG THE BANK OF MILL POND (TYP.)
TREE PROTECTION FENCING (TYP.)
PROTECT AND MAINTAIN CATCH BASIN (TYP.)
INLET PROTECTION (TYP.)
LIMIT OF WORK
R&D EXISTING TREE
SAWCUT (TYP.)
R&D ASPHALT (TYP.)
24' CONSTRUCTION GATE (TYP.)
STABILIZED CONSTRUCTION ENTRANCE
CONTINUE ON SHEET C-1.02
MARGULIES PERRUZZI ARCHITECTS
Design for the way you work.



Project Recommendations

Initial site recommendations

- Determine parking lot Minimum parking that is needed to support zoning for existing use or mixed-use development current zoning requires 2 spaces for every 1,000 sf. For a Total of 2,200 for the entire complex
- Use Permeable pavers in non high traffic areas, consider interlocking concrete pavers
- Implement bioswales in main area, if design limits amount focus design along Mill pound
- Use native plants in all aspects of the design and have interruptive signage
- Implement constructed wetlands along mill pound include wetland walk for recreation and education, include interruptive signage
- Add handicapped parking at entrance of parking area for weekend framers Market

- Water Quality
  - Ecological

Bioretention Swales

Stormwater Management

Permeable pavement

- Energy Savings
- Avoided Damages and investment
- Public Health/Safety
- Water Quality
- Ecological



Stormwater Management

Constructed wetlands

- Avoided Damages and investment
- Sequestration/ CHG Mitigation
- Recreation

Project Recommendation Approach

Community and Regional Engagement and Center for Learning



Town Agencies and committee's



Private Partners



Community Partners





Education Institutions

UMassAmherst
The Conway School
Local Community Colleges
High School and Grade school

- Project based learning
- Project design
- Project construction and oversite
- Community relations
- Ongoing study on the results of green infrastructure
- Ecology research
- Water quality testing



Next Steps – Deeper Investigation

- Partner with current owner of property to understand long-term use and zoning status of the of Mill & Main complex be. Will it stay zoned as commercial space or convert into a mixed-use development
- Determine and agree upon an expectable amount of parking for either current zoning status or mixed-use.
- Research funding methods for redevelopment consider public, private, and foundation grants- understand feasibility of funding
- Engage with UMassAmherst and The Conway School to establish and define project partnership opportunities. consider, design, construction, community development, ecology and conservation research and design
- Based on funding research develop preliminary working budget, challenges and opportunities
- Develop ideation concept with community and stakeholder groups

To: Town Council

This project was completed during my tenure in the Master of Natural Resources program at Virginia Tech. The project was to help support Arlington County as they deliberated between adopting a Community Energy plan or a Climate Action Plan.

Working as part of a four-member team, we conducted extensive research on existing Climate Action Plans (CAP) programs. Leveraging my expertise in consulting and communications, I took the lead in shaping our analytical approach and was responsible for conceptualizing and producing the final document.

The document is an example of my strategic and communication abilities. I hope this provides further insight into my qualifications.

Best regards,

Irene White

COMMUNITY ENERGY PLAN vs. CLIMATE ACTION PLAN

An Analysis for Arlington County, Virginia





Irene White

11/30/2021

AGENDA

- Introductions
- Situation Overview
- Our Methodology
- Allington's Community Energy Plan
- Highly Rated and Similar Attribute Climate Action Plan Overviews
- Recommendations
- Recommended Actions
- Appendix





- Arlington has long been known for its forward-thinking style of urban planning and was one of the first municipalities in the country to adopt governmental emissions reduction targets.
- Since the adoption of Arlington's Community Energy Plan, the energy landscape has changed dramatically, including passage of the Virginia Clean Economy Act and the reduced cost of renewable energy.
- Awareness of climate change is widespread and more people are worried about its impacts. 78% of Arlingtonians report being worried about climate change and 67% feel it is the responsibility of local government to do something about it.
- Many of Arlington's peer municipalities are adopting comprehensive Climate Action Plans.
- Arlington County is being called upon by residents to strengthen its climate mitigation plans and strategies.





Community Energy Plan vs. Climate Action Plan

- Deep understanding of Arlington's current Community Energy Plan
- Arlington's goals exploring a Climate Action Plan vs. staying with the existing Community Energy Plan
- Research on gold-standard Climate Action Plans
- Research on Climate Action Plans with similar demographic and climatic attributes
- Understanding of the Arlington community's climate requests and the State political terrain
- Gap analysis between Arlington's existing CEP and recommended CAPs
- Recommendations for augmentation to existing CEP or developing a CAP



Arlington is already a leader in municipal energy and environmental conservation:

- Between 2007 and 2016, Arlington Co. reduced community GHG emissions by 24%
- Established Virginia's first Commercial Property Assessed Clean Energy (PACE) program
- Established a Green Building Incentive Program to trade density allowances for green building practices and on-site RE installation
- Is the first community in the country to have earned USGBC's LEED Platinum Community Certification
- Is developing a community-wide Zero Waste Plan
- Has a robust plan in place to reduce stormwater runoff and point-source pollution into the nearby Chesapeake Bay

Arlington County - Looking Towards the Future

2007

Arlington Initiative to Reduce Emissions (AIRE)

Arlington County established the Arlington Initiative to Reduce Emissions (AIRE) with the goal of reducing the county government's emissions by 10% by 2012.

The County exceeded this goal despite a 17% increase in the square footage of county buildings, economic prosperity in the county, and increased population - this inspired officials to increase their emissions reductions goals.

2013

Through CEP implementation and partnership with community stakeholders, Arlington County has reduced its emissions 24% since 2007 (2016 GHGI), despite a 10% increase in county population.

Community Energy Plan (CEP)

In 2013, Arlington County developed and adopted a Community Energy Plan (CEP) as part of its broader Comprehensive Plan, with the goal of reducing total GHG emissions 70% by 2050.

2019

Updated CEP

In 2019, Arlington County updated its CEP with the goal of Carbon Neutrality by 2050. Innovation, evolving conditions in the energy sector and state-level regulatory changes have made this a realistic goal for the county

Increasing awareness and urgency to address climate change is causing many county residents to push for still more aggressive goals. Many are calling to change the CEP to a more comprehensive Climate Action Plan.

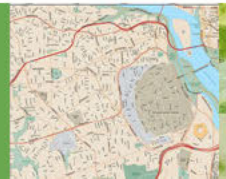
2020

In 2021, 78% of Arlington County residents reported being worried about climate change. 67% feel it is the responsibility of local government officials to do more about global warming.

Virginia Clean Economy Act

In 2020, the Virginia Legislature passed the Virginia Clean Energy Act, which put into effect a state-wide Clean Energy Standard, mandating 100% renewable energy by 2050. There are also provisions for increased energy efficiency standards and expanded access to rooftop solar.

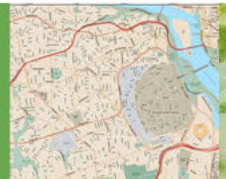
CEP Strategies	Buildings and Efficiency	Energy Resilience	Renewable Energy
Initiatives and Programs	Buildings account for over 60% of energy consumption in Arlington County. In order to reach carbon neutrality, increasing the efficiency of all buildings is critical. • C-PACE Program • Green Building Incentive Program • Green Home Choice Program • Solar Co-Op Program • Complete SWA Building Electrification Measures Study • Encourage greater energy efficiency and the use of lower-carbon fuels in buildings (1-2 yrs.) • Enhance the Form Based Code to incorporate energy targets (3-5 yrs.) • Increase the number of Energy Star labeled building to 80 by 2025 (3-5 yrs) • Reduce the urban heat island effect by promoting 'cool construction practices and biophilic design (3-5 yrs) • Develop energy efficiency leases or service agreements (3-5 yrs.) • Initiate energy efficiency pilot programs that address entire neighborhoods (6-10) • Create building energy asset rating system (10+)	Arlington's CEP views energy resilience as a key part of its emissions reduction plans emphasizing reliability and security. Hardening the grid and local energy supply, energy storage, microgrids, and preserving forest cover are all part of this strategy. • Solar Assessments to identify highest-capacity potential for Government buildings • Invest in on-site renewables and storage at power-critical facilities and new County projects (1-2 yrs.) • Create an implement the Energy Assurance Plan (1-2 yrs.) • Collaborate with utility companies on investments and expansion of smart grids (3-5 yrs.) • Optimize the use of State resources and PPPs to ensure the continuity of key government services. (3-5 yrs.) • Study the feasibility of using EV battery power as a resiliency tool (3-5 yrs.)	A combination of on-site generation, storage, PPAs, and energy efficiency measures will get Arlington to its goal of 100% renewable energy by 2050. • Facilitate group/bulk purchases of renewable energy (1-2 yrs.) • Use PPAs, VPPAs, and green power purchases to meet Renewable Energy Targets • Facilitate renewable energy installations for low to moderate income homes
GHG Reduction by 2030 (MTCO2e)	**~122,000 MTCO2e (12%)**	**N/A**	**~427,000 MTCO2e (42%)**







CEP Strategies	Transportation	Governance	Education and Behavioral Change
Initiatives and Programs	Transportation currently accounts for 36% of Arlington's GHG Emissions. • Develop Arlington County EVSE Rate Ordinance • Implement grant award for APS school buses • Work with Federal, State, and regional partners to address transportation and transit issues (1-2 yrs.) • Facilitate the growth of EV charging infrastructure in Arlington and the region (1-2 yrs.) • Integrate fuel efficiency and EV considerations into replacement plan for the County fleet (1-2 yrs.) • Support Master Transportation Plan implementation (1-2 yrs.) • Produce a Decarbonization of Transportation Plan (1-2 yrs.) • Update the County's vehicle idling policy (1-2 yrs.) • Ensure equitable access to clean transportation choices (3-5 yrs.) • Explore opportunities for connected and autonomous vehicles (6-10)	• Formalize Intra-County Climate, Energy, and Resilience Working Group • Enhance the County's whole-of-government approach to addressing energy matters (1-2 yrs.) • Eliminate regulatory, legislative, and transactional barriers to fully implement the CEP (1-2 yrs.) • Participate in the DoE Better Buildings Challenge (1-2 yrs.) • Promote energy efficiency, use of renewable power, and lower carbon fuels in County buildings and operations (1-2 yrs.) • Update and implement O&M and Sustainability plans for County projects (1-2 yrs.) • Track and report CEP implementation progress (1-2 yrs.) • Promote use of advance building energy management practices in County facilities (1-2 yrs.) • Track and capitalize on Federal funding opportunities • Create higher density zoning, affordable housing, and location of key facilities near housing (3-5 yrs.) • Ensure equitable access to all CEP activities (3-5 yrs.) • Retain existing and attract new businesses and jobs through establishing Arlington as a clean energy hub	• Increase community knowledge on energy matters and CEP implementation (1-2 yrs.) • Partner with non-profit groups that provide training in renewable energy system installation and maintenance • Encourage the use of IT and Smart Building Energy Management in homes and businesses. • Develop energy competitions, recognition, and awards programs (6-10) • Strengthen partnerships with the Arlington Career Center, local colleges and Universities (6-10) • Encourage point-of-sale energy audits and sharing of energy usage data (10+)
GHG Reduction by 2030 (MTCO2e)	**~325,340 MTCO2e (32%)**	**N/A**	**N/A**







VOICES FROM THE COMMUNITY

We need a whole-of-government approach to Climate Action

We want more resources for community engagement and education

We want you to strengthen our position on electrification - both for buildings and the county vehicle fleet







"...recommending that the County create a high-level staff person to address environmental issues comprehensively and to resolve conflicts in County priorities with transparency and integrity..."

EcoAction Arlington

"Everyone is doing their job, but it is no one's job, at a senior level, to be the climate leader, or to have expertise in this complex field. The result is that climate and environmental protection do not have a seat at the high-level table when decisions are made."

C2E2 Commission

"The County should budget for robust citizen education and participation in all environmental efforts."

EcoAction Arlington

"{C2E2 recommends} the creation of a one-stop shop to connect residents, businesses, and building owners with information and resources to decarbonize their homes and businesses."

C2E2 Commission

"C2E2 is also very concerned over the apparent unwillingness of the County government to commit to full electrification of County operations, particularly for its buildings"

C2E2 Commission

"Beginning in FY22, every new sedan purchased by the County should be a ZEV. This will result in a gradual transition of the sedan fleet to all ZEV over the coming decade."

Sierra Club



Climate Action Plans Overview

Marin County, CA - Portland, OR - Montgomery County, MD - Washington, DC - Jersey City, NJ

CAP Strategies	Low Carbon Transportation	Renewable Energy & Electrification	Energy Efficiency	Waste Reduction
Initiatives and Programs	• Zero Emission Vehicles • Bicycling and Micro Mobility • Safe Routes to School Public • Transit • SMART Train • Employee Trip Reduction • Traffic System Management and Vehicle Idling • Smart Growth Development • Zero Emission Landscape Equipment • Zero and Low Emission City Vehicles • Low Carbon Fuels • County Employee Commute • Municipal Zero Emission Landscape Equipment • and Small Off-Road Engines	• Renewable Energy Generation and Storage • GHG-Free Electricity • Building and Appliance Electrification Innovative Technologies Community Resilience Hubs Microgrid Pilot Project • Solar Energy and Storage Systems for County Buildings • Municipal 100% Renewable All-Electric Municipal Buildings	• Energy Efficiency Programs • Energy Audits • Cool Pavement and Roofs • Green Building Reach Code • Public Lighting • Efficiency Audit and Retrofits in County Buildings Conservation in County Buildings	• Commercial Organic Waste • Residential Organic Waste • Construction & Demolition and Self-Haul Waste • Mandatory Waste Diversion • Waste Processing Infrastructure • Extended Producer Responsibility • Inorganic Waste • Biomass Study/Recovery Pathways • Waste from County



CAP Strategies	Water Conservation	Consumption-Based Emissions	Adaptation and Community Resiliency	Community Engagement and Empowerment
Initiatives and Programs	• Community Water Use • Municipal Water Use	• Low Embodied Emission & Carbon Sequestering Building Materials Deconstruction • Buy Clean Requirements:Low-Embodied Emission & Carbon Sequestering Building Materials Consider developing policies and programs that build on the success of the low carbon concrete ordinance,	• Ensure fair and robust inclusion of lower-income households and diverse communities in the planning and response to climate change impacts, including sea level rise, wildfire, public health, and emergency preparedness. • Support and integrate Climate Action Planning and implementation with the ongoing adaptation efforts of C-SMART and BayWAVE. • Coordinate and integrate Climate Adaptation Planning consistently throughout related County plans, including but not limited to the Countywide Plan and its Safety Element, Local Hazard Mitigation Plan (LHMP), sea level rise adaptation plans, Community Wildfire Protection Plan, Local Coastal Plan and emergency and capital improvement plans. • Collaborate with cities within the County, as well as special districts, and subregional bodies such as Transportation Authority of Marin to coordinate and integrate planning. 5. Adopt a comprehensive climate change adaptation plan that prepares for and responds to the expected impacts of climate change.	• Community Education • Resilient CE Neighborhoods Climate Preparedness and Reduction (CPR) for the Planet • Community Engagement Advocacy via Drawdown Marin • CEC5 Green Businesses • CEC6 Carbon Offsets



CAP Strategies	Low Carbon Transportation	Renewable Energy & Electrification	Energy Efficiency	Waste Reduction
Initiatives and Programs	**2030 Goals** • Create vibrant neighborhoods where 80 percent of residents can easily walk or bicycle to meet all basic daily, non-work needs and have safe pedestrian or bicycle access to transit. • Reduce daily per capita vehicle miles traveled by 30 percent from 2008 levels. • 5 Improve the efficiency of freight movement within and through the Portland metropolitan area. • 6 Increase the fuel efficiency of passenger vehicles to 40 miles per gallon and manage the road system to minimize emissions. 7 Reduce lifecycle carbon emissions of transportation fuels by 20 percent. **Strategies** • Since 1990, the Portland region has added and expanded four major light rail lines and the Portland Streetcar, as well as over 260 miles of bikeways. • Expand Electric Car Charging Stations • Improve efficiencies in freight and industrial shipping • Expand high speed regional rail • Expand public transport on East Portland, a historically neglected area • Concentrating growth and density in places public transportation currently serves	• Advocate for statewide carbon tax • Electricity Supply — a) Collaborate with Portland General Electric, Pacific Power, customers and stakeholders to reduce the carbon content in Portland's electricity mix by 3 percent per year. b) Communicate with utilities and the Oregon Public Utility Commission on the critical importance the City and County place on reducing the carbon content of electricity delivered to the City, County and other customers. c) Mitigate potential cost burdens to low-income households principally through efficiency measures that reduce energy use and cost. • Add another 15 megawatts of installed solar photovoltaic capacity. Motivate and assist households and businesses throughout the community to install solar. Revisit City solar access policy and regulations	**2030 Goals** • Reduce the total energy use of all buildings built before 2010 by 25 percent. • 2 Achieve zero-net carbon emissions in all new buildings and homes. • 3 Supply 50 percent of all energy used in buildings from renewable resources, with 10 percent produced within Multnomah County from on-site renewable sources, such as solar. **Strategies** • Implement weatherization requirement for all new buildings at point of sale • Implement commercial building benchmarking standards • Implement residential building energy performance ratings • Establish community partnerships and networks to ensure equitable access to energy efficiency resources • Establish city wide efficiency and renewable energy fund • Through improvements to the efficiency of City and County operations, including traffic lights, water and sewer pumps and building lighting systems, energy savings total over $6 million a year, approximately 25 percent of the City and County's energy bill.	**2030 Goals** • Reduce consumption-related emissions by encouraging sustainable consumption and supporting Portland businesses in minimizing the carbon intensity of their supply chains. 9 • Reduce food scraps sent to landfills by 90 percent. 10 Reduce per capita solid waste by 33 percent. 11 • Recover 90 percent of all waste generated. **Strategies** • Reduce consumption-related emissions by encouraging sustainable consumption and supporting Portland businesses in minimizing the carbon intensity of their supply chains. • Reduce food scraps sent to landfills by 90 percent. • Reduce per capita solid waste by 33 percent. • Recover 90 percent of all waste generated. • Portland's recovery rate is among the highest in the U.S. with 70 percent of all waste generated in Portland recovered through recycling, composting or anaerobic digestion. Portland has established a citywide objective of recovering 75 percent of all waste by 2015, but with • current technology, it is possible to recover more than 90 percent.






CAP Strategies	Water Conservation	Consumption-Based Emissions	Adaptation and Community Resiliency	Community Engagement and Empowerment
Initiatives and Programs	• Portland now has over 390 ecoroofs covering nearly 20 acres of rooftop, managing millions of gallons of stormwater each year • Unlike many communities in Oregon and other parts of the country, Portland is well positioned in terms of water supply.	**2030 Goals** • Reduce consumption-related emissions by encouraging sustainable consumption and supporting Portland businesses in minimizing the carbon intensity of their supply chains. 9 • Reduce food scraps sent to landfills by 90 percent. 10 • Reduce per capita solid waste by 33 percent. 11 Recover 90 percent of all waste generated. **Strategies** • Develop a sustainable consumption strategy to prioritize local government activities to support a shift to lower-carbon consumption patterns. • Use the Be Resourceful campaign to connect residents to information and resources to get the things they need. Key strategies include: a) Buy smart (plan before purchasing, buy local, give gifts of experience, purchase durable goods). b) Reuse. c) Borrow, share and rent items. d) Fix and maintain. • Partner with the Oregon Department of Environmental Quality to identify metrics to analyze and track the carbon intensity of the goods and materials produced in Multnomah County. b) Explore tools, strategies and performance measures to quantify economic, equity and environmental benefits of services that displace the need for new goods through reuse, repair and sharing. c) Continue to work with the Oregon Department of Environmental Quality on inventorying consumption-based carbon emissions for Multnomah County.	**2030 Goals** • Reduce risks and impacts from heat, drought and wildfire by preparing for hotter, drier summers with increased incidence of extreme heat days. 15 Reduce risks and impacts from flooding and landslides by preparing for warmer winters with the potential for more intense rain events. 16 Build City and County staff and community capacity to prepare for and respond to the impacts of climate change. • Reduce risks and impacts from heat, drought and wildfire by preparing for hotter, drier summers with increased incidence of extreme heat days. • Reduce risks and impacts from flooding and landslides by preparing for warmer winters with the potential for more intense rain events. • Build City and County staff and community capacity to prepare for and respond to the impacts of climate change. **Strategies** • Build community cooling centers • Aggressively target removal of invasive species • Utilize green infrastructure for flood management • Expand green spaces and ecosystem services through Natural area restoration and protection	**2030 Goals** • Engage communities, especially impacted under-represented and under-served populations, in the development and implementation of climate changerelated policies and programs. 18 • Motivate all Multnomah County residents and businesses to change their behavior in ways that reduce carbon emissions. **Strategies** • Engage communities, especially impacted under-represented and under-served populations, in the development and implementation of climate change-related policies and programs. • Motivate all Multnomah County residents and businesses to change their behavior in ways that reduce carbon emissions.



CAP Strategies	Low Carbon Transportation	Renewable Energy & Electrification	Buildings & Energy Efficiency	Stormwater Management and Water Conservation
Initiatives and Programs	Transportation Targets: 100% zero emissions transportation options, including all private and public vehicles by 2035. Reduce private vehicle trips from 75% to 60% by 2027. Double the proportion of bus, rail, and bike trips over the 2018 base level of total trips by 2035. In 2018, 42% of Montgomery County's GHG emissions came from the transportation sector. • Expand Public Transit • Expand Active Transportation and Micromobility Network • Private Vehicle Electrification Incentives and Disincentives • Constrain Cars in Urban Areas, Limit Major New Road Construction • Zero Emission Public and School Buses • Electrify County and Public Agency Fleets • Expand the Electric Vehicle Charging Network • Transportation Demand Management and Telework Strategies • Traffic Management Systems • Electric Vehicle Car Share Program for Low-Income Communities • Off-Road Vehicle and Equipment Electrification	Clean Energy Target: All electricity used in the County to be carbon-free by 2030. Electricity Sector accounted for 30% of MoCo emissions in 2018. • Community Choice Energy Program - MD has state laws in place to allow counties to aggregate electrical loads and negotiate rates with electricity suppliers. • Private Building Solar Photovoltaic Code Requirements - MoCo has proposed changes to its building code to require solar on new construction. • Promote Private Solar Photovoltaic Systems - According to Project Sunroof, 74% of buildings in MoCo are solar-viable. This program would create tax credits, grants, and other incentives to help solar adoption, along with outreach and education. • Public Facility Solar Voltaic Installations - in progress. • Advocate for a 100% Renewable Energy Portfolio by 2030 - Currently, MD's energy portfolio is required to be 50% renewable by 2030.	Buildings Target: Require newly constructed buildings to be all-electric. All new and existing buildings must be electrified or use carbon-free energy sources by 2035. In 2018, Buildings accounted for 50% of emissions in Montgomery County. • Electrification Requirements for Existing Commercial and Public Buildings • Electrification Requirements for Existing Residential Buildings • Energy Performance Standards for Existing Commercial and Multi-family Buildings • Electrification Incentives for Existing Buildings • All-Electric Building Code for New Construction • Disincentivize and/or Eliminate Natural Gas in New Construction • Net Zero Energy BUilding Code for New Construction	• Water Infrastructure Resilience • Repair and Enhancement of Stormwater Conveyance Systems • Stormwater Retention Credit Trading • Ban Stormwater Management Requirement Waivers • On-Site Water Reuse

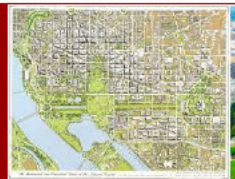




CAP Strategies	Adaptation and Community Resiliency	Community Engagement and Empowerment	Carbon Sequestration	Climate Governance
Initiatives and Programs	• Temperature Monitoring and Alerts • Extreme Weather Energy Efficiency Building Code • Climate-Adapted Housing Incentives/Subsidies • Green/Cool/PV Roof and Pavement Code • Green Public Spaces • Harden Emergency Shelters and Install Resilience Hubs • Mold Protection and Remediation • Green Infrastructure • Climate Adapted Development Standards • Update Floodplain Maps • Water Supply Protection • Flood Rescue Resources • Expanded Community Gardens	• Montgomery County Green Bank • Public Outreach Campaign around Adaptation and Emissions Reduction using Evidence-Based Communication Strategies • Form a Climate Change Communication Coalition • Enhance MoCo. Gov't. Websites to Focus more Sharply on Climate Change • Establish a Community Justice Academy • Use the Climate, Energy, and Air Quality Advisory Committee as a Resource to Advise the County on Performance Metrics and Plan Implementation • Facilitate Ongoing Input from Community Members • Engage County Artists through Public Arts Installations to Raise Awareness, Discussion, and Action on Climate Change • Support the Efforts of Community Organizations and Businesses that Promote and Operationalize Equitable Climate Action • Establish a Statewide Coalition of Local Gov'ts. and Youth Groups to advocate for ambitions state-level climate policy • Establish Partnership with Federal Agencies on GHG Mitigation and Climate Resiliency • Advocate for the Continued Integration of Climate Change Education into the School Curriculum • Develop Sustainability Goals for Schools • Provide Professional Development for Educators on Climate Change Topics	Montgomery County cannot meet its emissions reduction goals without capturing and storing carbon through sequestration measures. • Retain and Increase Forests • Retain and Increase Tree Canopy • Restore and Enhance Meadows and Wetlands • Regenerative Agriculture • Restore Soil Fertility, Microbial Activity, and Moisture-Holding Capacity • Whole-System Carbon Management and Planning	Montgomery County is taking steps to infuse climate adaptation into all aspects of government. • Build Awareness about Climate Change among all MoCo Govt. Staff • Establish a Climate Change Academy to Integrate Climate Change Training into Professional Development of MoCo. Govt. Staff • Incorporate Climate Competencies into MoCo Gov't. Job Descriptions • Identify and Create New Positions needed for the MoCo Gov't. To complete this plan • Establish a Cross-Department Climate Innovation Lab • Designate Climate Ambassadors within Each County Department • Evaluate and Update County Plans, Codes, and Policies to account for Climate Risks • Evaluate and Update County Procurement and Operations to reduces GHG Emissions • Incorporate Climate Considerations into the County's Budgeting Process • Develop Financial Strategies for Implementing Climate Actions • Develop Climate, Energy, Health, and Equity Metrics and Data-Driven Reporting Processes



CAP Strategies	Low Carbon Transportation	Renewable Energy, Electrification, Energy Efficiency	Waste Reduction
Initiatives and Programs	2030 Goals • By 2032, increase use of public transit to 50% of all commuter trips in all wards. • By 2032, increase biking and walking to 25% of all commuter trips in all wards. • By 2032, reduce commuter trips made by car to 25%. • Reduce greenhouse gas emissions from transportation by 60%. Strategies • Expand high capacity transit on high ridership corridors. • Improve transit connections to employment and activity centers from underserved areas. • Grow the Capital Bikeshare program so that 75% of District residents have access to a station within a quarter mile of their home.	2030 Goals • By 2032, cut per capita energy use District-wide by 50%. • By 2032, increase renewable energy to make up 50% of the District's energy supply • By 2032, 100% of residents live within walking facility offering clean back up power to serve critical needs during power outages. Strategies • Expand regular tracking and disclosure of energy performance. • Replace all street and public lighting with high efficiency fixtures that protect public health, reduce light pollution, and do not harm wildlife. • Launch a program to accelerate deep energy retrofits in at least 20 percent of all buildings. • Reduce the use of fossil fuels for electricity generation and heating, and eliminate the dirtiest fuels by 2023. • Provide residents with renewable energy by default, sourced from regional wind and solar farms by 2023. • Use smart meters and smart grid infrastructure to collect data on electricity use.	2030 Goals • By 2032, reduce per capita waste generation by 15%. • By 2032, reuse 20% of all waste produced in the District. • By 2032, achieve 80% waste diversion citywide without the use of landfills, waste-to-energy or incineration. Strategies: • Develop a comprehensive Zero Waste plan with the objective of decreasing all citywide waste streams and achieving source reduction goals. • Expand current bans and fees on waste products like expanded polystyrene and disposable bags. • Work with surrounding jurisdictions to develop and implement a regional approach to reducing plastic waste. • Reuse or recycle 50% of all commercial construction waste. • Provide District Government-served households with three, right-sized bins for collecting compostable materials, recyclable items, and trash.

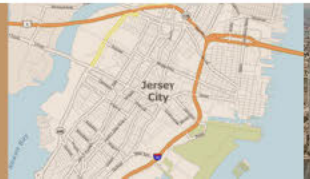




CAP Strategies	Water Conservation	Adaptation, Emissions, and Community Resiliency	Community Engagement and Empowerment	Agriculture and Working Lands-Mitigation
Initiatives and Programs	2030 Goals • By 2032, make 100% of District waterways fishable and swimmable. • By 2032, implement green infrastructure practices to capture, retain, or reuse stormwater from at least 10% of the District's land area. • By 2032, decrease per capita potable water use by 20%. • By 2032, ensure 100% of District residents have access to clean, affordable drinking water. Strategies • Create and adopt a salt management strategy for snow and ice removal that minimizes the use of road salt, and study alternatives to reduce Washington, DC's reliance on road salt. • Increase public access to water quality monitoring data for public waterways and develop partnerships to expand the scope of water quality monitoring.	2030 Goals • By 2032, reduce greenhouse gas emissions by 50%. • By 2032, require 100% of new buildings, major infrastructure, and neighborhood plans to consider climate risks and identify adaptation solutions. Strategies • Report District emissions annually to track the reductions that can be attributed to specific initiatives. • Measure and eliminate methane gas leaks into the atmosphere throughout the District. • Evaluate and reduce the vulnerability of the District's transportation, energy, water, and telecommunications infrastructure to the anticipated impacts of climate change. • Require all new development projects to assess climate risks and incorporate climate adaptation solutions. • Fully implement and regularly update the Climate Ready DC plan, the District's plan to adapt to the changing climate.	Strategies • Dedicate District Government staff and funding to implement the Sustainable DC 2.0 plan, track progress, and make results publicly available. • Ensure that all Sustainable DC 2.0 Plan actions promote population health to address health disparities. • Create an Equity Impact Committee to guide equity in the development and implementation of the Sustainable DC 2.0 plan. • Develop an Equity Impact Assessment Tool to help the District immediately address racial inequities related to sustainability. • Focus community engagement on communities that have been historically underrepresented.	2030 Goals • By 2032, put 20 additional acres, including public right of way and rooftops, under cultivation for growing food. • By 2032, ensure that 75% of low-income residents live within a quarter mile of a quality full-service grocery store, with a focus on underserved communities. • By 2032, expand the food sector of the economy by 2,000 jobs that pay a living wage, offer safe working conditions, promote sustainability, and increase healthy food access for residents. • By 2032, reduce food waste by 60%. Strategies • Implement the "Urban Farming and Food Security Act" and expedite the process to make public and private lands available for a variety of urban agriculture uses. • Expand and promote food assistance programs at grocery stores, farmers markets, and corner stores citywide. • Collaborate regionally on the creation of a local food hub and other facilities for aggregation, processing, and distribution of local food products.

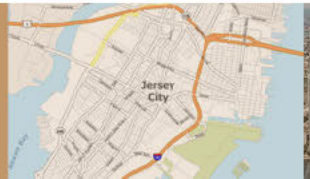


CAP Strategies	Low Carbon Transportation	Renewable Energy & Electrification	Energy Efficiency	Waste Reduction
Initiatives and Programs	• Expand bicycling infrastructure • Vision Zero Action Plan and Pedestrian Enhancement Plan • Temporary street closure program • Rezone to encourage walkable neighborhoods throughout the City • Encourage development of mixed-use transit nodes in under-served, lower-density areas of the City • Complete city-wide parking study and implement recommendations • Work with NJ TRANSIT and PATH to increase frequency, reliability, and coverage of existing services • Explore new and innovative transit for areas of the city that have limited transit options • Partner with NJ TRANSIT to convert the bus fleet to 100 percent electric by 2035 • Implement 'rapid bus transit' along key corridors • Increase the availability of Electric Vehicle (EV) charging infrastructure throughout the City • By 2030, require 100 percent of all new eligible municipal fleet vehicles to be electric • Deploy additional municipal fleet efficiency strategies • Expand commute trip reduction programs for city employees and encourage private employers to do the same • Incentivize businesses to increase telecommuting and transition to a 4-day work week • Work with the State to develop an e-mobility program. • Expand ferry service and identify additional multi-modal transportation options to cross the Hudson River	• By 2022, require all new buildings over 25,000 square feet to be demand response, solar and EV ready. • By 2022 require all new buildings over 25,000 square feet to utilize their roof for solar panels, a green roof, or a cool roof • Streamline and clarify the permitting process for building mounted solar panel systems • By the end of 2021, complete an assessment of solar generation potential on all municipal properties • Work with NJ Board of Utilities and NJDEP to identify opportunities for micro grids and locating renewable energy with storage at critical facilities beginning in 2022 • Adopt significant renewable energy requirements for utilities, and developing model energy codes	• Create a one-year energy task force for recommendations on goals for commercial, industrial and multifamily buildings. • Energy benchmarking for all buildings over 25,000 square feet in 2023 • Ensure that energy efficiency upgrades by landlords do not negatively impact low- and moderate-income tenants • Develop a multilingual program to help residents and businesses navigate existing state and utility efficiency incentives and financing opportunities • Provide training to building inspectors to ensure energy code enforcement • Establish a Community Solar program that provides solar power opportunities to renters, low-income homeowners, and others who are not able to install solar panels on their own home • Work with contractors, unions, trade schools, and the local community college to develop clean energy workforce opportunities and training programs • Require all new construction for municipal buildings to meet consistent energy efficiency standards and require all buildings occupied by municipal operations in a long-term capacity to be Energy star certified. • Require 100% clean energy for municipal facilities by 2030. Of this energy mix, at least 50% should be renewable energy by 2025, and at least 80% should be renewable by 2030	• Develop a Zero Waste Plan • Expand and improve waste reduction education programs • Facilitate material reuse and exchange opportunities throughout the community • Develop policies to reduce single-use plastics and other disposable items • Promote programs designed to advance sustainable business practices • Institute construction reuse, diversion and recycling policy • Expand recycling education efforts in Jersey City and enforce mandatory recycling for residents and businesses • Expand the NJ Food Waste Mandate to encompass smaller institutions and businesses by 2025 • Work with the County and State to provide educational opportunities for City residents disposing of hazardous and problematic items • Expand residential composting opportunities for food waste and yard waste • Establish a municipal solid waste diversion rate target • Develop a plan to implement Environmentally Preferable Purchasing (EPP) practices within municipal operations • Encourage the State, County, and PVSC to explore biomass resources as a renewable regional energy source • Pursue opportunities to reduce water usage and increase efficiency in wastewater treatment






CAP Strategies	Water Conservation	Consumption Based Emissions	Adaptation and Community Resiliency	Community Engagement and Empowerment
Initiatives and Programs	• Utilize existing incentive programs to retrofit municipal buildings for water efficiency without upfront capital investment • Pursue opportunities to reduce water usage and increase efficiency in wastewater treatment • Explore programs to assist homeowners with water conservation and water efficient fixtures • Consider changing residential rate structures to encourage conservation and reduce burden on low-income customers ○ Volumetric sewer charges (rather than flat charge) ○ Reduced reliance on fixed charges ○ Inclining block rates • Converting space and water heating in the residential and commercial buildings to electric heat	• By powering our built environment and reducing emissions transportation we can reduce GHG emissions by 2.9 million metric tons of carbon dioxide-equivalent emissions • Business as usual will rise GHG emissions by 30 percent by 2050 • Reduce energy usage and carbon emissions in new and existing homes, multi-family buildings, commercial, and industrial buildings	• Improve energy security and affordable access to clean energy while minimizing displacement • Increase access to active transportation, such as walking and bicycling, and public transit options that are affordable and low or zero emission • Expand and improve access to parks and public green spaces • Reduce the risks and impacts of air pollution, flooding, and extreme heat	• Local governments seek to ensure more equal access to public services and infrastructures for all local residents – independent of factors like age, neighborhood, income, social group or language • The more programs are designed with, rather than for, residents, including all voices across the city and involving those affected early on, the more they meet local needs and generate long term impacts • To offer fair perspectives for all, local governments are targeting ○ Improved access to quality education for all ○ Provision of career perspectives ○ Increased diversity in employment






CAP and CEP Strategies	Comparables	Low Carbon Transportation	Renewable Energy & Electrification	Energy Efficiency	Waste Reduction	Water Conservation	Stormwater Management	Consumption-Based Emissions	Adaptation and Community Resiliency	Community Engagement and Empowerment	City Greening, Urban Forests, and Agriculture - Mitigation and Sequestration
Arlington CEP	Arlington County, VA								*Included (Energy Related Only)*		
Highly Rated CAPS	Marin County, CA										
	Montgomery County, MD										
CAP's With Similar Attributes	Portland, OR										
	Washington, DC										
	Jersey City, NJ										

Included Strategy | Not Included Strategy

Gap Analysis: Arlington Community Energy Plan compared existing Climate Action Plans

Climate Action Strategies included in either County Comprehensive Plan or Community Energy Plan

Stormwater Management

Low Carbon Transportation



Energy Efficiency

Renewable Energy & Electrification

City Greening and Urban Forests

Waste Reduction

Climate Action Plan Strategies not included in today's Plan but recommended

- Adaptation and Community Resiliency
- Community Engagement and Empowerment
- Water Conservation

Not Recommended

- Consumption-Based Emissions

Building Blocks for Climate Action

Adopt a whole-of-government approach to climate change

- Transition from a Community Energy Plan to a Climate Action Plan

  Key Focus Areas:

  - Building Electrification
  - Water Conservation
  - Community Engagement and Empowerment
  - Adaptation & Community Resiliency

- Oversight: Introduce new role of Chief Climate officer

Recommendations





Arlington has been a leader in energy conservation and municipal emissions reduction since 2007. In order to stay at the forefront of climate mitigation and community resiliency, we believe it would be beneficial to develop a Climate Action Plan. This would infuse climate change considerations into all aspects of County governance and strengthen the relationship between citizens and county government.

The following identifies four strategies that should be included in the CAP development, along with specific tactics we feel should be prioritized.

Arlington CEP - Energy Efficiency & Building Electrification

The CEP Roadmap encourages greater energy efficiency and the use of *lower-carbon fuels* in buildings - full building electrification is not required.

On-Site RE generation is incentivized through County Programs, but not yet included in local building codes.

The County currently engages in local aggregation and cross-jurisdictional aggregation for consolidating Power Purchase Agreements

Highly Rated CAPs - Energy Efficiency & Building Electrification

Marin County, CA	• **Energy Audits** • Cool Pavement and Roofs • Green Building Reach Code • Public Lighting • Efficiency Audit and Retrofits in County Buildings Conservation in County Buildings
Portland, OR	• Through improvements to the efficiency of operations, including traffic lights, water and sewer pumps and building lighting systems, energy savings total over $6 million a year, approximately 25 percent of the City's energy costs • **Commercial and residential building efficiency benchmarking**
Montgomery County, MD	• Building code changes have been proposed to require solar on all new construction - public and private. • **Electrification Requirements for Existing Commercial and Public Buildings** • **Electrification Requirements for Existing Residential Buildings**

Prioritize

Recommended Actions: Energy Efficiency & Building Electrification

Arlington CEP - Energy Efficiency & Building Electrification

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On-Site RE generation is incentivized through County Programs, but not yet included in local building codes.

The County currently engages in local aggregation and cross-jurisdictional aggregation for consolidating Power Purchase Agreements

Similar Attribute CAPs -Energy Efficiency & Building Electrification

Washington, DC	• **Expand regular tracking and disclosure of energy performance.** • Replace all street and public lighting with high efficiency fixtures that protect public health, reduce light pollution, and do not harm wildlife. • **Launch a program to accelerate deep energy retrofits in at least 20 percent of all buildings.**
Jersey City, NJ	• **Work with the state to pursue legislative action to require all new buildings over 50,000 square feet to meet net-zero carbon emissions by 2025** • Explore municipal energy aggregation with the goal of providing 100% clean energy to all Jersey City residents by 2035, and at least 80% renewable energy by 2050 • Encourage the state to implement action items in the NJ Energy Master Plan, including Property-Assessed Clean Energy financing • Utilize New Jersey Energy Savings Improvement Program (ESIP) and other New Jersey Clean Energy Program incentives to retrofit municipal buildings and park lighting for energy and water efficiency with minimal upfront capital investment

Prioritize

Recommended Actions: Energy Efficiency & Building Electrification

Arlington - Water Conservation

Arlington has a leak detection program that assists residents and homeowners to find and remediate leaks.

Arlington also has a High Usage surcharge program to deter residents and businesses from wasting water.

Highly Rated CAPs - Water Conservation

Marin County, CA	WC-C1: Community Water Use Reduce indoor and outdoor water use in residential and commercial buildings and landscaping. • Work with water districts and other organizations to promote water conservation programs and incentives. • **Educate residents and businesses about local and State laws requiring retrofit of non-compliant plumbing fixtures during remodeling and at resale.** • Ensure all projects requiring building permits, plan check, or design review comply with State and water district regulations. • **Encourage the installation of greywater and rainwater collection systems and the use of recycled water where available through ordinance and/or engagement campaigns.** • Investigate potential on-bill financing for water conservation measures, such as BayREN's Water Upgrades Save Program. • Encourage water districts to upgrade water meters to facilitate more granular and real-time water tracking data to better understand water use and detect leaks. WC-M1: Municipal Water Use Reduce indoor and outdoor water use in municipal facilities and operations. • Replace high water use plants and inefficient irrigation systems with water-efficient landscaping. • Investigate site appropriateness and life cycle impacts of synthetic turf that uses organic infill for ball fields and parks to reduce water, herbicide use, and maintenance costs, while increasing field use throughout the year. • **Replace inefficient plumbing fixtures with high-efficiency fixtures.**
Portland, OR	• **390 ecoroofs covering nearly 20 acres of rooftop, managing millions of gallons of stormwater each year**
Montgomery County, MD	• Water Infrastructure Resilience • Repair and Enhancement of Stormwater Conveyance Systems • Stormwater Retention Credit Trading • Ban Stormwater Management Requirement Waivers • On-Site Water Reuse

Prioritize

Recommended Actions: Water Conservation

Arlington - Water Conservation

Arlington has a leak detection program that assists residents and homeowners to find and remediate leaks.

Arlington also has a High Usage surcharge program to deter residents and businesses from wasting water.

Similar Attribute CAPs - Water Conservation

Washington, DC	• Install and maintain four million new square feet of green roofs. • Incorporate neighborhood-scale stormwater collection into large scale planning efforts early in the redevelopment process, including public right of way and parks. • **Update the District building codes to increase water-efficiency standards and allow the use of alternative water systems.**
Jersey City, NJ	• Utilize existing incentive programs to retrofit municipal buildings for water efficiency without upfront capital investment • Pursue opportunities to reduce water usage and increase efficiency in wastewater treatment • Explore programs to assist homeowners with water conservation and water efficient fixtures • Consider changing residential rate structures to encourage conservation and reduce burden on low-income customers ◦ Volumetric sewer charges (rather than flat charge) ◦ Reduced reliance on fixed charges ◦ Inclining block rates • Converting space and water heating in the residential and commercial buildings to electric heat

Prioritize

Recommended Actions: Water Conservation

Arlington - Community Engagement & Empowerment

During development of its CEP, Arlington County involved the community through Civic Engagement Meetings and the formation of the Community Energy and Sustainability Task Force. The C2E2 Commission was allowed to participate in the development of the CEP Roadmap.

Arlington's CEP currently covers Community Engagement under the Roadmap Goal of "Education and Behavior Change". Current plans seek to Increase community knowledge on energy matters and CEP implementation and to facilitate partnerships with non-profit groups that provide training in renewable energy system installation and maintenance.

The roadmap includes several longer term programs for engaging the public in energy savings measures, but they need further development.

Community involvement is not infused throughout the plan to the same extent it is in other municipality's CAPs.

Highly Rated CAPs - Community Engagement & Empowerment

Marin County, CA	• Strategy Community Education CEC • Resilient CE Neighborhoods • Climate Preparedness and Reduction for the Planet • Community Engagement Advocacy via Drawdown Marin • Green Businesses Carbon Offsets
Portland, OR	• **Engage communities, especially impacted under-represented and under-served populations, in the development and implementation of climate change-related policies and programs.** • Motivate all Multnomah County residents and businesses to change their behavior in ways that reduce carbon emissions
Montgomery County, MD	• **Public Outreach Campaign around Adaptation and Emissions Reduction using Evidence-Based Communication Strategies** • Form a Climate Change Communication Coalition • Enhance MoCo. Gov't. Websites to Focus more Sharply on Climate Change • Establish a Community Justice Academy • Use the Climate, Energy, and Air Quality Advisory Committee as a Resource to Advise the County on Performance Metrics and Plan Implementation • **Facilitate Ongoing Input from Community Members** • Engage County Artists through Public Arts Installations to Raise Awareness, Discussion, and Action on Climate Change • Support the Efforts of Community Organizations and Businesses that Promote and Operationalize Equitable Climate Action • Establish a Statewide Coalition of Local Gov'ts. and Youth Groups to advocate for ambitions state-level climate policy • **Establish Partnership with Federal Agencies on GHG Mitigation and Climate Resiliency** • Advocate for the Continued Integration of Climate Change Education into the School Curriculum • Develop Sustainability Goals for Schools • **Montgomery County Green Bank** • Provide Professional Development for Educators on Climate Change Topics

Prioritize

Recommended Actions: Community Engagement & Empowerment

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Similar Attribute CAPs - Community Engagement & Empowerment

Washington, DC	• Dedicate District Government staff and funding to implement the Sustainable DC 2.0 plan, track progress, and make results publicly available. • Ensure that all Sustainable DC 2.0 Plan actions promote population health to address health disparities. • **Create an Equity Impact Committee to guide equity in the development and implementation of the Sustainable DC 2.0 plan.**
Jersey City, NJ	• Local governments seek to ensure more equal access to public services and infrastructures for all local residents – independent of factors like age, neighborhood, income, social group or language • The more programs are designed with, rather than for, residents, including all voices across the city and involving those affected early on, the more they meet local needs and generate long term impacts • To offer fair perspectives for all, local governments are targeting ○ Improved access to quality education for all ○ Provision of career perspectives ○ Increased diversity in employment

Prioritize

Recommended Actions: Community Engagement & Empowerment

Arlington - Adaptation & Community Resiliency

Arlington's CEP is focused on energy resilience, security, and reliability. Hardening the grid and local energy supply, energy storage, microgrids, and preserving forest cover are all part of this strategy.

Solar Assessments for Government buildings and on-site renewables and storage at power-critical facilities are currently in the works.

Elements of adaptation and resiliency planning appear in other areas of the Comprehensive Plan, but there is no singular plan in place specifically focused on climate adaptation and community resiliency

Highly Rated CAPs - Adaptation & Community Resiliency

Marin County, CA	• **Ensure fair and robust inclusion of lower-income households and diverse communities in the planning and response to climate change impacts, including sea level rise, wildfire, public health, and emergency preparedness.** • Support and integrate Climate Action Planning and implementation with the ongoing adaptation efforts of C-SMART and BayWAVE. • Coordinate and integrate Climate Adaptation Planning consistently throughout related County plans, including but not limited to the Countywide Plan and its Safety Element, Local Hazard Mitigation Plan (LHMP), sea level rise adaptation plans, Community Wildfire Protection Plan, Local Coastal Plan and emergency and capital improvement plans. • Collaborate with cities within the County, as well as special districts, and subregional bodies such as Transportation Authority of Marin to coordinate and integrate planning. 5. Adopt a comprehensive climate change adaptation plan that prepares for and responds to the expected impacts of climate change.
Portland, OR	• **Build community cooling centers** • Aggressively target removal of invasive species • **Utilize green infrastructure for flood management** • Expand green spaces and ecosystem services through Natural area restoration and protection
Montgomery County, MD	• **Temperature Monitoring and Alerts** • Extreme Weather Energy Efficiency Building Code • Climate-Adapted Housing Incentives/Subsidies • Green/Cool/PV Roof and Pavement Code • Green Public Spaces • **Harden Emergency Shelters and Install Resilience Hubs** • Mold Protection and Remediation • Climate Adapted Development Standards • Update Floodplain Maps • **Water Supply Protection** • Flood Rescue Resources • Expanded Community Gardens

Prioritize

Recommended Actions: Adaptation & Community Resiliency

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Elements of adaptation and resiliency planning appear in other areas of the Comprehensive Plan, but there is no singular plan in place specifically focused on climate adaptation and community resiliency.

Similar Attribute CAPs - Adaptation & Community Resiliency

Washington, DC	• Evaluate and reduce the vulnerability of the District's transportation, energy, water, and telecommunications infrastructure to the anticipated impacts of climate change. • Improve emergency and community preparedness to respond to climate change events including extreme heat, storms, and flooding, with a focus on the most at-risk populations • **Require all new development projects to assess climate risks and incorporate climate adaptation solutions.**
Jersey City, NJ	• Improve energy security and affordable access to clean energy while minimizing displacement • Increase access to active transportation, such as walking and bicycling, and public transit options that are affordable and low or zero emission • Expand and improve access to parks and public green spaces • Reduce the risks and impacts of air pollution, flooding, and extreme heat

Prioritize

Recommended Actions: Adaptation & Community Resiliency

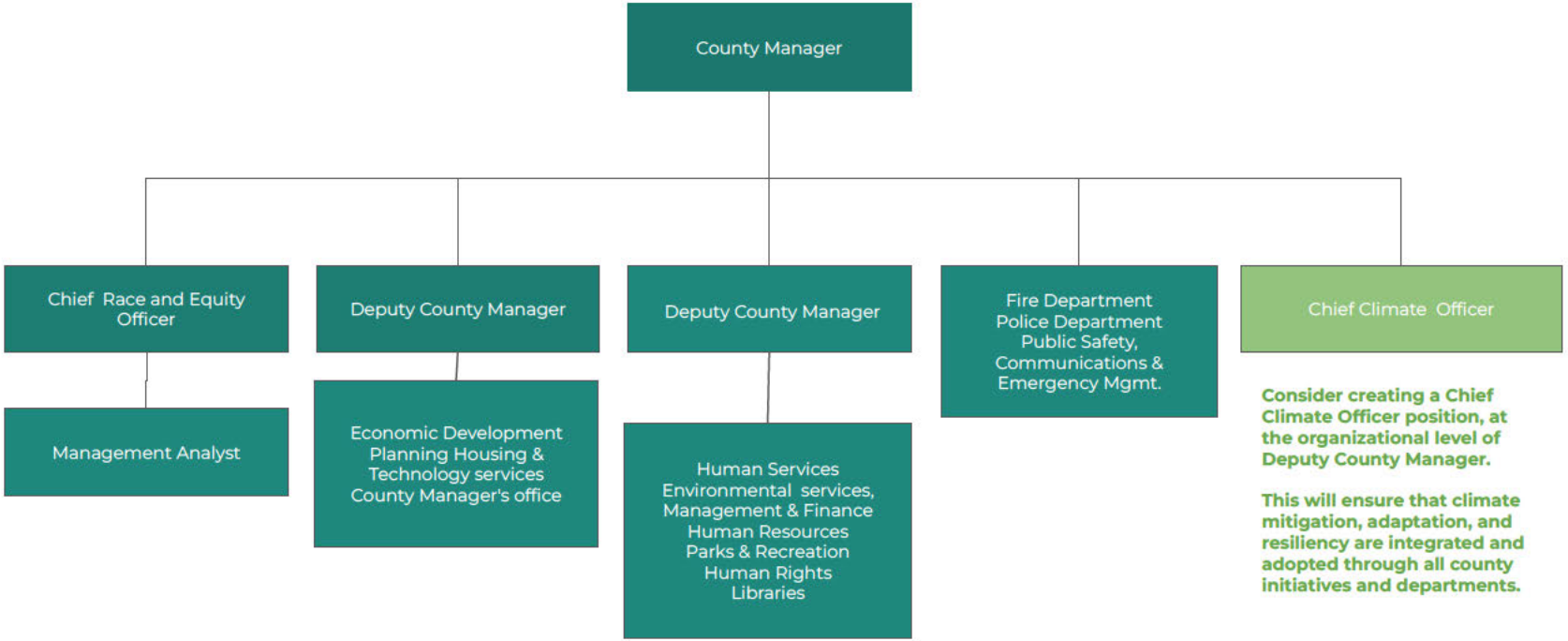
Developing solutions to climate change is not one agency's responsibility alone; it takes a whole-of-government approach.

The role of a Chief Climate Officer is to build consensus and coordinate climate strategies and initiatives across all County departments and community stakeholders.

Just as we are recommending a CAP to give the County a unifying strategy for climate mitigation and adaptation, we see the position of a Chief Climate Officer as necessary to implement this unifying strategy.

We recommend this position should be in place prior to development of a CAP.

Recommendation: Create a Chief Climate Officer Role



Recommendation: Create a Chief Climate Officer Role

THANK YOU







Marin County, California
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.marincounty.org/-/media/files/departments/cd/planning/sustainability/climate-and-adaptation/cap-2030_12082020final.pdf

Montgomery County, Maryland
https://www.montgomerycountymd.gov/green/Resources/Files/climate/climate-action-plan.pdf

Portland, Oregon
https://www.portland.gov/sites/default/files/2019-07/cap-2015_june30-2015_web_0.pdf

Jersey City, New Jersey
https://us.ftp.opendatasoft.com/analyzejerseycity/files/Sustainability/Jersey%20City%20Climate%20Energy%20Action%20Plan_FINAL.pdf

Washington, DC
https://doee.dc.gov/sites/default/files/dc/sites/ddoe/service_content/attachments/CRDC-Report-FINAL-Web.pdf

APPENDIX - Comparison Climate Action Plans





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

Profile

Stanley (First Name) | T (Middle Initial) | Skipworth (Last Name)

stan_skipworth@redlands.edu
Email Address

[redacted]
Home Address

Suite or Apt

Redlands (City) | CA (State) | 92373 (Postal Code)

Home: (951) 818-4552
Primary Phone

Alternate Phone

Occupation

Sr. Associate Vice President

Employer's Address

1200 E. Colton Avenue

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Employee of the University of Redlands, Marin Campus

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

0

Number of years as a resident in Marin?

0

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

None Selected

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

Shaun Thurtell 415-938-6140

Education Level Achieved *

☑ College/University Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

○ Yes ◉ No

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

I have served as a Planning Commissioner, including as Vice Chair for the City of Corona (CA; Population 150,000) in 2004-2006. Additionally, I have served as a member of the Corona City Council, including one 1-year term as Mayor in 2006-2014. During this time, I was assigned to various committees within the City's structure, as well as regional service where I was a member of the Western Riverside County Council of Governments (WRCOG), Southern California Council of Governments (SCAG), and briefly as President of the California Council of Governments (CALCOG) in 2014. My elected and appointed service ended when I relocated my primary residence outside of my electorate jurisdiction.

Reasons for this appointment:

As the Senior Associate Vice President for the University of Redlands' Facilities Services & Planning Division, I have a direct and sustained engagement in the variety of land use, zoning, utility, and capital projects interests that involve the University's Marin/San Anselmo campus and its surrounding community and partners. I would like to support the work of this committee and the City of San Anselmo in their important work, and contribute to their advancement in achieving the goals of the City of San Anselmo as well as the shared goals it has with partners-community members, including the University of Redlands, Marin Campus.

What are your qualifications for this appointment?

- Prior elected service - Prior appointed official service in the area of Planning/Planning Commission protocols - Prior training and membership in the American Planners Association - Prior training and membership in the League of California Cities - Prior membership in local, regional, and state councils of governments/regional governance regarding zoning, land use, transportation, utilities, and infrastructure.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I believe my current professional role offers me the opportunity to directly support the University of Redlands as it pursues its role as a key community partner to the City of San Anselmo, and in turn, the City's key role as a part of the future of Maring County. Moreover, I have a genuine and deep interest to resume local community planning work and support of local community leadership, and I've learned enough of the San Anselmo community and its leaders that inspire me to join alongside them to help bring the most articulate, thoughtful, and achievable General Plan to form.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Land Use
- [x] Historic/Cultural Preservation
- [x] Natural Resources, Open Space, and Conservation
- [x] Climate Change and Sustainability
- [x] Parks and Recreation
- [x] Community Outreach and Engagement
- [x] Transportation (including bikes, pedestrians, and public transit)
- [x] Economic Development and Business
- [x] Health, Equity, and Environmental Justice
- [x] Public Services (i.e., roads, fire, police)
- [x] Natural Hazard Planning
- [x] Age Friendly Community

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

Issues: 1) Determining the best future state for the City of San Anselmo to pursue that is achievable and complementary to the region as well as being a beneficiary of the region because of the goals we choose. 2) Exercising the courage to employ less-conventional strategies to achieve the goals that are eventually chosen when traditional methods may not offer the level of dividends and successes we are seeking from the updated General Plan. Challenges in achieving the goals: 1) Accurately gathering the variety of information from the constituencies of the city and its immediate neighboring communities. 2) Communicating

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Through a colleague

LinkedIn Profile

Stan_Skipworth_PV_8-2023.pdf

Upload a Resume

Stanley T Skipworth

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Stanley T. Skipworth

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



PROFESSIONAL VITAE

Stanley T. Skipworth, CPP®

Claremont, CA
stan.skipworth@hotmail.com
(951) 818-4552

Qualifications Profile

I am an experienced and highly successful leader and manager of multi-faceted organizations, largely in public safety and public policy arenas. These include elected and appointed positions, career, and specialty roles that provide an exceptional perspective and skills that contribute to a dynamic and high-performing environment.

Professional Highlights

- "Most Influential People in Security" 2017, *Security Magazine*
- "Director of the Year" 2016, *Campus Safety Magazine*
- Led three different campus public safety agencies to Top 20 rankings among the nation's safest colleges & universities.
- Received Exemplary School Safety Awards for Training Programs (2018); Legislative Advocacy (2015); and Community Policing (2015)

Professional Experience

Associate Vice President & Chief of Public Safety & Emergency Preparedness
The University of Redlands June 2023—Present

This position provides direct leadership and vision for the mission of the Public Safety Department of the University. This department maintains 24/7/365 patrol and emergency response services; Emergency Preparedness and Crisis Management; Dignitary Protection Support; Locksmith and Access Security; Parking Administration and Enforcement for the students, staff, and faculty of the University; and support and security services to the University's athletic, cultural, academic, community, and regional events calendar.

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Associate Vice President of Campus Safety and Emergency Services (Retired)
The Claremont Colleges Services November 2014—May 2022

This position oversaw the personal and physical security and safety services provided to the students, staff, faculty, and guests of the seven Claremont Colleges— Claremont Graduate University, Keck Graduate Institute, Claremont McKenna College, Scripps College, Pomona College, Pitzer College, Harvey Mudd College. The position also included leading a group of dedicated non-sworn campus safety officers and a fully staffed 24/7 dispatch center that managed over 800 security camera network feeds; 550 various alarms; and a comprehensive telecommunications network and CAD system.

- 2018, *Exemplary School Safety Program*, School Safety Advocacy Council
- 2017, "Most Influential People in Security" by *Security Magazine*
- 2016, "Director of the Year Award" by *Campus Safety Magazine*
- 2016, "Medal of Excellence Award" by the *National Association of Campus Safety Administrators*
- 2016, Educational Award by the *World Safety Organization*
- 2018, Ranked in Top 20 among the *Safe Schools Summit* Departments of the Year
- Key advancements & programming include:
    - Launch of new Computer-Aided Dispatch (CAD) system
    - Launch of Officer Body-worn cameras
    - Started Drone Fleet for Emergency Management and Dignitary Protection
    - Started Naloxone/NARCAN Opioid Field Rescue Program
    - Started Student Emergency Medical Team Program

Security Consultant & Strategic Operations Analyst
Major League Baseball 2022 All-Star Game Fan Fest, Los Angeles CA July 2023
National Football League 2023 Kickoff Event, Long Beach CA September 2023
National Hockey League/Anaheim Ducks/Honda Center 2023-24 Events Season

Director of Campus Safety, Emergency Preparedness & Transportation
University of La Verne January 2013— November 2014
La Verne, CA

Provide leadership of all personal and physical security programming and technologies of the University's main campus, College of Law, and its nine regional campuses; manage all Transportation services and all Parking programming and parking facilities, campus shuttle services; and for the maintaining and effective delivery of all Emergency Preparedness programming, response plans and communications equipment and services.

- Co-authored the campus inaugural Behavioral Intervention Team program (2014)
- "Diamond Award" presented by the Los Angeles County Metropolitan Transportation Authority (2014)
- "Exemplary School Safety Program Award", presented by the School Safety Advocacy Council (2014)
- "Education Award" presented by the World Safety Organization (2014)

Chief of Police (Emeritus)
California State University, Long Beach January 2008—June 2011

Under the general direction of the Vice President of the Division of Administration & Finance, this position is independently responsible for the planning, organization, direction, and daily management of the University Police Department; special event security; NCAA Division I athletic programming and all University venues; Dignitary Protection; and Parking & Transportation Services.

- Lowest reported crime rate among all 23 California State University campuses (2007 through 2010)
- Consecutive Top 15 rankings in 2010 (#3), 2009 (#13) and 2008 (#5) among the most secure college/university campuses in the United States as ranked by *Security Magazine* in its annual *Security 500* Report.
- Also served as the Chief Officer of the CSU's Statewide 50-officer Critical Response Unit serving the entire California State University system, including all 23 campuses and the Office of the Chancellor for critical event responses including emergency operations, civil disobedience, crime trend saturation and dignitary protection
- Assistant Chief of Police January 2000 to December 2007

Co-Founder & Managing Partner
Full Count Consulting August 1999—Present
Claremont, CA

Full Count Consulting is a by-referral only, Public Policy and Public Safety/School Safety development and resource-building service. Clients include professionals and organizations seeking facilitated strategies and solutions toward Public Policy and Public Safety.

Mayor; City Councilmember
City of Corona 2006-2014; Mayor 2011

The City of Corona is a General Law City (population 150,000 and approximately 40 square miles). The City Council is elected at large for four-year terms. Corona's City Council members prioritize plans & projects, allocate funds, and for the future of Corona.

- As Mayor in 2011, I introduced and successfully passed a comprehensive City Ordinance to establish a Code of Ethics for all elected and appointed officials
- While Mayor, the City of Corona was honored twice for the Year 2011 as:
    - One of "The 100 Greatest Communities for Young People" by America's Promise Alliance
    - And, as one of the "Top 10 Cities to Raise Kids" by Kiplinger Magazine

Planning Commissioner
City of Corona (CA) January 2005 to December 2006

Pursuant to California Government Code Section 65100, this body serves as the presiding commission for executing the General and Master Plans of the City, as well as administrating development, strategic planning and traffic designs, and parks and infrastructure systems.

Leadership & Ethics Consultant; Facilitator-Trainer
California Commission on Peace Officer Standards and Training (POST), Sacramento, CA August 1999—August 2011

The Sherman Block Supervisory Leadership Institute (SBSLI) is an eight-month, 192-hour program designed to stimulate personal growth, leadership, and ethical decision-making in California law enforcement front-line supervisors. The curriculum takes students through an analysis of management (planning, organizing, directing, etc.) and leadership (inspiring, challenging, developing, etc.) and how each discipline compliments the other. The course progresses from self-evaluation to interpersonal evaluation, to organizational relationships.

Faculty/Facilitator
Simon Wiesenthal Center
The Museum of Tolerance
Los Angeles, CA December 2009—January 2013

Facilitator of Tools for Tolerance © for Law Enforcement and other special groups who attend the Simon Wiesenthal Center Museum of Tolerance.

Publications, Interviews and Articles

- *Careers in Government* article library https://www.careersingovernment.com/tools/?s=skipworth
- *Wiley Publishing* article library https://tinyurl.com/2wjhrt2n

Key Presentations

- Safe Schools Summit (Las Vegas, NV): *ODP—The Most Important Statistic,* February 2019
- CCUPCA Annual Conference (Shell Beach, CA): *Meeting the Challenges of Campus Policing: A Contemporary Perspective on Issues and Trends*, November 2018.

- NASPA Region VI Conference (La Verne, CA): *Working More Effectively Under More Exacting Expectations—Student Affairs and Campus Safety Partnerships that Create New Normals*. January 2018.
- Campus Safety West Conference (Pasadena, CA): *Bridging the Resource Gaps*, August 2018.
- Campus Safety East Conference (Philadelphia, PA): *Crime in a Virtual Reality Environment*, July 2017
- School Safety Advocacy Council (Las Vegas, NV): *National Campus Policing Standards*, July 2017
- Campus Safety East Conference (Philadelphia, PA): *Crime in a Virtual Reality Environment*, July 2017
- UBTech Conference (Orlando, FL): *Preparing for Continuity in Technology by Supporting Campus Safety Departments,* June 2017
- NACSA Command College for Campus Policing Professionals, (webinar), *Security Magazine,* January 2017
- Cleveland State University, *Fast Academy: Heroic & Post-Heroic Leadership in Campus Policing* (Cleveland, OH) October 2016
- World Safety Organization, *Legislative Continuity Among Public Safety Agencies Serving Colleges and Universities* (Houston, TX) September 2016
- Campus Safety Conference West, *Pursuing a Case of Consistency: Developing National and State Standards for Campus Security and Safety Officers*, (Long Beach, CA) August 2016
- Campus Safety Conference East, *Pursuing a Case of Consistency: Developing National and State Standards for Campus Security and Safety Officers*, (Washington D.C.) July 016
- Campus Safety Magazine Annual Conference, *Legislative Update Concerning California Higher Education* (Los Angeles, CA) July 2015.
- Southern California Intercollegiate Athletic Conference, *Spectator & Venue Security Overview* (Claremont, CA) October 2014

Select Guest Lectures & Panel Appearances

- Pitzer College, "Doxing and Online Safety Resources: A Panel Discussion", March 7, 2019.
- National Association of Independent Colleges & Universities Annual Conference, "Campus Communications Strategies" (Washington, D.C.) February 2016.
- Building Industry Association – Legislative Action Committee. 'Developer Impact Fees: Adjusting to a Market, Adjusting for Success' April 2010.
- Los Angeles Police Department, LAPD Leadership Development Program Executive Panel, Los Angles (CA). November 2009.
- Student Affairs Administrators in Higher Education (NASPA) Western Region Conference (Long Beach CA) "Legal Challenges in Modern Education", November 2008.
- Federal Bureau of Investigation (FBI) Academic Alliance Inaugural Conference (Los Angeles) September 2007.

- CSU Long Beach, Public Policy Administration POSC 100. American & Californian Government. March 2014.
- CSU Long Beach, Public Policy Administration 515 course (graduate level). "Administrative Writing". November 2010.
- CSU Long Beach, Journalism 301 and 321 courses. "University Police & Media Relations". Fall 2001 through Spring 2011

Select Professional Development

- Over 3,050 hours of professional training certified by the California Commission on Peace Officer Standards and Training
- Executive Exchange Program, *International Association of Campus Law Enforcement Administrators* and *Association of University and College Security Officers (*United Kingdom) October-November 2017
- Diamond 6 Leadership Development, Gettysburg, PA; July 2012
- California POST Executive Development Course, Santa Rosa, CA; July 2001
- California POST Command College, Oxnard, CA; May 2002—March 2003
- California POST Sherman Block Supervisory Leadership Institute (SLI), Class 38 San Diego, CA; June 1994—January 1995
- California POST Management Course, Dana Point, CA; May 2000
- California POST Supervisory Course, San Diego, CA; July 1986
- California POST Managing Emergencies, San Luis Obispo, CA; January 2001
- California POST Media Relations I & II, San Luis Obispo, CA; 2001 & 2005
- California POST Ethics in Police Management, Anaheim, CA; September 2004
- Department of Homeland Security Executive Session, Office of the Mayor of Long Beach, Long Beach; CA August 2009
- California State University, Long Beach, The President's Forum on International Human Rights "Modern Genocide and Global Responsibility"; February 2008
- United States Department of Health and Human Services, Substance Abuse and Mental Health Services Administration Conference, Washington, DC; February 2007
- Federal Bureau of Investigation (FBI) National Academy; Quantico, VA; April-June 1999

Boards & Committees

- President, California Association of Councils of Governments (CALCOG; 2014)
- Legislative Liaison, California College & University Police Chiefs Association, (2014—2021)
- Columnist, Campus Security Report Magazine/Wiley Publishing (2014—present)
- National Association of Campus Safety Administrators (2015—2019)
- Southern California Labrador Retriever Rescue (2015—present)

Professional Organization Memberships

ASIS International
InfraGard - FBI Southern California Chapter (current Board of Directors)
International Association of Campus Law Enforcement Administrators
California College and University Police Chief Association
FBI National Academy Associates
The National Behavioral Intervention Team Association (NaBITA)
Association of Threat Assessment Professionals (ATAP)

Honors

- The Most Influential People in Security, *Security Magazine*, 2017
- Director of the Year, *Campus Safety Magazine*, 2016
- Medal of Excellence, NACSA, 2016
- Educational Award, presented by the World Safety Organization, 2013 & 2016
- Exemplary School Safety Award, by the School Safety Advocacy Council, 2013
- Angels in Adoption Award, United States Congress
- Family of the Year, County of Riverside
- YMCA "Victor's Award"

Education & Key Development

- University of Virginia, FBI National Academy 197th Session, Executive Development
- Harvard Kennedy School of Government, Executive Education Program
- Executive Development Institute, FBI LEEDA
- Diamond6 Leadership Institute, Gettysburg, Pennsylvania
- La Salle University, Bachelor of Science in Criminal Justice Management
- Mt. San Jacinto College, Associates Degree, Sociology

Professional Certifications

- *California Commission on Peace Officer Standards and Training (POST)*:
  - Executive Certificate
  - Management Certificate
  - Supervisory Certificate
  - Advanced Certificate
  - Intermediate Certificate
  - Basic Certificate
- *California Bureau of Security & Investigative Services (BSIS)*
  - Security License
- Facilitator, Trainer, Program Development; Supervisory Leadership Institute

- *ASIS International* Certified Protection Professional
- *ASIS International* Executive Protection Certificate
- *ISHM* Certified School Safety Manager
- *California Bureau of Security & Investigative Services (BSIS):*
  - Instructor, Leadership & Ethics
- *National Behavioral Intervention Training Association*
  - Behavioral Intervention /SIVRA-35 Threat Assessment Certification
- *World Safety Organization*
  - Registered Safety Director
  - Certified Safety Technician

***

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

Profile

Monica
First Name

Middle Initial

Schmiede
Last Name

mschmiede@gmail.com
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Home: (908) 477-0275
Primary Phone

Alternate Phone

Occupation

Senior Director, Business Development

Employer's Address

3800 Paramount Parkway, Suite 400 Morrisville, NC 27560

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

No

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

5

Number of years as a resident in Marin?

5

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Southwest San Anselmo

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

Marilou Fitzmaurice- 415 425 5641 Wendy Lang- 415 786 2983 Ricco Vila- rico777villa@gmail.com

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

○ Yes ◉ No

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

- Frequent attendee of the Town Council meetings - Initiated the Redwood Road Enhancement Coalition to organize support to improve parts of Redwood Roach which are non maintained - Gathered signatures to support the Rent Control Ordinance in April 2024 - Previously provided guidance and evidence to support the deer cull strategy while living in Watchung, NJ

Reasons for this appointment:

- Strong advocate for the town - Personally have a vested interest in keeping San Anselmo a wonderful place to live - Owner of two properties in San Anselmo - Pillar of the community

What are your qualifications for this appointment?

- Educational background includes an MBA and BS in Environmental Policy and Science - Personally driven to give back to the town - Strong background succeeding in the private sector driving partnership across the life sciences

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

- Maintain judicious town ordinances that align with the goals of residences - Continue to improve the town for all residences - Represent the younger families and residences, like myself, that have recently moved to San Anselmo and plan to stay for many decades to come

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Natural Resources, Open Space, and Conservation
- [x] Climate Change and Sustainability
- [x] Community Outreach and Engagement
- [x] Economic Development and Business
- [x] Health, Equity, and Environmental Justice

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

- The rent control and rent stabilization ordinance requests are highly contentious issues that I am passionate about - I have a broad network of contacts. In my time here I have become friends and acquaintances with dozens of neighbors and town members. I will continue to do this to represent our constituents as a member of the General Plan Advisory Committee.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Eileen Burke

LinkedIn Profile

https://www.linkedin.com/in/monicaschmiede/

MonicaSchmiedeCV_April2024.docx__1_.pdf

Upload a Resume

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Monica Schmiede

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

MONICA D. SCHMIEDE
San Francisco Bay Area, CA | 908-477-0275 | mschmiede@gmail.com

WORK EXPERIENCE

ELLIGO HEALTH, SAN FRANCISCO, CA
Senior Director, Strategic Solutions *Sep 2023 – Present*

- Spearhead strategic initiatives to drive partnerships between biotechnology sponsors and Elligo's embedded clinical site network across the United States
- Cultivate strong relationships with key stakeholders including Clinical Development executives and CROs
- Utilize data analytics to identify and prioritize prospective customers based on therapeutic area and pipeline

ATHELO HEALTH, SAN FRANCISCO, CA
Co-founder, Co-CEO *Jan 2022- March 2024*

- Co-founded and led VC backed digital health company supporting women with cancer
- Developed and executed customer relations with public health plans, including the State of Colorado, CareFirst and the California Healthcare Foundation

CLINIPACE, SAN FRANCISCO, CA
Director, Business Development *Jul 2019 – Feb 2023*

- Achieved 130%+ of annual target and generated the highest number of RFPs
- Lead identification, evaluation, diligence, deal structure, and negotiations for biopharma clinical partnering
- Structure complex clinical service contracts across internal and external stakeholders
- Strategize and lead clinical development plans for early-stage oncology, rare disease and COVID-19 studies

INFORMA, PHARMA INTELLIGENCE, NEW YORK, NY
Strategic Account Manager *Jan 2018 – Jul 2019*

- Consistent top 10% business development performer throughout the company
- Significantly grew a $2M portfolio of business intelligence solutions by 20% in new business
- Devised partnership and out-licensing strategy across multiple intelligence products and data sets across the finance, legal, strategy, policy and clinical teams
- Curated and conducted internal workshops to mentor and educate sales professionals on pertinent healthcare topics including legislation, regulatory approval process and corporate strategy.

Key Account Manager *Jan 2017 – Dec 2018*

- Increased book of business 20% and established key customer relations with competitive intelligence, BD, strategy, and regulatory divisions with UK, Germany and US clients
- Developed and led 25 compelling competitive intelligence presentations with 150+ attendees by liaising with internal analysts and external stakeholders

Corporate Account Manager *Jan 2015 – Dec 2016*

- 2015, 2016 President's Club winner, grew book of business 140% of target
- Successfully negotiated and closed 300+ deals (100 new clients) across international biotech companies
- Sourced 400+ new biotech companies and engaged C-level life sciences executives via conferences, personal referrals, US client meetings and top 10+ annual industry conferences, including JPM Healthcare, BIO, etc.

DATALOT, NEW YORK, NY
Manager, Media Partnerships *Jan 2013 – Aug 2014*

- Targeted and increased media sales through face to face and phone engagements and sourced 60+ new clients across the US to achieve $2.1M (200% of target) in new business revenue

GERMAN AMERICAN CHAMBER OF COMMERCE, NEW YORK, NY
Project Manager *Sep 2011 – May 2012*

- Executed Das Haus, a leading German national energy efficiency awareness campaign, across the US

EDUCATION

LONDON SCHOOL OF ECONOMICS, LONDON, UK
Executive Global Master's in Management, June 2020
Class Representative, Capstone Focus: Market Demand Evaluation for a novel Cognitive Behavior Therapy

RUTGERS UNIVERSITY, SCHOOL OF ENVIRONMENTAL AND BIOLOGICAL SCIENCES, NEW JERSEY
B.Sc. in Environmental Policy, May 2012

SKILLS

- Proficient in German and Polish with dual citizenship (American & Polish)
- Master SCUBA & Freedive Instructor; presentation, and negotiation expertise; Salesforce & Microsoft

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

Profile

Jonathan (First Name) | L (Middle Initial) | Branch (Last Name)

branch.jon@gmail.com (Email Address)

[redacted] (Home Address) | (Suite or Apt)

San Anselmo (City) | CA (State) | 94960 (Postal Code)

Home: (408) 306-1122 (Primary Phone) | (Alternate Phone)

Occupation

Business Development

Employer's Address

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

5

Number of years as a resident in Marin?

5

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

- [x] Ross Valley Flats

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

Adrian Eyre - (510) 502-2419 Bailey Alvarado - (415) 497-1961 Maura Macneil - (650) 714-4483

Education Level Achieved *

☑ College/University Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m.** on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

○ Yes ◉ No

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

○ Yes ◉ No

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

No previous experience to speak of but interested in being more involved in the happenings of the Town of San Anselmo and I think I bring a unique perspective that is often underrepresented in town commissions/boards/committees

Reasons for this appointment:

It feels as though many of these boards or committees over-index to either (1) the same cohort of people rotating between various town groups without net new residents being involved, and (2) these cohorts seem to over-index to the elder residents and I don't see parents of young families represented and I want to ensure our collective voice is heard. We are raising our families in San Anselmo and will be the ones living with the ramifications of General Plan for years and decades to come so our voice is critical.

What are your qualifications for this appointment?

I am an interested and concerned resident of this town. I am a home-owner with two small children (3 and 1) and will be putting my children in San Anselmo public schools once they are of age. I have a personal interest and a good bit of knowledge about California's housing issues and want to ensure we doing right by the residents of San Anselmo with this General Plan.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I am excited to be more involved in the future planning of San Anselmo and I think I bring a unique and under-represented perspective to a San Anselmo town commission/boards/committee as a young working parent. My peer set pays the highest taxes of any other cohort of San Anselmo residents and yet our voice is often not represented in many town committees.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Natural Resources, Open Space, and Conservation
- [x] Parks and Recreation
- [x] Economic Development and Business
- [x] Public Services (i.e., roads, fire, police)

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

The single most important issue is removing blockers to allow more housing development across Marin. As a 39 year Bay Area native, I have watched as housing costs have skyrocketed and my peers are priced out of ever living in Bay Area. San Anselmo in particular, has gotten a reputation as being the slowest Marin municipality to move planning and permitting decisions along. We seem to have multiple business and resident projects stalled for months and years while residents or business owners navigate a very slow, tedious, and confusing planning review process. Other towns in Marin seem to be able to zone and turn over new businesses much faster and seem to allow for new building and new construction much faster.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Town website

LinkedIn Profile

https://www.linkedin.com/in/jonbranch/

Upload a Resume

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Jon Branch

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

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

Profile

Shaun
First Name

Middle Initial

Thurtell
Last Name

shaun@ebmcca.com
Email Address

[redacted]
Home Address

[redacted]
Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Business: (415) 340-9252
Primary Phone

Alternate Phone

Occupation

Director - Business Development and Operations

Employer's Address

105 Seminary Rd, San Anselmo, CA 94960

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

4

Number of years as a resident in Marin?

4

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Southwest San Anselmo

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

Miranda Thurtell - (650) 766 2206 Mary Villarreal - (415) 295-2242 Chad Lewis - 415-425-2507

Education Level Achieved *

☑ College/University Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m.** on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

Two-year length - Previously chairman of seven project steering committees involving local and national government departments. I am an advisory board member for a local business in San Anselmo.

Reasons for this appointment:

Project steering committee: Part of the Head of Logistics and Operations role for Africa's largest running event in Africa. Local San Anselmo business: A previous colleague started a business in San Anselmo in 2023, and because of my experience, he asked me to sit on his advisory board.

What are your qualifications for this appointment?

CCRM designation, BS Finance and Entrepreneurship, Diploma in Project Management, Executive development program certificate, and certificates in Safety, Health, and environmental management (Risk identification and mitigation).

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I am honored to have the opportunity to be considered for the General Plan Advisory Committee. I would be excited to be a part of the next phase in the history of this beautiful town I call home. Some of the objectives I would look to is to see how we, as the University, could help the town move towards the General Plan goals, once they have been set and bring the University Campus and the community closer together.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Transportation (including bikes, pedestrians, and public transit)
- [x] Economic Development and Business
- [x] Public Services (i.e., roads, fire, police)
- [x] Natural Hazard Planning
- [x] Age Friendly Community

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

One current challenge facing the Board/Commission and committee is changing legislation on a state level that could greatly impact the long-term plans (For example, SB9 that took effect in 2022) and how does the General Plan incorporate flexibility for changing land use laws while still achieving the planned goals.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Heidi Scoble, Lindsey Klein

LinkedIn Profile

https://www.linkedin.com/in/shaunthurtell

Shaun-Thurtell-resume.pdf

Upload a Resume

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Shaun Thurtell

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

Shaun Thurtell

Director of Business Development and Operations

An experienced leader, event, and project manager with astute financial savvy and operational excellence.

Professional Experiences

2021 - Present — **Eugene Burger Management Corporation**
San Anselmo, California, United States
2023 - Present: Director, Business Development and Operations
2021 - 2023: Property Manager and Leasing Agent

2020 - Present — **Three Block Consulting**
San Anselmo, California, United States
Owner, Senior Manager, Key Accounts

2015 - 2020 — **Various Entrepreneurial and Business Management Roles**
San Francisco Bay Area, California
Owner, Entrepreneur, Consultant

2012 - 2016 — **Two Oceans Marathon NPC**
Cape Town, South Africa
2014 - 2016: Head of Operations and Logistics
2012 - 2013: Coordinator, Event and Logistics

2013 - 2014 — **Cape Town Cycle Tour Trust**
Cape Town, South Africa
Coordinator, Event, and Logistics

2010 - 2012 — **Snow Productions**
Cape Town, South Africa
Events Manager, Operations

Education

University of San Francisco, BS - Finance, Entrepreneurship

University of Stellenbosch Business School of Management, Management Development Programme, Executive Business Studies

Varsity College, Diplomas in Managerial Finance, Project Management, Business Administration and Management

Current Responsibilities and Achievements

- Led the conversion of 66 housing units in the Town of San Anselmo to market-rate rentals, increasing revenue by 208% over 24 months for the University of Redlands, Marin Campus.
- Establish and implement policies, goals, objectives, or procedures for Real Estate operations
- Proactively review financial statements and activity reports to measure productivity or to identify areas needing revision or improvement.
- Develops and directs activities for business development through strategic partnerships.
- Generates partnership opportunities locally through research and strategic outreach, including active participation in conferences, committees, and networks across business and government.
- Develops proposals for new uses of facilities or oversee the remodeling or renovating of current facilities.
- Oversees standards for vendor procurement and management
- Risk analysis

Technical Skills:

Real Estate Analysis, Python, Excel, Project Finance, Project Management, Financial Analysis, Fundamental Analysis (10-K Analysis), Stakeholder Management and engagement, Financial Statement Analysis, Investment analysis, SQL, Vendor Management

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

Profile

Sara
First Name

L
Middle Initial

Robinson
Last Name

srimpacts@gmail.com
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Home: (240) 838-0868
Primary Phone

Alternate Phone

Occupation

Consultant, Self-employed

Employer's Address

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

9 years

Number of years as a resident in Marin?

10 years

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Southwest San Anselmo

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

Suellen Lamorte 415-987-7832 Jeff Kroot 415-456-5531 Council Member Brian Colbert 415-938-6852

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

While being a government worker for the last 3 years for the County of Marin I reported to and worked on two committees of the County Commission on Aging. I was a member of the Marin Mobility Consortium and the VOAD (Voluntary Organizations Active in Disaster). I contributed policy to the County of Marin Housing Element. I continue to serve on the Equity, Outreach, and Advocacy committee and work with the Commissioners and chair on advancing the interests of people of color, low-income residents, older adults, and disabled people. I have been chair of the Age-Friendly Committee reporting to the Parks and Recreation Commission and now serve as the chair of the Age and Disability Friendly Committee presently involved in the assessment and strategic planning process funded by a grant from the California Department of Aging. I am also working as a leader of the City of Novato Age and Disability Friendly Committee and a member of the Age and Disability Friendly Committee in Mill Valley.

Reasons for this appointment:

I understand that the Advisory will provide guidance at key project milestones and will be a sounding board for the development of the plan update, but will not be a decision-making body. I will look forward to working with staff and the consultants in this process. I will be a community advocate for this process and will work to engage residents in conversation and participation when appropriate. I will participate in the public meetings and workshops.

What are your qualifications for this appointment?

I am a skilled strategic planner with experience in working closely with municipal staff, government leaders, and community stakeholders to create community engagement in developing multi-year plans that address a community's needs and interests. I can build relationships and partnerships that address strategic goals where multiple stakeholders take collective action. I am an effective communicator and a strong listener. I have experience in facilitating focus groups and community conversations and in guiding the development of community values, goals, policies, programs, and services.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

As an experienced strategic planner for nonprofits, independent schools, and more recently in the County Health and Human Services Department as a senior analyst, I value the opportunity that this General Plan update process will offer in community engagement, visioning the future of our town, discussion of issues and values, and in decision-making on priorities. I want to participate so I may bring an equity lens to the discussions and the decisions about the goals, policies and programs that will be included in the update. When planners look at the bigger, more complicated issues such as climate change, housing, or natural disasters and resilience, I believe in and will encourage building partnerships and relationships with neighboring communities, agencies, businesses, and nonprofits to develop collaborative, more realizable, and more realistic solutions and programs. I am earnest and passionate about inclusive assessments, environmental scans, and planning. I believe that all voices should be part of community planning and that thorough consideration of the needs of underserved populations be a part of the discussions and policies. As Chair of the Age and Disability Friendly San Anselmo Initiative, I have begun building resident engagement, volunteerism, and conversation around planning a community where all ages and abilities will thrive. I am already explaining the need for alignment of our planning with the General Plan. I will encourage the volunteers and voices that participate in our initiative to continue adding their ideas, skills, and time to the General Planning process. Finally, in the years I have lived here I have seen San Anselmo become a vibrant and welcoming town with a strong sense of community. This due to the town leaders, residents, town staff and workers that have created the events, the businesses, the traditions, the community discussions, and the inclusive governance and planning. People strive to build community here, but they also have fun together. The people who care enough about our town to want to commit to a two-year planning process, who enjoy a strategic planning process from the visioning and values setting to the public conversations and setting the desired outcomes are the group of people whose company I most enjoy. This will be an enriching undertaking. By experience, I know it is also a fun journey.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- ☑ Parks and Recreation
- ☑ Community Outreach and Engagement
- ☑ Transportation (including bikes, pedestrians, and public transit)
- ☑ Health, Equity, and Environmental Justice

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

Housing: Ensuring adequate housing options for residents while considering affordability, sustainability, and density. Balancing the development while maintaining the town's character and visual appeal. Transportation: Being the "heart of Marin" doesn't make future planning easy when considering how to address traffic flow, how to provide transit options for increasing numbers of people who are giving up their keys, and how to establish infrastructure and set policies and systems of accountability for the increased bike/e-bike and pedestrian traffic.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Dannielle Mauk

LinkedIn Profile

www.linkedin.com/in/srimpact

Resume_S.Robinson_5.24.docx

Upload a Resume

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Sara L Robinson

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

Sara L Robinson

Mobile 240-838-0868 srimpacts@gmail.com
Linkedin.com/in/srimpact

A gerontologist with 35 years of experience in strategic leadership, community building, partnership development, and program growth in government, private, and nonprofit sectors. Highly skilled in strategic planning and implementation, project management, and fundraising.

PROFESSIONAL AND VOLUNTEER EXPERIENCE

Independent Consultant 2023-present

- Advancing and guiding communities in becoming Age and Disability Friendly Communities
- Exceptional skills in strategic planning, assessment development, community organizing, and program planning
- Driving sustainable transformational systemic change by addressing ageism and ableism through educational workshops
- Committed to equity, accountability, and social impact

County of Marin, Health and Human Services
Senior Analyst, Age Forward Coordinator *October 2020 -October 2023*

- Responsible for the oversight and implementation of the three-year Age Forward Action Plan addressing the needs of older adults and people with disabilities. Worked with all County departments to develop or enhance policies, programs, and services.
- Cultivated relationships and partnerships with community leaders, agencies, partners and residents to identify collaborations and programs that improved the well-being and health of older adults.
- Reported frequently to a subcommittee of the Board of Supervisors.
- Established a process for departments to identify future opportunities and areas for collaboration.
- Developed and presented the final Age Forward Implementation report to the Board of Supervisors.

Hospice by the Bay Larkspur, CA
Intern for Director of Patient Experience 2018-2019

- Developed and implemented staff engagement and communication survey tool, presenting results to leadership with a proposed plan of action to improve performance and staff engagement. Plan adopted.
- Developed and presented strategies for leaders to have continued quality improvement within a culture of respect, transparency and trust using organizational visioning and values as a basis for staff development and performance metrics. Plan adopted.

Age and Disability Friendly San Anselmo (Chair) 2019-Present
Developed the research methods and tools for the community input process. Analyzed and summarized the qualitative and quantitative data in order to present to local town leaders and community. Developed an emergency response program with new Age-Friendly programs during COVID-19 in order to find and assist vulnerable members of the community using a newly developed volunteer corp. Received a grant from the CA Dept of Aging in 2023 to relaunch as Age and Disability Friendly. Developed a new survey and assessment process to inform the development of the 2024 strategic plan.

Marin Villages -Ross Valley Steering Committee 2018-Present
Strategic Lead-Planning to build membership and volunteers as we help older adults remain independent in their own homes and communities.

Time off for Master's program. **2016-2019**

WorldWideWomen Mill Valley, CA
Director of Business Development 2015-2016

- Coordinated the efforts to secure corporate sponsorships and grant donations of $10,000-$50,000 for a day-long Bay Area girls' festival featuring over 30 nonprofit partners
- Created the project management infrastructure needed to track business relationships for 6 team members, and 24 corporate advisors
- Researched and prepared sponsorship proposals and investor pitch decks for the board and business team.

Catholic Relief Services Baltimore, MD
Program Developer and Manager, Helping Hands, Community Giving 2010-2014

- Developed a new national fundraising event program by creating partnership with another relief agency. Necessitated creating an interdivisional agency dialogue and collaborative strategic objectives. Met program goals for all 3 organization divisions: over 1 million in food aid and resources for agro-enterprises in West Africa, increased new donors and major gifts, and increased brand awareness and educational and advocacy opportunities for the agency in the US.
- Skilled communicator with ability to build trust and enlist participation at director level; public speaker and diplomatic relationship cultivator. Trusted to make programmatic decisions with divisional budget implications and selected by VP to participate in agency strategic planning

Develop. Assoc. Commended for increasing giving 20% on a portfolio (500) of mid-level donors 2005 -2010

Time off to raise children, move the family three times, and volunteer 1993-2005

Rockefeller Family Services, NY, NY *Director of Food Services, Chef* 1991-1993

- Ran corporate dining and private catering facilities and functions for family and their 240 staff
- Event planning for various business and family events

VOLUNTEER EXPERIENCE

How Women Lead *San Francisco, CA* 2015-Present

Executive Board is a national organization of top executive women focused on activating their individual and collective power to influence the change they want to see in the world through leadership, investment, and philanthropy.

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Vital Voices Global Partnership *Washington DC* 2015-2017
Bay Area Council Member Supporting the advancement of women's leadership worldwide by establishing partnership opportunities for Vital Voices and its global network of leaders.

Cypress Quartet Performing Arts Association *San Francisco, CA* 2015-2016
Board Member Supported Executive Director in development of fundraising strategy for Quartet's 20th and final season

Washington National Cathedral *Washington DC* 2008-2014
Stewardship Committee Chair, Cathedral Chapter Development Committee member

- Guided Development office to have more skillful and professional annual fundraising strategies.
- Generated new funding stream growing annual pledges from $250,000 to over 3 Million over 5 years
- Created a community building plan to support congregation growth working with the Cathedral Vicars

Barrie School (K-12)
Board Chairman *Silver Spring,* 2000-2003
Vice-Chair, Secretary, Trustee 1998-2000

EDUCATION

University of Southern California, Davis School MS Gerontology 2016-2019
University of Virginia BA, Religious Studies 1986
New York Restaurant School (NYC) Culinary Arts certificate 1990

MEMBERSHIPS: Gerontological Society of America, American Society on Aging

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

Profile

Elsa
First Name

S
Middle Initial

Hunt
Last Name

elsa.hunt27@student.tamdistrict.org
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Mobile: (415) 367-[redacted]
Primary Phone

Alternate Phone

Occupation

High School Student

Employer's Address

[redacted]

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Archie Williams High School

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

15

Number of years as a resident in Marin?

15

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Southwest San Anselmo

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

Harry - Hunt - 4152182124 Amy - Hunt - 4152355066 Laurie - Hunt - 4156861010

Education Level Achieved *

☑ High School Diploma or GED

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

○ Yes ◉ No

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

○ Yes ◉ No

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

I do not have any prior experience in any of the above fields, but I'm involved in clubs and have played on sports teams both for my school and competitively outside of it. I also did Mock Trial, ran track, and am a news editor for my school's student-run newspaper, the Pitch. While I lack official public office experience, I've built a solid foundation through my leadership positions and feel confident I can serve on a town committee.

Reasons for this appointment:

I'd love to be a youth member of the San Anselmo General Plan Advisory Committee because I really enjoy strategizing, brainstorming, and seeing my work result in tangible change. I believe every place and organization has room for improvement, so I'm a big supporter of taking steps to better one's community. As citizens of San Anselmo, we are in such a unique, brilliant position in that, our privilege and strong community allow us to feel confident enough to tackle smaller, more targeted issues. Since we don't have to worry as much about bigger, more pressing problems, we have a bit of wiggle room to make our town the best it can be by tackling small stuff that can have a big impact. I've also been taking a psychology class at the College of Marin, which has given me a clearer idea of how to help people and best engage the community.

What are your qualifications for this appointment?

As I mentioned, I believe that although my resumé lacks public office experience, my range of activities and forward-moving personality make me qualified to serve on the GPAC. I have a 4.0 GPA (unweighted, as I'm a freshman and can't yet take APs or honors courses), and I genuinely believe I'm a good classmate and student. Being a soccer player has taught me how to work well on a team and that it's okay to be hungry for what you want. Working on the Pitch has made me more assertive and conscious of what I'm trying to communicate. Trying Mock Trial and Track helped me understand that just because something isn't a perfect fit, that doesn't mean it can't be beneficial. And taking the psychology class has taught me a ton about how people work. Overall, I'm very competent both as a team member and as a person. I always strive to achieve the best results possible, but I also understand that mistakes are an unavoidable part of life.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I'm super excited to be a member of the GPAC because I think it would teach me so much and allow me to truly be a voice for positive change. It's time for my generation to step up to the plate, public responsibility-wise, so this position would allow me to feel like I'm not just an observer watching from the sidelines, but an actual player. Also as a journalist, this position will give me a much better understanding of our local government and its decision-making process. Plus, I'll hopefully meet local experts and leaders who can teach me a lot. As a member of the GPAC, I'm not entirely sure what I want to work toward yet, but I want to learn as much as possible about making our town a better place and then go from there.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Historic/Cultural Preservation
- [x] Climate Change and Sustainability
- [x] Community Outreach and Engagement
- [x] Economic Development and Business
- [x] Health, Equity, and Environmental Justice

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

I think a lack of voter participation/government-community collaboration and a need for sustainability at local businesses are a couple of the most pressing issues facing the GPAC. However, both are changeable issues I feel confident we can tackle.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

My counselor recommended me to apply, and she is the one who told me about the opening.

LinkedIn Profile

N/A

Upload a Resume

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Elsa S. Hunt

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

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

Profile

Kerrie
First Name

P
Middle Initial

Mchugh
Last Name

kpmchugh@gmail.com
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Mobile: (415) 307-6256
Primary Phone

Alternate Phone

Occupation

Head of Customer Experience

Employer's Address

MainStem 17837 1st Ave S. 401 Normandy Park WA 98148

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

21

Number of years as a resident in Marin?

24

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Red Hill and Memorial Park

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

David Donery (415) 258-4652 Dannielle Mauk (415) 258-4661 Brian Colbert (415) 258-4600

Education Level Achieved *

☑ College/University Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

Creek Park Advisory Committee (Feb 2019-Present) Chair (Sept 2022 -to present) Design Review Subcommittee Chair (2019) San Anselmo Art Commission (Sept 2017-April 2021) Chair (2019-2021) Treasurer (2018)

Reasons for this appointment:

To serve my community

What are your qualifications for this appointment?

As a marketing and retail professional, I have had the privilege of working for multiple Fortune 500 companies and startups, contributing to their growth and success. My leadership and project management skills have been honed through these experiences. I am a firm believer in continuous learning, constantly challenging myself to grow through continuing education classes, business literature, and a diverse range of digital content. I am confident that my project management expertise can be leveraged effectively for the GPAC. Over the past seven years, I have volunteered for the Town of San Anselmo in several capacities. I have learned so much from these experiences and can draw from this knowledge and my professional experiences. Running the Design Review Process for the Creek Park Project was an invaluable experience. Multiple public meetings, surveys, and public "open houses" were held to gain valuable feedback from the community. This feedback directly impacted the project and was critical to help reshape public opinion, usage of the park, and design.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I am excited because I love planning, growth, and change. Growing up in a small town, I know the economic challenges small towns and businesses face. Vitality is crucial to their survival and a sense of community. San Anselmo is fortunate to have a growing and thriving downtown, amazing Parks and Recreation, and access to open space. I am most interested in the three area objectives below, but I am open to others that would leverage my skill set. Parks and Recreation: Serving on the Creek Side Park Project has really highlighted the need to standardize how we use public spaces. I utilize the Memorial Park app five times a week and have been excited to see the changes that have taken place in the park and the willingness to try new ideas. Economic Development and Business: Running and overseeing businesses from over $300M to bootstrapped startups has made me a strong business leader and given me perspective on how to run and market a business. Climate Change and Sustainability: As a minimalist, I am very concerned about the use of natural resources and what we are doing to preserve them in the short and long term

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- ☑ Climate Change and Sustainability
- ☑ Parks and Recreation
- ☑ Economic Development and Business

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

There seem to be individual plans for each park – Creek Park, Memorial Park, Robson-Harrington, Sorich, and Imagination Park. Under the 10-year plan, would there be a master plan for Parks and Recreation? It has been great to see new initiatives like Pickle Ball. How do we build thriving businesses and events in San Anselmo that will continue to attract current and prospective residents to shop and eat locally? At one point, over 13 storefronts were unoccupied. Is there a plan to help stabilize the town's financial viability? How does climate change/sustainability fit in?

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Kelley Warner

LinkedIn Profile

https://www.linkedin.com/in/kerriemchugh/

Kerrie_McHugh.pdf

Upload a Resume

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

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Kerrie McHugh

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

Contact

kpmchugh@gmail.com

www.linkedin.com/in/kerriemchugh (LinkedIn)

Top Skills

Merchandising

Product Development

Leadership

Certifications

Supply Chain and Operations Management Tips

Business Analysis Foundations: Business Process Modeling

Certificate in Digital Marketing

Kerrie McHugh

ePROCUREMENT I TECH I TRANSFORMATIVE LEADER

United States

Summary

High-impact entrepreneurial leader with proven experience leveraging analytics to evaluate and elevate business strategies for startups and well-established brands inside and outside the tech space. Highly adaptable with a track record of quickly becoming ingrained in new businesses, enabling the quick implementation of new strategies and pivots, leading to increased revenue and cost savings.

Experience

MainStem, Inc.

2 years 5 months

Head of Customer Experience

September 2022 - Present (1 year 9 months)

Responsible for building and leading the newly created CX team. Optimize onboarding, new technology, and supplier requirements for cross-functional stakeholders. Set weekly/quarterly/annual revenue goals and KPIs per customer. Evolve strategy by customer persona. Member of the Leadership Team, representing market needs and identifying areas of success, opportunities, and obstacles. MainStem is a SaaS technology platform that streamlines procurement.

Head of Sourcing and Supplier Managment

January 2022 - September 2022 (9 months)

Led strategic partnerships and management for over 500 brands. Developed wave sourcing plans to target and optimize savings of over 10% for clients. Streamlined sourcing needs focusing on secure supply chain pipelines while driving overall cost savings—liaison between Operations, Custom Advocacy, and Development teams prioritizing technology requirements.

Hydrofarm LLC

Global Buying

2020 - 2022 (2 years)

Hydrofarm is a leading distributor and manufacturer in the hydroponics space. Collaborated with IT and consultants to create dashboards and software automation that assist in scaling and improving workload efficiency, decreasing stock levels, and improving turn.

Impact:
- Beat the company's sales trend for 2021 sales growth

Self-Employed
Brand Strategy Consultant
2018 - 2021 (3 years)
New York/Los Angeles/San Francisco, CA

Partnered with founders, CEOs, and consultants in a GM function to help grow, scale, and launch businesses. Areas of focus included merchandising, marketing, reporting, analytics, and organizational development.

Impact:
-Reworked supplier management/supply chain, revamping sales team, and organizational development
-Vetted and help hire a marketing firm, set up assortment planning and costing tools
-Led and drove merchandising and product development assortment strategy for multi sales channel retailer

Currently working with several clients in an advisory role

ARCUS Research
VP/Director of Business Development
2016 - 2019 (3 years)
Atlanta, GA/San Francisco, CA

Partnered with the CEO to develop 2 software platforms: Event Management and Marketing Intelligence. Leveraged advanced analytics to deliver actionable insights that drove increased profitability.

Impact:
-Built and ran clients' digital marketing campaigns and provided them with actionable reporting
-Worked as a Program Manager in conjunction with an expert in Agile Project Management; collaborated to create a Tiered Project Planning methodology

that defined key deliverables and improved productivity for remote teams, resulting in increased team productivity averaging 30%

HSN
Director of Women's Merchandising & Product Development / TravelSmith
2014 - 2016 (2 years)
Novato, CA

Led product development, merchandising, and sourcing for a "wear now/ trend-right" strategy and new design direction. Partnered with an international marketing/branding firm and led a companywide rebranding initiative across cross-functional teams for $70M+ e-commerce and catalog businesses owned by Home Shopping Network.

Impact:
-Increased margins by 1.2% and reversed a negative sales trend with the newly designed products, website, and catalog
-Decreased product development liability inventory by 20%.
-Created and implemented companywide cross-functional calendar streamlining processes, improved workload efficiency, and reduced overhead
-Chosen as a senior executive leader; organized transfer of the business and office to the new buyer

Title Nine
Head of Merchandising I Product Development I Sourcing
2012 - 2014 (2 years)
Emeryville, CA

Led the merchandising, sourcing, and product development team and oversaw design, domestic and overseas sourcing. Established new design direction for apparel and accessories. Served as a member of the executive leadership team.

Impact:
-Calendar improved turn, increased in-stock rate to 95%, and reduced transportation costs by over 10%
-Renegotiated all supplier contracts, which improved margin by over 1.6%.
-Exceeded sales plan by 5% and achieved a 13% comp in 2012; also achieved 4% comp growth in 2013

Kmart
Buyer & Product Developer | Merchandising Incubator

2010 - 2012 (2 years)
San Francisco, CA

Created a three-year top-down strategy brand revitalization plan for $173M + business. Developed new domestic design and sourcing strategy; reduced product development timelines and produced higher-quality, fashion-forward urban apparel with improved margins. Also increased turns on less stock liability. Concept rolled out to other areas of the company.

Impact:
-Increased margins by over 2%
-Exceeded 2010 sales plan by 2% and 2012 Q1 targets by 4%

Gap Inc.
Director of Merchandising Adult, Gap Online
2008 - 2009 (1 year)
San Francisco, CA

Led online adult business with $150M in annual sales, accounting for 50% of Gap Inc.'s total online business. Identified a disconnect between online and store merchants/planning teams. Spearheaded presentation to Gap store leadership team and eventually to 600+ Gap brand employees, which enabled a "Total GAP" 360˚ customer experience by mirroring online and in-store marketing promotional efforts.

Impact:
-Improved cross-functional communication/relationships, resulting in a 27% online sales comp during Q3 for new 1969 Denim launch

RedEnvelope
Senior Director, Merchandising
2007 - 2008 (1 year)
San Francisco, CA

Hired to developed companywide strategies for $100M+ e-commerce and catalog company. Tasked with updating the brand to a more modern aesthetic, reduce costly product development, improve product turns, and margin. Led cross-functional team through a new product merchandising/development strategy and turned around a negative sales trend. Beat plan by 16%.

Design Within Reach
Divisional Merchandise Manager / Senior Buyer
2005 - 2007 (2 years)
San Francisco, CA

Divisional Merchandise Manager:
Led a cross-functional team of buyers and planning managers to execute product, planning, and merchandising strategies across a high-end furnishing company's stores, e-commerce, and catalog businesses. Developed product pipeline calendar, resulting in higher in-stock rates, faster turns, and reduced product timelines. Oversaw development projects with Piet Boon, Arne Quinze, Yves Béhar, and Jeffrey Bernett.

Senior Buyer:
Recruited to develop new Children's brand DWRjax. Partnered with VPs of marketing, creative, and stores to create and implement multiple launch strategies, including a standalone catalog, dedicated website, and tiered assortment plans for 60+ stores; exceeded plan by 2%.

Williams-Sonoma, Inc.
Buyer, Pottery Barn Kids / Senior Business Analyst
2003 - 2005 (2 years)
San Francisco, CA

Outdoor and Playroom Buyer, Pottery Barn Kids:
Direct-to-customer (DTC) merchant responsible for $55M business (outdoor and playroom furniture); developed DTC exclusive strategies as lead merchant for product development, emphasizing growth in assortment of DTC merchandise. Grew business over 28%, beating sales plan by 12%.

Senior Business Analyst:
Joined the IT department as the business liaison between the company's merchant and planning organization during the development of a new reporting system. Worked in conjunction with the training department to assess, write training requirements, and coordinate curriculum development. Led 5 brands by taking requirements, influencing, and driving consensus for standardized reporting across all concepts. Launched and taught all brands; led 30+ reporting classes and instructed 400+ employees

Education

The Wharton School
Digital Marketing Certificate · (2019)

University of San Francisco

Bachelor of Fine Arts - BFA,

Academy of Art University

Bachelor of Fine Arts - BFA, Advertising Design

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

Profile

Benedetto
First Name

Middle Initial

Cico
Last Name

benedettocico@gmail.com
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Business: (415) 455-5366
Primary Phone

Alternate Phone

Occupation

Lodging Manager / Investor

Employer's Address

339 San Anselmo Ave - San Anselmo CA 94960

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

25

Number of years as a resident in Marin?

25

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Downtown

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

Nancy Altman 415 806 0359 Pat Townsley 415 310 0626 Warren Dodge 415 302 8819

Education Level Achieved *

☑ Associate's Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

2014 - Present: Board of Directors, San Anselmo Chamber of Commerce 2017 - Present: President, S.A. Chamber of Commerce 2020 - Present: San Anselmo Community Foundation 2017 - Present: San Anselmo EDC

Reasons for this appointment:

Strong commitment to the overall success of our town

What are your qualifications for this appointment?

Owner / Manager of Several Lodging properties in several destinations 40 plus year experience in the travel / meetings industry Strong personal interest and background in urban planning and land use, historical preservation

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

To contribute the point of view of a business owner and real estate investor, and local resident, for a plan that will reflect the needs and expecations of the community

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Land Use
- [x] Historic/Cultural Preservation
- [x] Natural Resources, Open Space, and Conservation
- [x] Climate Change and Sustainability
- [x] Community Outreach and Engagement
- [x] Transportation (including bikes, pedestrians, and public transit)
- [x] Economic Development and Business
- [x] Natural Hazard Planning
- [x] Age Friendly Community

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

Housing, traffic, accessibility, business climate support

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Town Newsletters

LinkedIn Profile

[redacted]

Upload a Resume

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

Please Agree with the Following Statement

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

- [x] I Agree

E-Signature:

Benedetto Cico

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

Benedetto Cico

Benedetto Cico
[redacted]
San Anselmo CA 94960

Personal Information:

- Born and Raised in Verona, Italy.
- Moved from Italy to Los Angeles in 1984, became U.S. permanent resident in 1989, naturalized Citizen in 1995
- Married with Anna, four children (age 29,27,25 and 19)
- Resident of
    - 1984-1990: Los Angeles
    - 1990-1999: New York
    - 1999 – present: San Anselmo, Marin County
    - Education:
    - 1972-1977: Maffei Grammar High School in Verona, Italy
    - 1977-1980: University of Padua – Department of Agriculture – Forestry and Land Use Studies
    - 1980-1982: Italian Army OCS – Commissioned Airborne Officer (1st Lt)
    - 1984 – present: classes, seminars and other continuing education at several U.S. colleges including U.C.L.A, Cornell, etc.

I started in the hospitality industry in Italy, while in high school and college, working at several lodges and resorts on Lake Garda, Verona. Worked as front desk manager, bar-tender, housekeeping.

1985 - present: owner / manager of several companies specializing in providing hotel and land services reservations to industry professionals who book travel services to the United States. I have promoted, planned, managed and operated thousands of itineraries to all U.S destinations for leisure, corporate, meeting and incentive travel While hard to calculate, over the years USABOUND had provided travel services to the United States for more than 750,000 travelers

1992-1994: Outside Consultant to the European Bank for Reconstruction and Development (London): researched and wrote the long term strategy of the Bank for the development of the tourist & hospitality industry of the newly independent Republic of Macedonia (now called Republic of Northern Macedonia).

1995-1998: General Sales Agent for Alamo Rent a Car in Spain (we opened and operated Alamo's offices in Madrid and Barcelona until Alamo moved into Spain with their own company's operation)

2002 - 2012: Co-founded www.nyc-site.com, for many years the leading site in Italy, in Italian, promoting New York City. Sold my shares to the other founding partners in 2013.

1995 - Current:
Investor / Managing Partner of several lodging and residential properties in New York, Florida and other destinations, including Central Park Suites, East River Residence in New York, and the San Anselmo Inn in San Anselmo.

I have traveled extensively in Europe to promote the U.S. as a destination for leisure, corporate, meeting and incentive travel, visiting thousands of travel professionals in France, Germany, Italy, Spain, Portugal, Scandinavia and the Czech Republic. Among the many events, campaigns and promotions:

- Prague: Presentation to over 100 travel professionals and media executive at the residence of the U.S. Ambassador (http://www.youtube.com/watch?v=q6WTvcl7XRE)
- Italy meets Southern California: speaker at the gala dinner for over 80 travel professionals invited to Southern California by the California State office of Tourism
- Interview by NONSOLOMODA, Italian leading life-style newsmagazine (over 1,5 mil average viewers)
- Created "USABOUND American Nights" events in several Northern Italian cities in collaboration with Alitalia, Marriott Hotels, Alamo Rent a Car, Beringer Wines, Coppola Wines
- Board Member of the VISIT USA Committee in Italy, Spain and Scandinavia for many years

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

Profile

Laurie (First Name) | A (Middle Initial) | Berliner (Last Name)

madgeandmehats@gmail.com
Email Address

[redacted]
Home Address

Suite or Apt

Tiburon (City) | CA (State) | 94920 (Postal Code)

Home: (415) 717-9624 (Primary Phone) | Alternate Phone

Occupation

Small business owner

Employer's Address

Owner/milliner Madge & Me Hats, 506 San Anselmo Avenue, San Anselmo, CA 94960

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

N/A

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

N/A

Number of years as a resident in Marin?

62

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Downtown

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

Suellen LaMorte, (415) 987-7832 Ross Asselstine, (415) 730-4530 Nancy Altman, (415) 806-0359

Education Level Achieved *

☑ Doctorate/PhD

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

I am on the Board of the San Anselmo Chamber of Commerce. I am the Vice Commodore of the Tiburon Yacht Club.

Reasons for this appointment:

My interest in seeking this appointment is to ensure that any updates, revisions, and supplements to the San Anselmo General Plan have local business interests in mind.

What are your qualifications for this appointment?

I was born and raised in San Anselmo, attended local schools and have many life long connections to the community. I am a business owner active in supporting events for local

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I would work to ensure the Town General Plan has in mind the needs of local businesses (merchants, professional services as well as restaurants) and promotes a sustainable, vibrant business environment. Of equal importance is making sure the General Plan goals and objectives reflects the aging population of Marin County where 1/3 of the residents are 60 years and older.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Community Outreach and Engagement
- [x] Transportation (including bikes, pedestrians, and public transit)
- [x] Economic Development and Business
- [x] Age Friendly Community

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

1. Whether and to what extent should the General Plan be modified to incorporate proposed changes to traffic and pedestrian access to the downtown business public space based upon recommendations from the pending Parisi traffic/bike/pedestrian safety study. 2. Flood mitigation and resolution to the dispute with the County over Building Bridge 2. 3. Ensuring the General Plan reflects the needs of seniors in consideration of the aging population of Marin County.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Town Newsletter

LinkedIn Profile

Upload a Resume

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

Laurie A Berliner

Please Agree with the Following Statement

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

☑ I Agree

E-Signature:

Laurie Berliner

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

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

Profile

Andrew
First Name

Middle Initial

Mccune
Last Name

andrew@andrewmccune.com
Email Address

[redacted]
Home Address

Suite or Apt

San Anselmo
City

CA
State

94960
Postal Code

Home: (206) 850-8500
Primary Phone

Alternate Phone

Occupation

Architect

Employer's Address

49 Sunnyside Avenue San Anselmo CA 94960

Question applies to General Plan Advisory Committee

If you are a student, what school do you attend?

Which Boards would you like to apply for?

General Plan Advisory Committee: Submitted

Number of years as resident of San Anselmo?

2.5

Number of years as a resident in Marin?

2.5

Question applies to General Plan Advisory Committee

Please indicate the neighborhood you reside or own property/a business in.

☑ Southwest San Anselmo

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

Bobbi Wunsch - (415) 309-3232 Kelli Copland (415) 233-3787 Ann Fanoe (415) 819-3536

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

Question applies to General Plan Advisory Committee

GPAC meetings will take place in person at **Town Hall** from **4:00 p.m. to 6:00 p.m**. on the **second Thursday** of the month. The General Plan Update will be a two-year process.

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

I have not yet served in public office or on civic commissions. I have presented to many design review boards and planning commissions in my professional capacity. Serving the community in this way is something I would like to do, especially now that we are members of the San Anselmo community - a place that we are grateful to call home.

Reasons for this appointment:

Again, I would like to be of service to San Anselmo. It is humbling to consider how the service of those who came before us has contributed to the ongoing quality of life from which we benefit. I would like to contribute to the maintenance and improvement of the physical fabric that constitutes the built (and unbuilt) environment.

What are your qualifications for this appointment?

I am an architect and, as such, I am deeply interested in the physical environment and how we can improve it. My education and professional experience address many of the topics the Committee considers.

Question applies to General Plan Advisory Committee

Why are you excited to be a member of the GPAC? Are there specific objectives you would like to work towards as a member of the GPAC? Please explain:

I am excited to be a member with a general purpose of service and contribution to the town. I do not have a specific agenda, but will be happy to contribute to the best of my ability.

Question applies to General Plan Advisory Committee

The Town is seeking members with a wide variety of skills and experience. Please indicate below which categories best describe your areas of interest, skills, and experience: *

- [x] Land Use
- [x] Natural Resources, Open Space, and Conservation
- [x] Parks and Recreation
- [x] Transportation (including bikes, pedestrians, and public transit)
- [x] Economic Development and Business
- [x] Public Services (i.e., roads, fire, police)

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

I think the most pressing challenges the Committee will face revolve around the mandate(s) from the state to increase density (demographic increase) while also maintaining the form and charm (both natural and built) of the town. I believe that we can do this while also improving the beauty and function of the town! How to increase the parks, recreation and public facilities (with wise foresight) within limited budgets is also very to me.

Question applies to General Plan Advisory Committee

How did you hear about this opening on the GPAC?

Email invitation

LinkedIn Profile

[redacted]

Upload a Resume

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

Please Agree with the Following Statement

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- [x] I Agree

Andrew Mccune

E-Signature:

Andrew McCune

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

Andrew McCune [redacted] San Anselmo CA 94960 206 850 8500 andrew@andrewmccune.com

REGISTRATIONS

NCARB 1998
California 2020
Massachusetts 2024
Wyoming 1999

EDUCATION

Yale University M.Arch. 1995
Princeton University A.B. in Architecture, *cum laude* 1992

EXPERIENCE

Andrew McCune Architect San Anselmo, CA June 2023 to Present
Principal
Residential and small commercial projects.

SOM San Francisco, CA April 2022 to June 2023
Associate - Architect
Technical execution of design – commercial and civic projects

Group Delphi Alameda, CA March 2021 to February 2022
Director of Architecture
ADU – prototypes and finished designs

HKS, Inc. San Francisco, CA April 2014 to January 2021
Vice President and Senior Project Architect
SFO – Terminal 1 – Boarding Area B
The Village – Dallas

Exotic Metals Kent, WA November 2010 to April 2014
Supervisor, QA Department
Specialty Welder and Precision Assembler

NBBJ Seattle, WA May 2001 to July 2005
Associate
Seattle Hotel Group - Four Seasons - Seattle
Microsoft – Building 36 - Redmond

Callison Architecture Seattle, WA November 1998 to May 2001
Sun Microsystems - San Jose

Langdon Wilson Phoenix, AZ September 1995 to September 1997
Arizona Federal Credit Union - Phoenix
US Federal Couthouse with Richard Meier – Phoenix

Arizona State University Phoenix, AZ September 1996 to September 1997
Adjunct Instructor in The College of Architecture and Environmental Design
ADE 120 – Design Fundamentals

SKILLS

CAD Revit, MicroStation, AutoCAD – 2D, 3D modeling
Graphics Adobe Creative Suite: InDesign, Illustrator, Photoshop, Acrobat; basic XHTML and CSS
Specifications Writing Full range of project types and scales, CSI CDT certification
Fabrication TIG welding – stainless, nickel-based alloys, titanium; aerospace assembly capabilities

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: May 28, 2024

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of the May 14, 2024

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of May 14, 2024.

ATTACHMENT:

Attachment 1- May 14, 2024 Draft Minutes

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, May 14, 2024

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Steve Burdo
Eileen Burke, Mayor
Brian Colbert
Alexis Fineman
Tarrell Kullaway

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Emily Longfellow, Town Attorney
Serge Avila, Town Clerk
Sean Condry, Public Works Director
Jeff Zuba, Finance Director
Scott Schneider, Assistant Public Works Director

Open Time for Public Expression

Gene, San Anselmo representative to the Commission on Aging, invited everyone to the Commission's May forum titled "What is it Like to Age in Marin?" He discussed recent Commission activities.

Mr. Michael Sexton, Director of Marinresidents.org, thanked the volunteers who walked the Town to obtain signatures on a referendum to place the Rent Stabilization Ordinance on the November ballot.

Steven stated he filed an appeal for a Public Works permit and wanted to know when the hearing would be scheduled.

Ms. Ann Politzer asked the Council to agendize an update on Measure F. She had various questions about Building Bridge 2, the plaza, and plans for flood mitigation.

Mr. Jeff Kroot referred to the passage of Measure F and asked the Council to let residents know what happens now.

Mr. Michael Macintosh discussed the passage of Measure F and its effect on projects and contracts. He discussed impacts of rent control.

Mr. Guy Meyer discussed Creek Park, environmental movements, and the sense of personal responsibility.

Ms. Fran Farmer stated the Council should represent its constituents.

Mr. Todd Greenberg complimented Town Clerk Avila for his professionalism. He discussed the Fourteenth Amendment of the U.S. Constitution regarding Equal Protection with respect to the Rent Stabilization Ordinance.

Ms. Deb London agreed with Mr. Greenberg and discussed the possibility of a recall.

Ms. Teresa Ward asked the Council to extend the boundaries of the Live on the Avenue Event this year.

Ms. Suzanne Saunders, member of the Climate Action Commission, gave some updates on ways to take climate action.

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

Councilmember Burdo reported he attended the Ross Valley Fire Department Board meeting; the Central Marin Police Authority (CMPA) Board meeting; the Sip and Stroll Event; the Annual Fundraiser for the North Bay Children's Center.

Vice Mayor Kullaway reported she attended the Transportation Authority of Marin (TAM) Countywide Transportation Plan Work Group; congratulated Mayor Burke for completing the Jane Fondo Ride; attended the Bicycle and Pedestrian Advisory Committee (BPAC) meeting; the CMPA meeting; the Sip and Stroll Event.

Councilmember Colbert reported he attended the North Bay Children's Center Event; the Future of the Larkspur Ferry Building Open House; the TAM Countywide Transportation Plan Meeting; the Walk and Bike to School Day; a Marin Transit meeting; the Drew Robinson Story Event; his daughter Leila won the 8th Grade National English Teachers Association Writing Contest!

Councilmember Fineman reported she attended the MCE Technical Committee meeting.

Mayor Burke reported she attended the Virtual Housing Conference; a Memorial Park Master Plan meeting; rode in the Jane Fondo Bike Ride; judged the Battle of the Bands; attended the Racial Equity Committee meeting; the Town is seeking volunteers for the General Plan Advisory Committee (GPAC); encouraged everyone to check out the new art installation at the Hub bus stop.

Special Presentation

There are none.

1. Consent Agenda

1.1 Approve the Draft Minutes of the Regular Meeting of Tuesday, April 23, 2024

1.2 Adopt Resolution No. 2024-4540 Approving Senate Bill 1 (SB1) Gas Tax Funding Project List to be Included in the Fiscal Year 2024/25 Budget for Roadway Improvements

1.3 Town of San Anselmo Adopted the 2024/2025 Tax Rates for Municipal Services Tax Resolution No. 2024-4541, Pension Override Tax Resolution No. 2024-4542, Measure G Debt Service Tax Resolution No. 2024-4543, Special Library Services Tax Resolution No. 2024-4544, and Ross Valley Paramedic Authority Tax Resolution No. 2024-4545.

1.4 Approval of Resolution No. 2024-4546 Revising a Statement of Investment Policy for Fiscal Year 2024/25.

1.5 Approved the Report of Checks Issued, April 2024

Mayor Burke opened the meeting to public comments

Mr. Todd Greenberg referred to item #1.2 and stated there should be details on funding sources for each project. He referred to item #1.3 and stated there should be a discussion about interest rates and a comparison of prior years.

Mr. Michael Mcintosh referred to item #1.2 and stated he would like to see this expanded upon. Franchise Fee Revenue should be put into road projects.

Mayor Burke closed the meeting to public comments.

M/s, Burdo/Colbert, Motion to approve Consent Calendar item #1.1.
AYES: Burdo, Colbert, Vice Mayor Kullaway, Mayor Burke
ABSTAIN: Fineman

M/s, Colbert/Burdo, Motion to approve Consent Calendar item #1.2, #1.3, #1.4, and #1.5.
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

Council Business Items

2.1 Approve the 2024 Street Resurfacing and 2024 Slurry Seal Projects and Authorize Staff to Advertise for Construction Bids

Assistant Director Schneider presented a staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the Los Angeles Boulevard delay and the pipeline project; compliance with AB 413 and daylighting around crosswalks; if there had been consideration of a Class IV path on the northbound side of Sunny Hills; the life of a slurry seal vs. repaving; the life span of the different type of speed bumps.

Mayor Burke opened the meeting to public comments.

Ms. Monica Sweet, Redwood Road, stated the resurfacing plan omitted the non-Town-maintained roads. She asked the Council to consider Town acceptance of these roads. This plan could be budgeted on a phased in, long term basis.

Mr. Todd Greenberg asked if there has been a recent pavement study done by a consultant including projected future costs. He noted the Town of San Anselmo does a good job maintaining its roadway.

Ms. Anita Wilson, Sir Francis Drake Boulevard, asked if the Town will be installing a new road after the installation of the new water main on Sir Francis Drake Boulevard.

Mayor Burke closed the meeting to public comments.

Mayor Burke thanked the Public Works Department staff for being road scholars!

M/s, Burdo/Kullaway, Motion to approve the 2024 Street Resurfacing and 2024 Slurry Seal Projects and Authorize Staff to Advertise for Construction Bids
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

2.2 Direct Staff to Prepare a Ballot Measure to Allow for Appointment of Town Clerk and Town Treasurer

Town Clerk Avila presented a staff report. Staff answered questions from the Council regarding the difference between the Town Clerk and Town Treasurer positions vs. the Deputy Town Clerk and Finance Director positions; if they could expand the recruitment for these positions to outside of the Town limits; how many jurisdictions have an elected component to these positions; if the Council took no action would the default be the status quo; the duties of the Town Clerk and Town Treasurer.

Mayor Burke opened the meeting to public comments.

Mr. Michael Macintosh stated it is a wonderful opportunity for residents to vote for these positions. It fosters diversity.

Mr. Todd Greenberg had questions about the legal duties and responsibilities of the elected Town Clerk. Preference should be given to those who are best qualified and then in order of proximity.

Mr. Jeff Kroot stated the proposal is a bad idea and is contemptuous to the voters of San Anselmo.

Mr. Jim Houston agreed with Mr. Kroot- the Town should strive to keep the public involved.

Mayor Burke closed the meeting to public comments.

Councilmember Fineman stated the Council does not have the authority to eliminate these positions and she is in favor of putting it on the ballot. She is neutral on the positions.

Councilmember Colbert stated the elected positions are, for the most part, ceremonial- the heavy lifting is done by staff. He is in favor of letting the public decide.

Councilmember Burdo stated perhaps they should wait until the current terms expire and see if there is interest in those positions.

Vice Mayor Kullaway stated she is fine with the staff recommendation.

Mayor Burke did not see a reason to make a change to appointments only. She noted the ceremonial nature of these positions could change in the future depending on finances. The Council has the ability to make appointments if nobody chooses to run.

M/s, Colbert/Kullaway, Motion to approve direction to Staff to Prepare a Ballot Measure to Allow for Appointment of Town Clerk and Town Treasurer.
AYES: Colbert, Vice Mayor Kullaway
NOES: Burdo, Fineman, Mayor Burke

Mayor Burke stated the motion failed.

The Council took a 5-minute break at 7:40 p.m.

The Council reconvened in the Council Chambers at 7:46 p.m. Mayor Burke announced that there is a technical problem- the meeting is being recorded but the Internet is down. Zoom participation is not available. The following agenda item is just a discussion so they will proceed.

<u>Public Hearings</u>

2.3. Discussion on Just Cause Eviction Regulations and Relocation Benefits

Town Manager Donery and Finance Director Zuba presented a staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the baseline with respect to No Fault provisions; Ellis Act provisions; the Tenant Protection Act; what would happen if seismic upgrades needed to be done to an apartment; if the Berkeley Rent Control Board or the Democratic Socialists of America (DSA) had any hand in crafting these policies.

Mayor Burke opened the meeting to public comments.

Ms. Allison Double, Ms. Lisa Robecheck, Ms. Wendy Todd, Mr. Kurt Reese, and Ed, spoke in favor of Just Cause Eviction Regulations.

Mr. Michael Sexton, Mr. Jim Houston, Mr. Jeff Kroot, Mr. John Rushworth, Katie, Ann, Steve, Mr. Todd Greenberg, Mr. Michael Macintosh, Ms. Debra London, Retired Ross Valley Fire Department Captain Tim Ecke, Anita, and Margaret, spoke in opposition to Just Cause Eviction Regulations

Ms. Janet Welton stated the Supreme Court is overturning rent control attempts.

Mr. Kroot, Ann, an individual, and Mr. Victor Turkin, stated this issue should be on the November ballot.

Mayor Burke closed the meeting to public comments.

Councilmember Burdo stated he wanted to find the “sweet spot” in terms of the Rent Stabilization Policy but it is being brought to the ballot. It would be prudent to put the Just Cause Eviction issue also on the November ballot.

Vice Mayor Kullaway clarified that the Rent Stabilization Ordinance applies to three units or more. She is not prepared to include one or two rental units in the Just Cause Eviction provisions. She would like to see this issue on the ballot.

Councilmember Burdo referred to the Compensation for No Fault Eviction provision and stated it should be three months of the current rental amount (not fair market value). He referred to the Short Term Relocation provision and stated he favored a range of $150 to $200. The Applicability provision should be three units or more.

Councilmember Fineman stated the Applicability provision should match the Rent Control provision. She referred to the Enactment issue and stated it should go on the ballot. She struggles with the Short-Term Relocation provision but thought there should be a deduction from the rent. The Right to Return provision will not have a significant impact and thought it was a loophole for the larger scale issues. She supported three months for the Compensation for No Fault Evictions provision and a longer time frame for noticing.

Councilmember Colbert stated the Tenant Protection Act (AB 1492) and the Ellis Act strike a good balance. They need to be mindful of the burdens and costs to small landlords. He is not sure why the Council is pursuing this matter given the recent signature gathering campaign.

Mayor Burke stated she has not heard that there is a problem with evictions in San Anselmo and she is not sure why they are taking on this issue. She would like to wait to consider this issue until after the referendum is decided in November. Compensation for a No Fault Eviction should be one month’s rent. Moving expenses should not be paid by the landlord. The rent should be pro-rated in the event of a Short Term Relocation. She referred to the Applicability

provision and stated it should apply to everything. She is not convinced there is a need for this but if they do anything they should put it on the ballot.

Vice Mayor Kullaway stated she would favor five years for the Right to Return provision, two months for the Compensation for No-Fault Eviction, and $180 and more notice for Short-Term Relocation.

Vice Mayor Kullaway, Councilmember Fineman, and Councilmember Burdo supported five years for the Right to Return at the rate at departure plus applicable increases based on the rent cap. The tenant must have lived in the unit for a period of at least twelve months.

Councilmember Fineman referred to the Compensation for No-Fault Eviction and supported two months if a 120-day notice or more is provided and three months if there is less than a 120-day notice. There should be no differentiation in the type of residence.

Town Manager Donery stated staff will submit a Draft Ordinance to the Council at the next meeting with the first reading occurring at the June 11th meeting. This will give them enough time to get it on the ballot.

The meeting was adjourned at 10:41 p.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.2

MEETING DATE: May 28, 2024

AGENDA TITLE: Proclamation Declaring the First Friday in June to be National Gun Violence Awareness Day

FROM: Serge Avila, Town Clerk

RECOMMENDATION

Staff recommends that the Town Council adopt a proclamation declaring the first Friday in June, June 7, 2024, to be National Gun Violence Awareness Day.

BACKGROUND/DISCUSSION

A request was received from local residents who participate in Moms Demand Action to consider adopting a Proclamation in support of Gun Violence Awareness Day. Gun Violence Awareness Day is observed on the first Friday in June, which is June 7, 2024. The intent of the Proclamation is to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

All Marin cities and towns have been encouraged to support the effort to raise awareness by issuing a Proclamation.

Additionally, the Marin County Office of Education's (MCOE) Gun Safety webpage has a robust list of materials and outreach regarding gun safety that include letters in English and Spanish to Parents and Guardians regarding Gun Safety at Home and MCOE Resolution- Gun Control/Safety on Campus.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

This activity is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

1) Draft Proclamation

PROCLAMATION

The Town of San Anselmo is pleased to

DECLARE THE FIRST FRIDAY IN JUNE 2024 TO BE NATIONAL GUN VIOLENCE AWARENESS DAY

This proclamation declares the first Friday in June 2024 to be National Gun Violence Awareness Day in the Town of San Anselmo to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

WHEREAS, every day, more than 120 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of more than 18,000 gun homicides every year; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high income countries; and

WHEREAS, California has 3,253 gun deaths every year, with a rate of 8.1 deaths per 100,000 people, a crisis that costs the state $41.9 billion each year, of which $1.1 billion is paid by taxpayers. California has the 45th highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and

WHEREAS, cities and towns across the nation, including San Anselmo, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is a mayor's highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers —in partnership with local violence intervention activists and resources —know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 7, 2024, to recognize the 27th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and

wear orange in tribute to – (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 7th, the first Friday in June in 2024, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 7, 2024, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, the Town Council of the Town of San Anselmo renews its commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE, I, Eileen Burke, Mayor of The Town of San Anselmo, do hereby Proclaim The First Friday In June, June 7, 2024, To Be:

NATIONAL GUN VIOLENCE AWARENESS DAY

in the Town of San Anselmo. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

_____

Eileen Burke, Mayor

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.3

MEETING DATE: May 28, 2024

AGENDA TITLE: Consider Adopting a Resolution Declaring June 2024 LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Throughout the Month of June at Town Hall

RECOMMENDATION: Adopt a Resolution Declaring June 2024 LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Throughout June at Town Hall

BACKGROUND

Pride Month is an annual month-long celebration of the LGBTQ community, currently observed in the month of June. The purpose of the commemorative month is to recognize the impact that lesbian, gay, bisexual, transgender, and questioning (LGBTQ) individuals have had on local, national, and international history.

At the June 8, 2021 Town Council meeting, the Town Council directed staff to bring forth, on an annual basis, an agenda item that would allow the Town of San Anselmo to further show support the LGBTQ community for Pride Month by flying the Rainbow Flag during the month of June.

DISCUSSION/ANALYSIS

Under the government speech doctrine, the Town may advance its own speech without requiring viewpoint neutrality when the government itself is the speaker, so long as the Town does not show religious preference, encourage a certain vote in an election or otherwise violate the law.

This request originated from a Councilmember was supported by the full Council, and not by a third-party request. Staff has determined that the flying of the Rainbow Flag on a Town Hall flagpole would be considered government speech and is consistent with the flagpole policy approved by Resolution No. 4392. Staff therefore seeks Council approval to fly the Pride Flag for the full length of Pride Month in 2024.

FISCAL IMPACT
None

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

ATTACHMENTS
Attachment 1- Draft Resolution

RESOLUTION NO. XXXX

RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL DECLARING JUNE LGBTQ PRIDE MONTH AND DIRECTING STAFF TO FLY THE RAINBOW FLAG THROUGHOUT THE MONTH OF JUNE AT TOWN HALL

WHEREAS, the Town of San Anselmo ("Town") has a diverse Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) community and is committed to supporting visibility, dignity, and equity for all people in the community; and

WHEREAS, many of the residents, students, employees, and business owners within the Town who contribute to the enrichment of our Town are part of the LGBTQ community; and

WHEREAS, June has become a symbolic month in which LGBTQ persons, and supporters, come together in various celebrations of pride; and

WHEREAS, cities across the United States recognize and celebrate June as LGBTQ Pride month; and

WHEREAS, the Town Council believes it remains important to communicate its support for inclusivity, equality and respect in our Town, and desires to recognize and celebrate June as LGBTQ Pride month; and

WHEREAS, the Town strives to be a place where all residents and visitors feel accepted and welcome; and

WHEREAS, the Rainbow Flag, also known as the LGBTQ Pride Flag or Gay Pride Flag, has been used since the 1970s as a symbol of LGBTQ pride and social movements; and

WHEREAS, flying the Town's Rainbow Pride Flag at Town Hall throughout the month of June further symbolizes San Anselmo's official recognition of June as LGBTQ Pride month, reflects the Town of San Anselmo's viewpoint, and symbolizes the Town's celebration of diversity and support for the LGBTQ community; and

WHEREAS, under the government speech doctrine, the Town may advance its own speech without requiring viewpoint neutrality when the government itself is the speaker, so long as the Town does not show religious preference, encourage a certain vote in an election or otherwise violate the law; and

WHEREAS, this request originated from a request made by a seated Councilmember, and

was subsequently supported by the full Council, and is consistent with the Town's flagpole policy.

NOW, THEREFORE, the Town Council does resolve as follows:

Section 1.
The Town Council hereby declares the month of June as LGBTQ Pride Month in the Town of San Anselmo and directs staff to fly the Rainbow Pride Flag on a flagpole at Town Hall throughout the month of June.

Section 2.
This resolution shall take effect immediately upon its adoption.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 28th day of May, 2024, by the following vote:

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

_____
EILEEN BURKE
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.4

MEETING DATE: May 28, 2024

AGENDA TITLE: Recreation Fund Financial Report

FROM: Dannielle Mauk, Director of Community Services

RECOMMENDATION: That Council review the Recreation Fund revenue and expenditure report for the period ending April 30, 2024.

BACKGROUND

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

DISCUSSION/ANALYSIS

As of April 30, 2024, 83% of the fiscal year has elapsed and the Recreation Fund is listed at 98% of projected revenues and 76% of projected expenditures.

In past years, revenue was deposited when customers registered. Our new Civic Rec software automatically defers the revenue deposit until the date of service. This makes it difficult to make a true comparison with previous years. We also included $300,000 for much needed capital project improvement projects to our program areas, which will be reflected in the expenditures for May and June. This is reflected in the unbalanced budget.

Enrollment for recreation programs is strong. Families are enjoying our programs, and we are working on adding additional programs. Enrollment will be reflected in both the increased revenues and expenditures each month.

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

FY		Revenue				Expenditures				Rev Over/(Under) Exp	
		Budget	Actual	%		Budget	Actual	%		$$	%
2023-24		1,984,971	2,032,473	98%		2,284,971	1,738,295	76%		294,178	14%

2022-23		1,875,414	2,004,119	107%		1,848,926	1,452,852	79%		551,267	29%
2021-22		1,348,625	2,008,546	151%		1,507,369	1,353,330	90%		655,215	49%
2020-21		1,408,125	1,167,971	83%		1,550,947	971,927	63%		196,044	14%
2019-20		1,627,269	1,532,430	94%		1,676,763	1,331,058	79%		201,372	12%
2018-19		1,510,604	1,705,548	113%		1,591,144	1.197,255	75%		508,293	33.6%
2017-18		1,514,000	1,525,943	101%		1,644,385	1,165,219	71%		360,724	23.8%
2016-17		1,384,325	1,511,848	109%		1,500,570	1,150,885	77%		360,963	26.1%
2015-16		1,246,689	1,396,884	113%		1,356.689	1,180,348	87%		216,536	17.5%

ATTACHMENT

Revenue & Expenditure Report FY 2023-24: Recreation Fund as of 4/30/2024.

Town of San Anselmo

Budget Report
Group Summary
For Fiscal: 2023-2024 Period Ending: 04/30/2024

SubCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 00 - UNDESIGNATED						
670 - TRANSFERS OUT	31,590.00	31,590.00	0.00	31,590.00	0.00	0.00 %
Department: 00 - UNDESIGNATED Total:	**31,590.00**	**31,590.00**	**0.00**	**31,590.00**	**0.00**	**0.00 %**
Department: 61 - SPORTS						
480 - FEES FOR SERVICES	612,600.00	612,600.00	24,569.00	640,303.50	27,703.50	4.52 %
600 - SALARIES AND WAGES	25,000.00	25,000.00	665.00	22,557.00	2,443.00	9.77 %
602 - EMPLOYEE BENEFITS	1,913.00	1,913.00	50.87	1,725.66	187.34	9.79 %
611 - OUTSIDE SERVICES	232,100.00	232,100.00	50,956.25	205,764.36	26,335.64	11.35 %
629 - MISCELLANEOUS	58,750.00	58,750.00	1,213.05	42,243.85	16,506.15	28.10 %
Department: 61 - SPORTS Surplus (Deficit):	**294,837.00**	**294,837.00**	**-28,316.17**	**368,012.63**	**73,175.63**	**-24.82 %**
Department: 62 - CULTURE						
480 - FEES FOR SERVICES	112,971.00	112,971.00	11,652.00	185,665.00	72,694.00	64.35 %
611 - OUTSIDE SERVICES	79,066.00	79,066.00	11,997.38	109,717.04	-30,651.04	-38.77 %
629 - MISCELLANEOUS	1,000.00	1,000.00	0.00	263.06	736.94	73.69 %
Department: 62 - CULTURE Surplus (Deficit):	**32,905.00**	**32,905.00**	**-345.38**	**75,684.90**	**42,779.90**	**-130.01 %**
Department: 63 - CHILD CARE						
480 - FEES FOR SERVICES	1,224,500.00	1,224,500.00	62,178.20	1,152,634.11	-71,865.89	5.87 %
600 - SALARIES AND WAGES	444,674.00	444,674.00	30,051.25	336,021.95	108,652.05	24.43 %
601 - RETIREMENT	21,350.00	21,350.00	2,020.19	18,200.51	3,149.49	14.75 %
602 - EMPLOYEE BENEFITS	88,772.00	88,772.00	7,594.23	79,184.10	9,587.90	10.80 %
611 - OUTSIDE SERVICES	374,620.00	374,620.00	7,164.66	304,631.39	69,988.61	18.68 %
629 - MISCELLANEOUS	29,000.00	29,000.00	1,124.10	24,630.47	4,369.53	15.07 %
Department: 63 - CHILD CARE Surplus (Deficit):	**266,084.00**	**266,084.00**	**14,223.77**	**389,965.69**	**123,881.69**	**-46.56 %**
Department: 64 - EVENTS AND OTHER						
480 - FEES FOR SERVICES	18,900.00	18,900.00	11,802.00	37,602.00	18,702.00	98.95 %
611 - OUTSIDE SERVICES	1,000.00	1,000.00	0.00	490.79	509.21	50.92 %
629 - MISCELLANEOUS	0.00	0.00	-17.04	65.28	-65.28	0.00 %
Department: 64 - EVENTS AND OTHER Surplus (Deficit):	**17,900.00**	**17,900.00**	**11,819.04**	**37,045.93**	**19,145.93**	**-106.96 %**
Department: 65 - PROGRAM ADMINISTRATION						
480 - FEES FOR SERVICES	16,000.00	16,000.00	2,856.00	16,268.68	268.68	1.68 %
600 - SALARIES AND WAGES	294,957.00	294,957.00	24,473.56	246,794.18	48,162.82	16.33 %
601 - RETIREMENT	29,037.00	29,037.00	2,587.82	26,875.06	2,161.94	7.45 %
602 - EMPLOYEE BENEFITS	61,799.00	61,799.00	7,443.06	66,972.88	-5,173.88	-8.37 %
610 - TRAINING	7,000.00	7,000.00	876.93	6,328.25	671.75	9.60 %
611 - OUTSIDE SERVICES	142,026.00	142,026.00	0.00	94,618.83	47,407.17	33.38 %
613 - PUBLICATION / DUES	800.00	800.00	269.65	1,307.65	-507.65	-63.46 %
614 - MAINTENANCE	1,000.00	1,000.00	0.03	828.76	171.24	17.12 %
615 - BUILDING MAINTENANCE	500.00	500.00	50.00	200.00	300.00	60.00 %
617 - UTILITIES	16,500.00	16,500.00	1,168.21	10,775.26	5,724.74	34.70 %
618 - HIRING	800.00	800.00	0.00	963.58	-163.58	-20.45 %
619 - MISCELLANEOUS	1,000.00	1,000.00	0.00	416.07	583.93	58.39 %
620 - OFFICE SUPPLIES	35,717.00	35,717.00	150.73	24,041.11	11,675.89	32.69 %
622 - DEPARTMENT SUPPLIES	5,000.00	5,000.00	525.03	3,390.56	1,609.44	32.19 %
631 - CAPITAL OUTLAY - CONSTRUCTION	300,000.00	300,000.00	2,901.60	77,698.13	222,301.87	74.10 %
Department: 65 - PROGRAM ADMINISTRATION Surplus (Deficit):	**-880,136.00**	**-880,136.00**	**-37,590.62**	**-544,941.64**	**335,194.36**	**38.08 %**
Report Surplus (Deficit):	**-300,000.00**	**-300,000.00**	**-40,209.36**	**294,177.51**	**594,177.51**	**198.06 %**

Town of San Anselmo

Budget Report
Group Summary
For Fiscal: 2023-2024 Period Ending: 04/30/2024

Account Type		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 21 - RECREATION							
Revenue		1,984,971.00	1,984,971.00	113,057.20	2,032,473.29	47,502.29	2.39 %
Expense		2,284,971.00	2,284,971.00	153,266.56	1,738,295.78	546,675.22	23.92 %
	Fund: 21 - RECREATION Surplus (Deficit):	**-300,000.00**	**-300,000.00**	**-40,209.36**	**294,177.51**	**594,177.51**	**198.06 %**
	Report Surplus (Deficit):	**-300,000.00**	**-300,000.00**	**-40,209.36**	**294,177.51**	**594,177.51**	**198.06 %**

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.5

MEETING DATE: May 28, 2024

AGENDA TITLE: Revenue and Expenditure Reports, April 2024

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Town Council consider approving the monthly year-to-date Revenue and Expenditure Reports and corresponding activity for the period ending through April 30, 2024.

SUMMARY

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

BACKGROUND

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

DISCUSSION/ANALYSIS

The revenue and expenditure data through April 30, 2024, is a compilation of all operating activity that is year-to-date for the current and prior fiscal year. These reports are sourced directly from the Town's financial system, of which a corresponding analysis has been performed identifying the key trends the Town Council should take note of.

Revenues

Overall, through the April 2024 reporting period end, the Town's General Fund revenue has increased its base relative to the prior year by $0.981M. A majority of the Town's revenue is collected at specific times.

Category	APR YTD FY24	APR YTD FY23	$ Change	% Change
Property Tax	15,789,488.94	14,912,987.46	876,501.48	5.88%
Sales Tax	1,001,184.41	1,123,747.68	(122,563.27)	-10.91%
Property Transfer Tax	79,863.54	57,405.24	22,458.30	39.12%
Franchise Taxes	684,671.84	578,653.78	106,018.06	18.32%
Licenses & Permits	1,039,236.79	1,108,401.33	(69,164.54)	-6.24%
Fines	87,894.35	59,084.73	28,809.62	48.76%
Cash & Investment Interest	67,228.08	51,791.34	15,436.74	29.81%
Intergovernmental	281,508.33	216,177.02	65,331.31	30.22%
Other Fees	293,980.68	251,631.31	42,349.37	16.83%
Transfers In	272,002.61	256,039.25	15,963.36	6.23%
Total	19,597,059.57	18,615,919.14	981,140.43	5.27%

As shown above, the Town's overall revenue base increased by $0.981M as its

- Property Taxes - The Town receives disbursements from the County of Marin for property taxes in December, April, and June. A portion of the increase compared to the prior period of $0.186M is due to a timing delay in the County of Marin issuing the 2022-2023 excess Education Revenue Augmentation Fund (ERAF) payment to the Town. This payment is normally received in August however it was received in October. That is outside of 60 days of year-end, so it was not recorded back into 2022-23. The remaining increase of $0.690M is due to the 5.5% growth in assessed and net taxable value the Town experienced in 2023-24.
- Sales Tax decreased by $0.123M compared to the prior period due to a decrease in consumer activity and the costs of goods. The Town receives disbursements monthly from the State for Sales Tax.
- Franchise Taxes increased by $0.106M due to rate increases by the respective provider and/or consumer activity.
- License & Permits decreased by $0.069M compared to the prior period due to declining construction activity around the Town and the timing of business license collections.
- Intergovernmental increased by $0.065M compared to the prior period due to the timing of collections for Prop 172 .5% sales tax and grants related to the Housing Element.

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

Expenditures

Overall, through the April 2024 reporting period end, the Town's General Fund expenditures have increased by $1.570M compared to the prior year. This is primarily from increases in compensation, outside services, debt service, and other expenditures. All other activity is either flat year-over-year or nets correspondingly to an immaterial change—all of which are within management's expectations.

Category	APR YTD FY24	APR YTD FY23	$ Change	% Change
Compensation	3,439,941.25	2,981,502.38	458,438.87	15.38%
Retirement	242,999.33	198,508.85	44,490.48	22.41%
Training	33,469.75	38,814.68	(5,344.93)	-13.77%
Outside Services	10,720,780.01	10,221,221.92	499,558.09	4.89%
Maintenance	224,117.77	32,714.80	191,402.97	585.07%
Utilities	67,908.73	21,313.45	46,595.28	218.62%
Supplies	210,987.61	122,297.65	88,689.96	72.52%
Debt Service	585,985.00	494,248.63	91,736.37	18.56%
Other Expenditure	1,325,788.73	1,131,972.50	193,816.23	17.12%
Transfers Out	774,500.00	813,517.00	(39,017.00)	-4.80%
Total	17,626,478.18	16,056,111.86	1,570,366.32	9.78%

As shown above, the Town's expenditures base overall increased by $1.570M of which is driven by compensation, outside services, debt service, and other expenditures:

- Compensation (Salaries & Wages and Benefits) increased by $0.488M compared to the prior fiscal year primarily due to the 4.5% cost of living adjustment effective July 1, 2023, filling of open positions, step adjustments, and an increase in health insurance premiums.
- Outside Services increased by $0.500M compared to the previous fiscal year due to payments for Public Safety JPA's and construction project activity, specifically Memorial Park Parking Lot.
- Maintenance increased by $0.191M compared to the previous fiscal year due to unscheduled repairs/maintenance at the Town's fire stations, Town Hall, and resources needed for upkeep of the medians.
- Supplies increased by $0.088M compared to the previous fiscal due to supplies/materials needed for traffic safety and the care of the Memorial Park field.
- Debt Service increased by $0.092M compared to the previous fiscal year due to the repayment of the 2021 Pension Obligation Bonds noted above. The bond payments are due in August and February.
- Other Expenditures increased by $0.193M compared to the previous fiscal year due to the increase in insurance premiums for property, liability, and cyber security as well as a slight increase in internal service charges for technology and building maintenance.
- Transfers Out decreased by $0.039M compared to the prior fiscal year due to the municipal lease on Fire Station 19 ending in the previous fiscal year and no transfer being made to that fund ($0.158M) offset by a transfer in into the information technology fund of $0.075M to help cover costs related to continued work on network upgrades and equipment replacement.

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

FISCAL IMPACT

None

GENERAL PLAN CONSISTENCY

Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

ATTACHMENTS

Attachment #1: General Fund Revenue and Expenditure Report by subcategory, April 2024

Attachment #2: Expenditure Report by department, April 2024

Town of San Anselmo
2023-2024 Rev & Exp Report
as of 04/30/2024
Fund: 01 - GENERAL FUND

	2022-2023 Revised Budget	2022-2023 Audited Actuals	2022-2023 YTD Actuals	% of Audited Actuals	2023-2024 Adopted Budget	2023-2024 Revised Budget	2023-2024 YTD Actuals	% of Actual / Budget
Revenue								
400 - PROPERTY TAX GENERAL	9,030,734.00	9,316,564.27	8,774,746.24	94.18 %	9,609,527.00	9,609,527.00	9,230,994.37	96.06 %
401 - PENSION	2,592,646.00	2,913,414.27	2,729,522.37	93.69 %	2,756,290.00	2,756,290.00	2,851,997.75	103.47 %
402 - PROPERTY TAX OTHER	3,760,449.00	3,537,673.91	3,476,124.09	98.26 %	3,875,006.00	4,097,971.00	3,786,360.36	92.40 %
410 - OTHER TAXES	1,610,000.00	1,579,452.60	1,123,747.68	71.15 %	1,545,000.00	1,503,000.00	1,001,184.41	66.61 %
411 - FRANCHISE TAXES	775,000.00	900,545.14	578,653.78	64.26 %	848,000.00	848,000.00	684,671.84	80.74 %
420 - BUSINESS LICENSE	260,000.00	299,090.84	261,881.20	87.56 %	290,000.00	290,000.00	238,481.94	82.24 %
421 - PARKING	24,500.00	2,080.10	1,732.81	83.30 %	0.00	0.00	0.00	0.00 %
422 - CONSTRUCTION	1,075,000.00	1,074,971.84	844,787.32	78.59 %	1,016,000.00	1,141,000.00	800,754.85	70.18 %
430 - VEHICLE CODE	10,000.00	10,268.23	4,807.91	46.82 %	10,000.00	10,000.00	3,217.65	32.18 %
431 - LIBRARY	0.00	4,050.62	3,564.99	88.01 %	1,250.00	1,250.00	2,234.53	178.76 %
432 - PARKING	50,000.00	73,714.66	50,711.83	68.79 %	115,000.00	115,000.00	82,442.17	71.69 %
440 - USE OF MONEY AND PROPERTY	70,000.00	121,574.14	51,791.34	42.60 %	75,000.00	100,000.00	67,228.08	67.23 %
450 - STATE REVENUE	127,500.00	185,570.89	150,177.02	80.93 %	137,500.00	297,500.00	281,508.33	94.62 %
460 - FEDERAL REVENUE	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
470 - LOCAL AGENCY REVENUE	0.00	66,000.00	66,000.00	100.00 %	0.00	0.00	0.00	0.00 %
480 - FEES FOR SERVICES	171,000.00	151,507.01	132,551.41	87.49 %	178,250.00	178,250.00	143,739.69	80.64 %
490 - MISCELLANEOUS REVENUE	100,070.00	162,016.07	119,079.90	73.50 %	102,772.00	102,772.00	150,240.99	146.19 %
519 - TRANSFERS IN	384,447.00	356,096.38	256,039.25	71.90 %	384,030.00	384,030.00	272,002.61	70.83 %
520 - SOURCE OF PROCEEDS	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
Total Revenue:	**20,041,346.00**	**20,754,590.97**	**18,625,919.14**	**89.74 %**	**20,943,625.00**	**21,434,590.00**	**19,597,059.57**	**91.43 %**
Expense								
600 - SALARIES AND WAGES	3,072,145.00	2,837,609.24	2,351,568.54	82.87 %	3,336,127.00	3,336,127.00	2,717,713.44	81.46 %
601 - RETIREMENT	535,751.00	240,972.70	198,508.85	82.38 %	561,590.00	561,590.00	242,999.33	43.27 %
602 - EMPLOYEE BENEFITS	884,105.50	634,244.72	553,772.11	87.31 %	890,116.00	890,116.00	648,324.17	72.84 %
604 - RETIREE BENEFITS	156,390.00	156,390.00	76,161.73	48.70 %	164,779.00	164,779.00	73,903.64	44.85 %
610 - TRAINING	43,200.00	54,360.77	38,814.68	71.40 %	55,750.00	55,750.00	33,469.75	60.04 %
611 - OUTSIDE SERVICES	12,461,732.37	12,342,729.85	10,221,221.92	82.81 %	12,885,864.00	13,506,864.00	10,720,780.01	79.37 %
613 - PUBLICATION / DUES	15,845.50	9,189.26	21,048.42	229.05 %	25,272.00	25,272.00	16,412.98	64.95 %
614 - MAINTENANCE	21,792.50	26,704.73	18,727.19	70.13 %	83,235.00	123,235.00	90,675.18	73.58 %
615 - BUILDING MAINTENANCE	98,643.00	64,029.70	8,619.40	13.46 %	50,000.00	50,000.00	116,056.49	232.11 %
616 - VEHICLE MAINTENANCE	6,515.00	14,686.62	5,368.21	36.55 %	2,000.00	2,000.00	17,386.10	869.31 %
617 - UTILITIES	0.00	43,034.42	21,313.45	49.53 %	0.00	0.00	67,908.73	0.00 %
618 - HIRING	1,000.00	4,279.64	4,163.64	97.29 %	1,000.00	1,000.00	2,526.83	252.68 %
619 - MISCELLANEOUS	19,000.00	11,208.45	8,305.95	74.10 %	50,000.00	50,000.00	36,125.00	72.25 %
620 - OFFICE SUPPLIES	36,665.00	25,478.83	17,196.06	67.49 %	0.00	0.00	19,289.69	0.00 %
622 - DEPARTMENT SUPPLIES	46,355.00	131,368.48	88,212.39	67.15 %	152,450.00	202,450.00	164,422.76	81.22 %
623 - BOOKS / MAGAZINES / VIDEOS	24,074.00	22,973.10	16,889.20	73.52 %	27,500.00	27,500.00	27,275.16	99.18 %
629 - MISCELLANEOUS	1,185,641.00	1,212,247.26	1,098,322.19	90.60 %	1,371,875.00	1,371,875.00	1,270,380.55	92.60 %
630 - EQUIPMENT	0.00	132.30	132.30	100.00 %	500.00	500.00	343.37	68.67 %
631 - CAPITAL OUTLAY - CONSTRUCTION	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
640 - PRINCIPAL	285,000.00	285,000.00	285,000.00	100.00 %	410,000.00	410,000.00	410,000.00	100.00 %
641 - INTEREST	248,976.00	209,248.63	209,248.63	100.00 %	176,067.00	176,067.00	175,985.33	99.95 %
670 - TRANSFERS OUT	1,503,517.00	1,503,517.00	813,517.00	54.11 %	699,500.00	774,500.00	699,500.00	90.32 %
Total Expense:	**20,646,347.87**	**19,829,405.70**	**16,056,111.86**	**80.97 %**	**20,943,625.00**	**21,729,625.00**	**17,551,478.51**	**80.77 %**
Total Fund: 01 - GENERAL FUND:	**-605,001.87**	**925,185.27**	**2,569,807.28**		**0.00**	**-295,035.00**	**2,045,581.06**	
Report Total:	**-605,001.87**	**925,185.27**	**2,569,807.28**		**0.00**	**-295,035.00**	**2,045,581.06**	

Town of San Anselmo
2023-2024 Rev & Exp Report
as of 04/30/2024

	2022-2023 Revised Budget	2022-2023 Audited Actuals	2022-2023 YTD Actuals	% of Audited Actuals	2023-2024 Adopted Budget	2023-2024 Revised Budget	2023-2024 YTD Actuals	% of Actual / Budget
Fund: 01 - GENERAL FUND								
Expense								
00 - UNDESIGNATED	1,503,517.00	1,503,517.00	813,517.00	54.11 %	699,500.00	774,500.00	774,500.00	100.00%
11 - TOWN COUNCIL	101,030.00	71,934.21	64,619.69	89.83 %	63,255.00	63,255.00	28,873.40	45.65 %
12 - ADMINISTRATION	1,450,835.00	1,312,278.74	1,100,198.07	83.84 %	1,566,544.00	1,566,544.00	1,270,290.33	81.09 %
16 - LEGAL SERVICES	385,000.00	300,254.80	223,856.80	74.56 %	425,000.00	425,000.00	198,750.50	46.76 %
18 - PLANNING	958,759.00	721,747.55	587,471.61	81.40 %	1,053,901.00	1,053,901.00	714,156.67	67.76 %
21 - NON-DEPARTMENTAL	1,414,224.50	1,096,425.45	1,002,988.59	91.48 %	1,654,808.00	2,120,808.00	1,551,752.89	73.17 %
30 - POLICE	4,938,129.00	4,938,129.00	4,115,107.50	83.33 %	5,184,636.00	5,184,636.00	4,336,994.20	83.65 %
32 - ROSS VALLEY FIRE SERVICE	4,869,951.00	4,829,687.31	3,992,217.80	82.66 %	5,088,722.00	5,088,722.00	4,229,208.85	83.11 %
40 - DEBT SERVICE	530,476.00	495,548.63	495,548.63	100.00 %	587,567.00	587,567.00	587,285.33	99.95 %
41 - ENGINEERING AND INSPECTION	1,760,519.00	1,502,810.96	1,203,759.59	80.10 %	1,684,804.00	1,809,804.00	1,350,368.44	74.61 %
42 - STREETS	1,078,724.00	1,231,798.00	997,809.65	81.00 %	1,145,909.00	1,185,909.00	996,123.95	84.00 %
71 - LIBRARY	781,632.87	792,973.27	666,219.36	84.02 %	847,839.00	847,839.00	736,574.68	86.88 %
81 - PARKS	579,146.00	737,234.96	548,163.32	74.35 %	614,458.00	694,458.00	603,403.58	86.89 %
82 - RECREATION/GENERAL FUND	294,404.50	295,065.82	244,634.25	82.91 %	326,682.00	326,682.00	248,195.69	75.97 %
Total Expense:	**20,646,347.87**	**19,829,405.70**	**16,056,111.86**	**80.97 %**	**20,943,625.00**	**21,729,625.00**	**17,626,478.51**	**81.12%**
Total Fund: 01 - GENERAL FUND:	**20,646,347.87**	**19,829,405.70**	**16,056,111.86**	**80.97 %**	**20,943,625.00**	**21,729,625.00**	**17,626,478.51**	**81.12%**
Report Total:	**20,646,347.87**	**19,829,405.70**	**16,056,111.86**	**80.97 %**	**20,943,625.00**	**21,729,625.00**	**17,626,478.51**	**81.12%**

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.6

MEETING DATE: MAY 28, 2024

AGENDA TITLE: "MEASURE A" PARKS TAX ALLOCATION

FROM: DANNIELLE MAUK, COMMUNITY SERVICES DIRECTOR
JEFF ZUBA, FINANCE & ADMINISTRATIVE SERVICES DIRECTOR

RECOMMENDATION: That Council approve the 2024/25 Work Plan for the Town's allotment of Measure A funds.

BACKGROUND

Since 2013, when Measure A was first enacted countywide, the Town Council has developed an annual Work Plan which defined the allocation of the Town's annual Measure A funding allocation.

2013/14 Allocation

In November of 2013, the Town Council voted to allocate 100% of the 2013/14 Measure A funds allotted to San Anselmo, which was estimated to be in the amount of $35,897, towards the purchase of the Sky Ranch property in Fairfax and San Anselmo to be used as open space lands. The 2013/14 Measure A funds ended up exceeding the County's estimates by $12,175, for a total of $ 48,072. These additional funds were deposited into the Town's Measure A account for a future designation.

At that time, Council directed staff to engage both the Open Space Committee and the Parks and Recreation Commission in the creation of Measure A recommendations for consideration by the Town Council.

2014/15 Allocation

At the Council Meeting held on May 13, 2014, the Council was presented with options from both the Parks & Recreation Commission and Open Space Committee for use of the 2014 Measure A funds. These recommendations included committing 100% of the

2014/15 allocation towards future improvements at Memorial Park. This recommendation took into consideration the fact that 100% of the 2013/14 allocation went towards the Sky Ranch acquisition. The second recommendation was that 90% be allocated towards Memorial Park and 10% be allocated to the Open Space Fund.

At the May 27, 2014, Town Council meeting, after a lengthy discussion, the Council decided by a 3 to 2 vote to allocate $55,494 towards the purchase of the Sky Ranch property, and to allocate $66,794 towards future improvements at Memorial Park.

In 2015/16 the Town Council approved the recommendation that the 2015/16 Measure A funds be split, designating 70% towards Memorial Park improvements and 30% towards the Open Space Fund. This recommendation has been renewed each year through FY 2023/2024.

DISCUSSION/ANALYSIS

During the annual work plan discussion in spring of 2023, the Town Council requested that staff bring forward options for a potential new methodology for the Town's allotment of Measure A funds. There was a discussion about allowing the 70% allocation for Memorial Park to be available for use for all Town parks and not just Memorial Park. At the April 23, 2024, Town Council meeting, Council directed staff to continue to allocate Measure A funds designating 70% towards Memorial Park improvements and 30% towards the Open Space Fund.

FISCAL IMPACT

The FY 2024/25 estimates provided by the County of Marin are $117,485, this would represent $82,240 for the Memorial Park Fund and $35,245 for the Open Space Fund.

GENERAL PLAN CONSISTENCY

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

ATTACHMENT:

FY 2024/25 Work Plan

MARIN COUNTY
PARKS
PRESERVATION · RECREATION

Work Plan

Measure A City, Town, and Applicable Special District Program
Proposed Expenditure of Measure A Funds for Fiscal Year 2024-25

Timely and accurate completion of this report is a condition of receiving Measure A funds.

Instructions:

- This work plan must be completed by an authorized representative of the recipient.
- Please complete and submit this work plan to Kevin Wright, Marin County Parks Government and External Affairs Manager (kwright@marincounty.org), by July 1st, 2024.
- Contact Mr. Wright by e-mail (kwright@marincounty.org) or phone (415) 497-3553 if you have any questions, or if you have suggestions to improve this form.
- Marin County Parks will review this plan within one month of its receipt to ensure that proposed expenditures are consistent with Marin County Ordinance 3760 (Measure A).
- Recipients must provide Marin County Parks with 30-days prior notice of any project additions or substitutions that are proposed while a work plan is in effect.
- Total actual Measure A project expenditures may not exceed recipient's actual Measure A funding for any given fiscal year, plus any balance remaining from previous years, unless the recipient is borrowing money to be paid back by Measure A funding and has indicated this in their work plan.

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A. Name of Recipient (city, town, or applicable special district):
Town of San Anselmo

B. Recipient's representative and contact information: (Please print all information)

Name: Dannielle Mauk
(Print)

Title: Director of Community Services
(Print)

Address: 525 San Anselmo Ave.

City, Zip: San Anselmo, 94960

Phone: (415) 258-4661

E-mail: dmauk@townofsananselmo.org

C. Total estimated funds for Fiscal Year 2024-25:

i. Estimated carry-over balance of recipient's Measure A funds from previous fiscal years	**ii. Estimate of recipient's Measure A funds for FY 24-25. (This information will be provided by Marin County Parks)**	**iii. Total estimated available funds for FY 24-25 (i + ii).**
$ 124,647	$117,485	$242,132

D. Recipient's Measure A Work Plan for Fiscal Year 2024-25:

Name of work or project:	**Primary purpose of work or project. Select only one from list below. ****	**Description. Be as specific as possible. Include numbers related to square footage of facilities, acreage, etc. If Measure A funds were used for maintenance, use numbers to indicate change from pre-Measure A conditions.**	**Amount of Measure A funds estimated to be used:**	**Source(s) and amount(s) of matching funds projected for use. If none, enter "0"**	**Total expenditures projected for work or project in current reporting year**
Memorial Park Restoration Project	B	Memorial Park Repair Project	$191,563	0	$191,563
Open Space Project	D	Open Space Acquisition	$50,569	0	$50,569
			$		$
			$		$
			$		$
Estimated Total					**$**

****Select work or project purpose from the following menu**:

a) Routine operations and maintenance
b) Renovation of existing recreational facility, including infrastructure (includes planning, environmental review, permitting, design development, etc.)
c) Construction of new park or recreation facility (includes planning, environmental review, permitting, design development, etc.)
d) Parkland acquisition
e) Fuel reduction - all types of fuelbreaks, including primary, ridgeline, etc.
f) Flashy fuel reduction (ROW, street ends, trail heads, etc.)
g) Natural resource protection and restoration, and invasive plant control
h) Maintaining vehicle access
i) Sudden Oak Death
j) Hazard tree removal
k) Inventory and monitoring
l) Wildlife management monitoring
m) Vegetation and wildlife management - Other-

E. Certification

I certify that the information contained herein is true and accurate, to the best of my knowledge.



Signature

Director of Community Services
Title

Dannielle Mauk
Print Name

5/22/202
Date

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.7

MEETING DATE: May 28, 2024

AGENDA TITLE: Quarterly Treasurer's Investment Report, March 2024

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council consider approving the Treasurer's Investment Report for the quarter ending March 31, 2024.

SUMMARY

The Treasurer's Investment Report is a quarterly itemization of the market value of Town investments. The purpose of this report is to present financial information for review and discussion.

DISCUSSION/ANALYSIS

The attached report itemizes the Town's investments and states the market value of each investment as of March 31, 2024. The Wells Fargo bank account is the Town's primary checking account used for the deposit and expenditure of operating funds. The Bank of America checking account is a controlled account used for payroll processing only.

The Town holds three investment accounts; one with Moreton Capital with funds held at U.S. Bank, one with Wells Fargo Securities with funds held at Wells Fargo, and one with RBC Capital Markets held at RBC. The investments held are allowable by the Town's investment policy.

The Town maintains two Local Agency Investment Fund accounts (LAIF) for the purpose of maximizing interest income on funds not needed for immediate expenditure. One LAIF account is for the investment of general operating funds. The other is for the remaining series 2003 Measure G bond proceeds, required by law to be maintained in a segregated account.

The Town's cash balance as of March 31, 2024, is $14,879,627 which is $1,330,123 more than the balances at this time last year.

FISCAL IMPACT
Not applicable

GENERAL PLAN CONSISTENCY
Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

ATTACHMENTS
Attachment #1: Quarterly Treasurer's Investment Report, March 31, 2024

TOWN OF SAN ANSELMO

TREASURER'S INVESTMENT REPORT
for the quarter ending March 31, 2024

INSTITUTION	TYPE OF INVESTMENT	MATURITY DATE	EFFECTIVE YIELD	MARKET VALUE OF AMOUNT ON DEPOSIT	NOTES BOOK VALUE	NOTES UNREALIZED GAIN
Wells Fargo Bank	Government Advantage Checking	None	1 65%	-		
Wells Fargo Bank	Government Sweep Account	None	5 18%	1,691,926		
Bank of America	Business Checking Account	None	0 49%	55,678		
LAIF (Local Agency Investment Fund) Operating Account	State Treasurer's Pool	None	3 81%	7,947		
LAIF (Local Agency Investment Fund) Measure G Proceeds	State Treasurer's Pool	None	3 81%	95,732		
Moreton Capital	Money Market	None	5 23%	2,457,423		
Moreton Capital	Municipal Bonds	Varies	4 60%	4,795,442		
Moreton Capital	Cerificate of Deposits	Varies	4 75%	728,411		
Moreton Capital	Treasury/Federal Agency	Varies	5 17%	1,239,703		
Wells Fargo	Treasury/Federal Agency	Varies	4 94%	748,033		
Wells Fargo	Money Market	None	5 22%	539,248		
RBC Wealth Management	Certificate of Deposits	Varies	5 00%	2,190,073		
RBC Wealth Management	Treasury/Federal Agency	Varies	4 78%	242,358		
RBC Wealth Management	Money Market	None	5 02%	87,657		
Total Investment Portfolio:				14,879,627		

I hereby verify that this report is in conformity with the Town of San Anselmo Investment Policy

John Mahl Digitally signed by John Mahl Date: 2024.05.22 10:02:29 -07'00'

John Mahl, Town Treasurer

Jeff Zuba, Finance & Administrative Services Director

April 15, 2024
Date

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: May 28, 2024

AGENDA TITLE: Approval of the Memorandum of Agreement with the County's Office of Emergency Management for emergency services coordination, prevention, preparedness, response, recovery and mitigation efforts

FROM: Administration

RECOMMENDED MOTION: Approval of the Memorandum of Agreement with the County's Office of Emergency Management for emergency services coordination, prevention, preparedness, response, recovery and mitigation efforts of the Marin Operational Area and Political Subdivisions; annual cost of $7,500

BACKGROUND

On July 8, 2003, the Town Council authorized execution of a three-year contract with the County of Marin Sheriff's Office of Emergency Services (OES) to provide emergency management services. This contract has been renewed in the intervening years. The functions of former OES has transitioned to the Office of Emergency Management (OEM) with management authority switching from the Marin County Sheriff's Office to the Marin County Fire Department.

With the reconfiguring of the Office of Emergency Management's mission and function, the office has made significant adjustments to the MOAs and created two tiers of MOAs – one for small agencies and another for larger agencies. The MOAs for the jurisdictions will include all previous services and new services in a transparent manner.

Across the board, OEM has seen a downtick in federal Emergency Management Performance Grant (EMPG) and Homeland Security Funding which had sustained the emergency management programs in the past, but this downtick combined with the higher cost for incident management systems (WebEOC and AlertMarin), requires us to increase the MOU cost to participating agencies.

This agreement is essential for promoting collaboration, coordination, and resource sharing among the entities within the operational area and political subdivisions, thereby enhancing emergency preparedness and response capabilities.

The tentative date for implementation of the MOA will be July 1, 2024.

DISCUSSION/ANALYSIS

The Memorandum of Agreement (MOA) of the Marin Operational Area and Political Subdivisions outlines several benefits for our small city:

Coordinated Emergency Response: The MOA establishes an operational structure for coordination and communication during emergencies. This ensures that resources, information, and priorities are managed efficiently among the political subdivisions within Marin County, including Sausalito, enhancing the overall response to disasters and crises.

Access to Resources and Expertise: By participating in the MOA, Sausalito will gain access to shared resources, such as the Operational Area Emergency Operations Center (OA-EOC) and emergency management services provided by the Marin County Fire Department's Office of Emergency Management. This access enhances the city's capacity to manage emergencies effectively.

Mutual Aid Coordination: The MOA supports mutual aid coordination in areas such as law enforcement, fire and rescue, and emergency medical services.

Standardized Emergency Management System (SEMS): The MOA aligns with California's SEMS, ensuring that emergency management practices and procedures are standardized and consistent across the operational area. This alignment enhances interoperability and coordination during complex emergency situations.

Capacity Building and Training: The MOA includes provisions for capacity building and training initiatives. This enables Sausalito to enhance our local emergency management program, conduct exercises, and participate in training led by the County, thereby improving overall emergency preparedness and response capabilities.

Cost-Effective Collaboration: While there is an annual cost associated with the MOA, the benefits of shared resources, coordinated response efforts, and access to expertise often outweigh the financial investment. Sausalito can leverage the collective capabilities of the operational area to address emergencies efficiently and cost-effectively.

The Operational Area Agreement for Emergency Management will be a 3-year agreement and the primary agreement between the County and Cities / Towns (Operational Area partners). The attached Agreement discusses how emergency

management activities and systems are managed and coordinated throughout the disaster cycle. Some of the systems supported by this agreement include – WebEOC, AlertMarin, Disaster Cost Recovery software, and the ReadyMarin program.

FISCAL IMPACT

Annual cost of $7,500.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Approval of a Memorandum of Agreement between the Town and the County office of Emergency management is not considered a “project” under the California Environmental Quality Act (CEQA), because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment 1- Proposed Memorandum of Agreement of the Marin Operational Area and Political Subdivisions

MEMORANDUM OF AGREEMENT

OF THE MARIN OPERATIONAL AREA AND POLITICAL SUBDIVISIONS

THIS AGREEMENT, made and entered into this **___ day of _____, 20__,** by and between the COUNTY OF MARIN and implemented by the County of Marin Fire Department's Office of Emergency Management, a Poli?cal Subdivision of the State of California, ac?ng by and through its Board of Supervisors, hereina?er referred to as "**County**" and the _____, a municipal corpora?on of the State of California, hereina?er referred to as "**Poli?cal Subdivision**," collec?vely, "the Par?es."

WITNESSETH:

WHEREAS, County has adopted the Standardized Emergency Management System pursuant to the provisions of Division 1, Title 2 of the California Government Code; and

WHEREAS, it is the intent of the Par?es hereto to coordinate preven?on, preparedness, response, recovery and mi?ga?on efforts for the safety of persons and property from the effects of natural, human-caused, or war-caused disasters, hereina?er referred to as emergencies, as required by the California Emergency Services Act, Chapter 7 of Division 1 of Tile 2 of the California Government Code (Gov't Code §§ 8850 et seq.), and the Standardized Emergency Management System (SEMS) Regula?ons, Division 2 of Title 19 California Code of Regula?ons (19 C.C.R. §§ 2400 et seq.); and

WHEREAS, under Government Code Sec?on 8605, each county geographic area is designated as an Opera?onal Area, an intermediate level of the state emergency services organiza?on, consis?ng of a county and all poli?cal subdivisions within the county area; and

WHEREAS, the purpose of an Opera?onal Area, as defined in Government Code Sec?on 8605 and Title 19 California Code of Regula?ons Sec?ons 2403 and 2409, is to manage and coordinate informa?on, resources, and priori?es among the local governments within the geographic area of the County, and to serve as the coordina?on and communica?on link between the local government level and the regional level of the State; and to use mul?-agency or inter-agency coordina?on to facilitate decisions for overall opera?onal area level emergency response ac?vi?es; and

WHEREAS, this Agreement is intended to provide for the con?nued management of the Opera?onal Area; coopera?ve and mutual handling of du?es and responsibili?es of the Opera?onal Area Lead Agency; coordina?on of the emergency func?ons of the Opera?onal Area with all other public agencies, corpora?ons, organiza?ons, and affected private persons within the Opera?onal Area; and the prepara?on and implementa?on of plans for the protec?on of persons and property within the Opera?onal Area in the event of an emergency; and

WHEREAS, County maintains mul?jurisdic?onal plans, systems, services, and programs herein described as the County Emergency Opera?ons Plan and associated Annexes, the County Hazard Mi?ga?on Plan, the Alert and Warning System, the County Disaster Sheltering resources, Emergency Management and Public Safety Grants, County Incident Management System, Duty Officer Program, Opera?onal Area

Training and Exercise Program, and a well-established Emergency Organiza?on Center func?oning under the County Director of Emergency Management pursuant to Sec?on 2.99 of the Marin County Code; and

WHEREAS, Poli?cal Subdivision is located within the Opera?onal Area;

WHEREAS, it would be naturally advantageous to the par?es hereto to have County's Emergency Management Office perform certain func?ons for the said Poli?cal Subdivision;

NOW, THEREFORE, in considera?on of the covenants and agreements herein contained, it is mutually agreed, in accordance with the terms and provisions of the California Emergency Services Act (Title 2, Division 1, Chapter 7 of the Government Code), as follows:

A. **RECOGNITION OF AND PARTICIPATION IN THE OPERATIONAL AREA FOR DISASTER RESPONSE AND RECOVERY OPERATIONS**

I. The Par?es recognize an Opera?onal Area, as the term defined in the California Code of Regula?ons (Cal ?tle 19, 2401 et. Seq) which designates an intermediate level of organiza?on for coordina?on and communica?on between poli?cal subdivisions within Marin County boundaries. The Par?es agree to par?cipate in an organiza?onal structure, or Opera?onal Area Organiza?on ("Organiza?on"), which shall be a planning partnership limited to the exchange of intelligence, iden?fica?on of poten?al resources, facilita?on of certain mutual aid processes, coopera?ve training ac?vi?es, and reciprocal lines of communica?on. The primary purpose of the Organiza?on shall be to facilitate local emergency response plans and programs which are intended to preserve the life and safety of people, property, and the environment.

II. In addi?on, each party agrees that the Organiza?onal structure will u?lize the Mul?-Agency Coordina?on System (MAC) defined as a formal decision-making process involving the agencies and jurisdic?ons impacted by a disaster for the priori?za?on of incidents and the sharing and alloca?on of cri?cal resources.

III. The Par?es shall designate individuals from their poli?cal subdivision to be trained to staff func?ons in the Opera?onal Area Emergency Opera?ons Center (EOC). Each party to this Agreement shall also designate, in wri?ng, a line of succession of officials who are empowered to speak on behalf of the party at the poli?cal subdivision by organiza?onal ?tle.

B. **DESIGNATED LEAD AGENCY**

I. The Par?es hereby designate the Marin County Fire Department's Office of Emergency Management (OEM) as the Lead Agency of the Marin Opera?onal Area and Disaster Council (DC3). The Marin County Fire Department's Office of Emergency Management staff shall be responsible for the day-to-day administra?on of the Opera?onal Area in accordance with the policies and procedures recommended by the Marin Opera?onal Area and Disaster Council. This includes coordina?ng the ini?al planning and development of the Opera?onal Area in coordina?on with local governments and all poli?cal subdivisions.

II. The Lead Agency shall:

a. Coordinate informa?on, resources, and priori?es among local government en??es situated within the Opera?onal Area, as prescribed by the MOA and Disaster Council;

b. Coordinate informa?on, resources, and priori?es between the regional level and the local government levels. Coordina?on of fire and law enforcement resources shall be accomplished through their respec?ve mutual aid systems;

c. U?lize the Mul?-Agency Coordina?on System to facilitate decisions for overall Opera?onal Area level emergency response and mutual aid ac?vi?es and during situa?ons where complex policy issues impact mul?ple jurisdic?ons.

C. STANDARDIZED EMERGENCY MANAGEMENT SYSTEM (SEMS) REGULATIONS

The County and Poli?cal Subdivision recognize and fully support California's Standardized Emergency Management System (SEMS). Development of the Marin County Opera?onal Area and its Disaster Response Standard Opera?ng Procedures will be in accordance with the major components of SEMS iden?fied in California Code of Regula?ons, Title 19, Division 2, Office of Emergency Service which includes:

I. Mul?-Agency Coordina?on System (MAC)
II. The State's Master Mutual Aid Agreement
III. Opera?onal Area
IV. Opera?onal Area Satellite Informa?on System (OASIS)

D. MUTUAL AID COORDINATION

I. Law Enforcement Mutual Aid

This Agreement shall support the Law Enforcement Mutual Aid Plan issued and revised under the authority of the California Master Mutual Aid Agreement and California Emergency Services Act under the authority of Sec?ons §8550, 8569, 8615 through 8619, and 8668 of the California Government Code, the California Emergency Plan, and the Master Mutual Aid Agreement. The Law Enforcement Mutual Aid Agreement describes the standard procedures used to acquire law enforcement mutual aid resources and the method to ensure coordina?on, and this Agreement shall not dictate or supplant authori?es, roles, and responsibili?es of the under the purview of the Law Enforcement Mutual Aid Plan. The provisions of this Agreement shall support the implementa?on of mutual aid coordina?on to the extent of which the Opera?onal Area is requested.

II. Fire and Rescue Mutual Aid

This Agreement shall support the Fire and Rescue Mutual Aid Plan issued and revised under the authority of the California Master Mutual Aid Agreement and in alignment with the California Fire Assistance Agreement. The Fire and Rescue Mutual Aid Plan describes the standard procedures used to acquire Fire and Rescue mutual aid resources and the method to ensure coordina?on, and this agreement shall not dictate or supplant authori?es, roles, and responsibili?es of the under the

purview of the Fire and Rescue Mutual Aid Plan. The provisions of this Agreement shall support the implementa?on of mutual aid coordina?on to the extent of which the Opera?onal Area is requested.

III. Emergency Medical Services Mutual Aid

This Agreement shall support the California Emergency Medical Services Mutual Aid Plan issued and revised under the authority of the California Code of Regula?ons Title 22, Division 9 and the California State Health and Safety Code, Sec?on 1797.170(b). The Law Enforcement Mutual Aid Agreement describes the standard procedures used to acquire law enforcement mutual aid resources and the method to ensure coordina?on, and this agreement shall not dictate or supplant authori?es, roles, and responsibili?es of the under the purview of the Law Enforcement Mutual Aid Plan. The provisions of this Agreement shall support the implementa?on of mutual aid coordina?on to the extent of which the Opera?onal Area is requested.

E. **LOCAL AUTHORITY AND AGENCY HAVING JURISDICTION**

In the event of an actual or threatened emergency, each poli?cal subdivision within the County of Marin shall retain the authority provided for by law respec?ng its jurisdic?on. No provision created by this Agreement can bind par?es to legal or financial obliga?ons outside of its jurisdic?on.

Poli?cal Subdivision shall hold the designa?on of lead agency and Agency Having Jurisdic?on for incidents occurring within the jurisdic?on of Poli?cal Subdivision.

F. **PROVISIONS OF FACILITES AND RESOURCE SUPPORT**

I. The County shall provide for an Opera?onal Area Emergency Opera?ons Center (OA-EOC) located at 1600 Los Gamos Drive, San Rafael, California. Alternate loca?ons may be u?lized in the event this loca?on is unsafe or unavailable. The County shall also provide EOC support staff for the Opera?onal Area EOC during actual opera?ons, drills, and training where the incident involves two or more jurisdic?ons and or the County EOC structure is ac?vated at the request in support of an on-going incident.

II. All Par?es to this Agreement may provide representa?ves to the Opera?onal Area EOC for decision making, situa?onal awareness and liaison ac?vi?es if the designated official is serving in an official and recognized EOC func?on. Par?es may be denied access if intelligence or sensi?ve informa?on are being shared and Poli?cal Subdivision is not a subject or direct party of the incident.

III. The Opera?onal Area EOC will facilitate the ac?va?on of mutual aid resources, EOC staffing, and resource requests between Poli?cal Subdivision and County, Poli?cal Subdivision and other poli?cal subdivisions within the Opera?onal Area, and/or between Poli?cal Subdivision and the State of California.

G. **COUNTY LIAISON TO POLITICAL SUBDIVISION**

County agrees to appoint a person, at staff level, as a liaison person to Poli?cal Subdivision (“County Liaison”), and Poli?cal Subdivision agrees to appoint a primary point of contact person to County. The County Liaison shall not be an employee of the Poli?cal Subdivision. The personnel management of County Liaison is the responsibility of the County.

The County Liaison will provide the following services during the performance period of this Agreement:

I. Assistance with wildfire, tsunami, and other requested evacua?on drills
II. Coordina?on and guidance on the applica?on and use of grants – pre-award
III. Physical Copies of all Opera?onal Area Plans and Procedures
IV. One (1) Annual briefing for elected officials on the Opera?onal Area Program and Status
V. Assistance with development of local Emergency Opera?on Centers and Emergency Management Programs supported by the Poli?cal Subdivision
VI. Emergency informa?on sharing between the Federal, State, and Regional Emergency Management channels (e.g., Red Flag Warning, Tsunami no?fica?ons, and High Wind no?fica?ons)
VII. Ini?al Damage Es?mate Coordina?on and Post-Disaster Cost Recovery coordina?on
VIII. Threat and Hazard Iden?fica?on and Hazard Assessment (THIRA)
IX. Two (2) community presenta?ons or community events within the jurisdic?on.

H. **POLITICAL SUBDIVISION CAPACITY BUILDING INITIATIVE**

I. Poli?cal Subdivision agrees to manage and maintain a reasonable local emergency management program which shall be administered by public officials from the Poli?cal Subdivision.
II. Poli?cal Subdivision agrees to conduct (1) one, annual table-top exercise in coordina?on with the County or led by an external party; or, send the dedicated emergency management liaison(s) from the jurisdic?on to Opera?onal Area trainings and exercises led by the County; or annually send ten-percent (10%) of Poli?cal Subdivision's full-?me staff to (1) one training and/or exercise led by the County.
III. Poli?cal Subdivisions agrees to adopt the Standardized Emergency Management System as required by the State of California for emergency opera?ons and the Incident Command System for field opera?ons as required by the Na?onal Incident Management System.
IV. Poli?cal Subdivision agrees to u?lize the emergency tools, resources, and communica?on tools provided by the Opera?onal Area Coordinator during emergency situa?ons to the extent that the systems are operable and accessible. In the absence or where imprac?cal, Poli?cal Subdivision agrees to u?lize tools aligned with the Standardized Emergency Management System and/or the Incident Command System.
V. Poli?cal Subdivision agrees to assign a member to the Marin Opera?onal Area Disaster Council by either vo?ng for a representa?ve who may serve as a liaison for mul?ple jurisdic?ons, proxy, and/or a direct appointment to the Marin Opera?onal Area Disaster Council. Said appointee shall represent Poli?cal Subdivision in the review and advisement of Opera?onal Area plans and annexes, standard opera?ng procedures, systems, programs, and topics related to the Opera?onal Area's emergency management program.

I. SUMMARY OF CHARGES INCURRED BY THE OPERATIONAL AREA

County, serving in its capacity as the Opera? onal Area Coordinator shall maintain certain contracts, services, plans, agreements, and programs to support Opera? onal Area coordina? on and share cri? cal informa? on as required by the California Code of Regula? ons.

The summary of charges below reflects the annual costs for the aforemen? oned services, which are above the requirements of California Code of Regula? ons and the California Standardized Emergency Management System:

Active Projects and Description (2023)	Annual Cost to the County of Marin
Grants Management and Audits*	$15,000*
OA Incident Management System (WebEOC)	$95,000
Alert and Warning Software (Everbridge / AlertMarin)	$55,419
20% of estimated cost for 5-year Multijurisdictional Hazard Mitigation Plan	$50,000
33% of estimated cost for 3-year Multijurisdictional Emergency Operations Plan and all hazard-specific annexes	$83,333
City and Towns Emergency Operations Center readiness and technology maintenance**	$30,000
Emergency Management Preparedness Program (ReadyMarin)**	$50,000**
24/7 Duty Officer Program as defined within the OEM Program Standards (Standby Pay)	$93,770
Mass Care and Sheltering Resource Management and Storage**	$120,000
OA Training and Exercises**	$5,000**
Total Annual Cost to the County of Marin	$597,500 Annually
Portion of Cost based on total population. (July 2022 estimates @ 256,018)	$2.333 per resident
County Cost based on Population (79,381 persons)	$185,260.98
Non-County Cost based on Population (176,636 persons)	$412,236.67

*County is eligible to withhold 15% of each grant received by the Opera? onal Area as a management fee; however, the County will limit grant fees to a one-? me cost and bundle within the MOUs. ** Direct cost to the County of Marin a? er all grants have been applied.

J. **COMPENSATION**

Poli?cal Subdivision agrees to pay COUNTY a fee of $15,000 annually, which is a minimum fee for services rendered for jurisdic?ons with popula?ons greater than 30,000. The cost paid by Poli?cal Subdivision shall not include emergency and/or disaster opera?ons costs which are burdened by and herein required by the County through State mandates or as a provision of other agreements. The fee paid to the County shall not supplant Poli?cal Subdivision's legal mandate and local authority.

Poli?cal Subdivision shall pay COUNTY by November 1 of each calendar year during the term of the Agreement. Poli?cal Subdivision will send a check addressed to the County of Marin - Office of Emergency Management at 1600 Los Gamos Suite 301, San Rafael California 94904.

K. **TERMS OF AGREEMENT**

This Agreement shall commence on July 1 of the year executed and shall con?nue for thirty-six (36) months therea?er. Either party may terminate this Agreement, effec?ve at the end of the COUNTY fiscal year, June 30th, by wri?en no?ce to do so on or before March 1st and addressed to the County's Director of Emergency Management or to the execu?ve official of Poli?cal Subdivision. If Poli?cal Subdivision terminates this agreement a?er March 1, Poli?cal Subdivision shall con?nue to be responsible for the annual cost herein agreed upon in Sec?on J for the fiscal year beginning July 1.

This Agreement shall be effec?ve from the date it is executed in wri?ng and shall remain in effect unless and un?l it is modified or terminated in wri?ng, in accordance with the terms of this Agreement.

L. **WITHDRAWL OF A PARTY**

On the effec?ve date of withdrawal, Poli?cal Subdivision shall no long have access to services and systems rendered by COUNTY in Sec?on I which are not bestowed upon COUNTY by California Emergency Services Act, Chapter 7 of Division 1 of Tile 2 of the California Government Code (Gov't Code §§ 8850 et seq.) and the Standardized Emergency Management System (SEMS) Regula?ons, Division 2 of Title 19 California Code of Regula?ons (19 C.C.R. §§ 2400 et seq.)

M. **INDEMNIFICATION AND HOLD HARMLESS**

Each party agrees to indemnify, defend and hold harmless the County and the other poli?cal subdivision par?es to this agreement and their authorized agents, officers, volunteers and employees against any and all claims or ac?ons arising from Poli?cal Subdivision's negligent acts or omissions and for any costs or expenses insured by the County or Poli?cal Subdivision on account of any claim therefore.

The County agrees to indemnify, defend, and hold harmless the Poli?cal Subdivisions and their authorized agents, officers, volunteers, or employees against all claims or ac?ons arising from the County's negligent acts or omissions and or any cost or expenses insured by the Poli?cal Subdivisions on account of any claim therefor.

N. **SALARIES, EMPLOYMENT, AND WORKERS' COMPENSATION BENEFITS**

The salaries, employment, and workers' compensa?on benefits of each employee par?cipa?ng in the Opera?onal Area EOC ac?va?on shall be the responsibility of the party that employs the individual, and all persons par?cipa?ng in the EOC ac?va?on shall remain employees of the party that regularly employs them during their performance of all tasks undertaken pursuant to this Agreement. It is understood that each party's employees have no rights, benefits, or special employment status conferred by reasons of this Agreement.

O. **EXECUTION OF AGREEMENT**

This Agreement may be executed in mul?ple counterparts, each of which shall cons?tute one and the same instrument and be accorded the same force and effect as if executed on one and the same instrument. The Agreement shall take effect on the 1st day of July of each year.

IN WITNESS WHEREOF, COUNTY OF MARIN, ac?ng and through its Board of Supervisors, and the _____, have caused this Agreement to be executed as of this ___ day of _____ 20__.

COUNTY OF MARIN, a Poli?cal Subdivision of the State of California,

MEMORANDUM OF AGREEMENT

OF THE MARIN OPERATIONAL AREA AND POLITICAL SUBDIVISIONS

THIS AGREEMENT, made and entered into this **___ day of _____, 20__,** by and between the COUNTY OF MARIN and implemented by the County of Marin Fire Department's Office of Emergency Management, a Political Subdivision of the State of California, acting by and through its Board of Supervisors, hereinafter referred to as "**County**" and the _____, a municipal corporation of the State of California, hereinafter referred to as "**Political Subdivision**," collectively, "the Parties."

WITNESSETH:

WHEREAS, County has adopted the Standardized Emergency Management System pursuant to the provisions of Division 1, Title 2 of the California Government Code; and

WHEREAS, it is the intent of the Parties hereto to coordinate prevention, preparedness, response, recovery and mitigation efforts for the safety of persons and property from the effects of natural, human-caused, or war-caused disasters, hereinafter referred to as emergencies, as required by the California Emergency Services Act, Chapter 7 of Division 1 of Tile 2 of the California Government Code (Gov't Code §§ 8850 et seq.), and the Standardized Emergency Management System (SEMS) Regulations, Division 2 of Title 19 California Code of Regulations (19 C.C.R. §§ 2400 et seq.); and

WHEREAS, under Government Code Section 8605, each county geographic area is designated as an Operational Area, an intermediate level of the state emergency services organization, consisting of a county and all political subdivisions within the county area; and

WHEREAS, the purpose of an Operational Area, as defined in Government Code Section 8605 and Title 19 California Code of Regulations Sections 2403 and 2409, is to manage and coordinate information, resources, and priorities among the local governments within the geographic area of the County, and to serve as the coordination and communication link between the local government level and the regional level of the State; and to use multi-agency or inter-agency coordination to facilitate decisions for overall operational area level emergency response activities; and

WHEREAS, this Agreement is intended to provide for the continued management of the Operational Area; cooperative and mutual handling of duties and responsibilities of the Operational Area Lead Agency; coordination of the emergency functions of the Operational Area with all other public agencies, corporations, organizations, and affected private persons within the Operational Area; and the preparation and implementation of plans for the protection of persons and property within the Operational Area in the event of an emergency; and

WHEREAS, County maintains multijurisdictional plans, systems, services, and programs herein described as the County Emergency Operations Plan and associated Annexes, the County Hazard Mitigation Plan, the Alert and Warning System, the County Disaster Sheltering resources, Emergency Management and Public Safety Grants, County Incident Management System, Duty Officer Program, Operational Area

Training and Exercise Program, and a well-established Emergency Organization Center functioning under the County Director of Emergency Management pursuant to Section 2.99 of the Marin County Code; and

WHEREAS, Political Subdivision is located within the Operational Area;

WHEREAS, it would be naturally advantageous to the parties hereto to have County's Emergency Management Office perform certain functions for the said Political Subdivision;

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, it is mutually agreed, in accordance with the terms and provisions of the California Emergency Services Act (Title 2, Division 1, Chapter 7 of the Government Code), as follows:

A. **RECOGNITION OF AND PARTICIPATION IN THE OPERATIONAL AREA FOR DISASTER RESPONSE AND RECOVERY OPERATIONS**

I. The Parties recognize an Operational Area, as the term defined in the California Code of Regulations (Cal title 19, 2401 et. Seq) which designates an intermediate level of organization for coordination and communication between political subdivisions within Marin County boundaries. The Parties agree to participate in an organizational structure, or Operational Area Organization ("Organization"), which shall be a planning partnership limited to the exchange of intelligence, identification of potential resources, facilitation of certain mutual aid processes, cooperative training activities, and reciprocal lines of communication. The primary purpose of the Organization shall be to facilitate local emergency response plans and programs which are intended to preserve the life and safety of people, property, and the environment.

II. In addition, each party agrees that the Organizational structure will utilize the Multi-Agency Coordination System (MAC) defined as a formal decision-making process involving the agencies and jurisdictions impacted by a disaster for the prioritization of incidents and the sharing and allocation of critical resources.

III. The Parties shall designate individuals from their political subdivision to be trained to staff functions in the Operational Area Emergency Operations Center (EOC). Each party to this Agreement shall also designate, in writing, a line of succession of officials who are empowered to speak on behalf of the party at the political subdivision by organizational title.

B. **DESIGNATED LEAD AGENCY**

I. The Parties hereby designate the Marin County Fire Department's Office of Emergency Management (OEM) as the Lead Agency of the Marin Operational Area and Disaster Council (DC3). The Marin County Fire Department's Office of Emergency Management staff shall be responsible for the day-to-day administration of the Operational Area in accordance with the policies and procedures recommended by the Marin Operational Area and Disaster Council. This includes coordinating the initial planning and development of the Operational Area in coordination with local governments and all political subdivisions.

II. The Lead Agency shall:

a. Coordinate information, resources, and priorities among local government entities situated within the Operational Area, as prescribed by the MOA and Disaster Council;

b. Coordinate information, resources, and priorities between the regional level and the local government levels. Coordination of fire and law enforcement resources shall be accomplished through their respective mutual aid systems;

c. Utilize the Multi-Agency Coordination System to facilitate decisions for overall Operational Area level emergency response and mutual aid activities and during situations where complex policy issues impact multiple jurisdictions.

C. STANDARDIZED EMERGENCY MANAGEMENT SYSTEM (SEMS) REGULATIONS

The County and Political Subdivision recognize and fully support California's Standardized Emergency Management System (SEMS). Development of the Marin County Operational Area and its Disaster Response Standard Operating Procedures will be in accordance with the major components of SEMS identified in California Code of Regulations, Title 19, Division 2, Office of Emergency Service which includes:

I. Multi-Agency Coordination System (MAC)
II. The State's Master Mutual Aid Agreement
III. Operational Area
IV. Operational Area Satellite Information System (OASIS)

D. MUTUAL AID COORDINATION

I. Law Enforcement Mutual Aid

This Agreement shall support the Law Enforcement Mutual Aid Plan issued and revised under the authority of the California Master Mutual Aid Agreement and California Emergency Services Act under the authority of Sections §8550, 8569, 8615 through 8619, and 8668 of the California Government Code, the California Emergency Plan, and the Master Mutual Aid Agreement. The Law Enforcement Mutual Aid Agreement describes the standard procedures used to acquire law enforcement mutual aid resources and the method to ensure coordination, and this Agreement shall not dictate or supplant authorities, roles, and responsibilities of the under the purview of the Law Enforcement Mutual Aid Plan. The provisions of this Agreement shall support the implementation of mutual aid coordination to the extent of which the Operational Area is requested.

II. Fire and Rescue Mutual Aid

This Agreement shall support the Fire and Rescue Mutual Aid Plan issued and revised under the authority of the California Master Mutual Aid Agreement and in alignment with the California Fire Assistance Agreement. The Fire and Rescue Mutual Aid Plan describes the standard procedures used to acquire Fire and Rescue mutual aid resources and the method to ensure coordination, and this agreement shall not dictate or supplant authorities, roles, and responsibilities of the under the

purview of the Fire and Rescue Mutual Aid Plan. The provisions of this Agreement shall support the implementation of mutual aid coordination to the extent of which the Operational Area is requested.

III. Emergency Medical Services Mutual Aid

This Agreement shall support the California Emergency Medical Services Mutual Aid Plan issued and revised under the authority of the California Code of Regulations Title 22, Division 9 and the California State Health and Safety Code, Section 1797.170(b). The Law Enforcement Mutual Aid Agreement describes the standard procedures used to acquire law enforcement mutual aid resources and the method to ensure coordination, and this agreement shall not dictate or supplant authorities, roles, and responsibilities of the under the purview of the Law Enforcement Mutual Aid Plan. The provisions of this Agreement shall support the implementation of mutual aid coordination to the extent of which the Operational Area is requested.

E. **LOCAL AUTHORITY AND AGENCY HAVING JURISDICTION**

In the event of an actual or threatened emergency, each political subdivision within the County of Marin shall retain the authority provided for by law respecting its jurisdiction. No provision created by this Agreement can bind parties to legal or financial obligations outside of its jurisdiction.

Political Subdivision shall hold the designation of lead agency and Agency Having Jurisdiction for incidents occurring within the jurisdiction of Political Subdivision.

F. **PROVISIONS OF FACILITES AND RESOURCE SUPPORT**

I. The County shall provide for an Operational Area Emergency Operations Center (OA-EOC) located at 1600 Los Gamos Drive, San Rafael, California. Alternate locations may be utilized in the event this location is unsafe or unavailable. The County shall also provide EOC support staff for the Operational Area EOC during actual operations, drills, and training where the incident involves two or more jurisdictions and or the County EOC structure is activated at the request in support of an on-going incident.

II. All Parties to this Agreement may provide representatives to the Operational Area EOC for decision making, situational awareness and liaison activities if the designated official is serving in an official and recognized EOC function. Parties may be denied access if intelligence or sensitive information are being shared and Political Subdivision is not a subject or direct party of the incident.

III. The Operational Area EOC will facilitate the activation of mutual aid resources, EOC staffing, and resource requests between Political Subdivision and County, Political Subdivision and other political subdivisions within the Operational Area, and/or between Political Subdivision and the State of California.

G. **COUNTY LIAISON TO POLITICAL SUBDIVISION**

County agrees to appoint a person, at staff level, as a liaison person to Political Subdivision (“County Liaison”), and Political Subdivision agrees to appoint a primary point of contact person to County. The County Liaison shall not be an employee of the Political Subdivision. The personnel management of County Liaison is the responsibility of the County.

The County Liaison will provide the following services during the performance period of this Agreement:

I. Assistance with wildfire, tsunami, and other requested evacuation drills
II. Coordination and guidance on the application and use of grants – pre-award
III. Physical Copies of all Operational Area Plans and Procedures
IV. One (1) Annual briefing for elected officials on the Operational Area Program and Status
V. Assistance with development of local Emergency Operation Centers and Emergency Management Programs supported by the Political Subdivision
VI. Emergency information sharing between the Federal, State, and Regional Emergency Management channels (e.g., Red Flag Warning, Tsunami notifications, and High Wind notifications)
VII. Initial Damage Estimate Coordination and Post-Disaster Cost Recovery coordination
VIII. Threat and Hazard Identification and Hazard Assessment (THIRA)
IX. Two (2) community presentations or community events within the jurisdiction.

H. **POLITICAL SUBDIVISION CAPACITY BUILDING INITIATIVE**

I. Political Subdivision agrees to manage and maintain a reasonable local emergency management program which shall be administered by public officials from the Political Subdivision.
II. Political Subdivision agrees to conduct (1) one, annual table-top exercise in coordination with the County or led by an external party; or, send the dedicated emergency management liaison(s) from the jurisdiction to Operational Area trainings and exercises led by the County; or annually send ten-percent (10%) of Political Subdivision's full-time staff to (1) one training and/or exercise led by the County.
III. Political Subdivisions agrees to adopt the Standardized Emergency Management System as required by the State of California for emergency operations and the Incident Command System for field operations as required by the National Incident Management System.
IV. Political Subdivision agrees to utilize the emergency tools, resources, and communication tools provided by the Operational Area Coordinator during emergency situations to the extent that the systems are operable and accessible. In the absence or where impractical, Political Subdivision agrees to utilize tools aligned with the Standardized Emergency Management System and/or the Incident Command System.
V. Political Subdivision agrees to assign a member to the Marin Operational Area Disaster Council by either voting for a representative who may serve as a liaison for multiple jurisdictions, proxy, and/or a direct appointment to the Marin Operational Area Disaster Council. Said appointee shall represent Political Subdivision in the review and advisement of Operational Area plans and annexes, standard operating procedures, systems, programs, and topics related to the Operational Area's emergency management program.

I. SUMMARY OF CHARGES INCURRED BY THE OPERATIONAL AREA

County, serving in its capacity as the Operational Area Coordinator shall maintain certain contracts, services, plans, agreements, and programs to support Operational Area coordination and share critical information as required by the California Code of Regulations.

The summary of charges below reflects the annual costs for the aforementioned services, which are above the requirements of California Code of Regulations and the California Standardized Emergency Management System:

Active Projects and Description (2023)	Annual Cost to the County of Marin
Grants Management and Audits*	$15,000*
OA Incident Management System (WebEOC)	$95,000
Alert and Warning Software (Everbridge / AlertMarin)	$55,419
20% of estimated cost for 5-year Multijurisdictional Hazard Mitigation Plan	$50,000
33% of estimated cost for 3-year Multijurisdictional Emergency Operations Plan and all hazard-specific annexes	$83,333
City and Towns Emergency Operations Center readiness and technology maintenance**	$30,000
Emergency Management Preparedness Program (ReadyMarin)**	$50,000**
24/7 Duty Officer Program as defined within the OEM Program Standards (Standby Pay)	$93,770
Mass Care and Sheltering Resource Management and Storage**	$120,000
OA Training and Exercises**	$5,000**
Total Annual Cost to the County of Marin	$597,500 Annually
Portion of Cost based on total population. (July 2022 estimates @ 256,018)	$2.333 per resident
County Cost based on Population (79,381 persons)	$185,260.98
Non-County Cost based on Population (176,636 persons)	$412,236.67

*County is eligible to withhold 15% of each grant received by the Operational Area as a management fee; however, the County will limit grant fees to a one-time cost and bundle within the MOUs. ** Direct cost to the County of Marin after all grants have been applied.

J. **COMPENSATION**

Political Subdivision agrees to pay COUNTY a fee of $15,000 annually, which is a minimum fee for services rendered for jurisdictions with populations greater than 30,000. The cost paid by Political Subdivision shall not include emergency and/or disaster operations costs which are burdened by and herein required by the County through State mandates or as a provision of other agreements. The fee paid to the County shall not supplant Political Subdivision's legal mandate and local authority.

Political Subdivision shall pay COUNTY by November 1 of each calendar year during the term of the Agreement. Political Subdivision will send a check addressed to the County of Marin - Office of Emergency Management at 1600 Los Gamos Suite 301, San Rafael California 94904.

K. **TERMS OF AGREEMENT**

This Agreement shall commence on July 1 of the year executed and shall continue for thirty-six (36) months thereafter. Either party may terminate this Agreement, effective at the end of the COUNTY fiscal year, June 30th, by written notice to do so on or before March 1st and addressed to the County's Director of Emergency Management or to the executive official of Political Subdivision. If Political Subdivision terminates this agreement after March 1, Political Subdivision shall continue to be responsible for the annual cost herein agreed upon in Section J for the fiscal year beginning July 1.

This Agreement shall be effective from the date it is executed in writing and shall remain in effect unless and until it is modified or terminated in writing, in accordance with the terms of this Agreement.

L. **WITHDRAWL OF A PARTY**

On the effective date of withdrawal, Political Subdivision shall no long have access to services and systems rendered by COUNTY in Section I which are not bestowed upon COUNTY by California Emergency Services Act, Chapter 7 of Division 1 of Tile 2 of the California Government Code (Gov't Code §§ 8850 et seq.) and the Standardized Emergency Management System (SEMS) Regulations, Division 2 of Title 19 California Code of Regulations (19 C.C.R. §§ 2400 et seq.)

M. **INDEMNIFICATION AND HOLD HARMLESS**

Each party agrees to indemnify, defend and hold harmless the County and the other political subdivision parties to this agreement and their authorized agents, officers, volunteers and employees against any and all claims or actions arising from Political Subdivision's negligent acts or omissions and for any costs or expenses insured by the County or Political Subdivision on account of any claim therefore.

The County agrees to indemnify, defend, and hold harmless the Political Subdivisions and their authorized agents, officers, volunteers, or employees against all claims or actions arising from the County's negligent acts or omissions and or any cost or expenses insured by the Political Subdivisions on account of any claim therefor.

N. **SALARIES, EMPLOYMENT, AND WORKERS' COMPENSATION BENEFITS**

The salaries, employment, and workers' compensation benefits of each employee participating in the Operational Area EOC activation shall be the responsibility of the party that employs the individual, and all persons participating in the EOC activation shall remain employees of the party that regularly employs them during their performance of all tasks undertaken pursuant to this Agreement. It is understood that each party's employees have no rights, benefits, or special employment status conferred by reasons of this Agreement.

O. **EXECUTION OF AGREEMENT**

This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument and be accorded the same force and effect as if executed on one and the same instrument. The Agreement shall take effect on the 1st day of July of each year.

IN WITNESS WHEREOF, COUNTY OF MARIN, acting and through its Board of Supervisors, and the _____, have caused this Agreement to be executed as of this ___ day of _____ 20__.

COUNTY OF MARIN, a Political Subdivision of the State of California,

County of Marin | San Anselmo

Office of Emergency Management Council Brief

Steven Torrence
Director of Emergency Management
OEM@MarinCounty.gov

OFFICE OF EMERGENCY MANAGEMENT

Office of Emergency Management | Overview

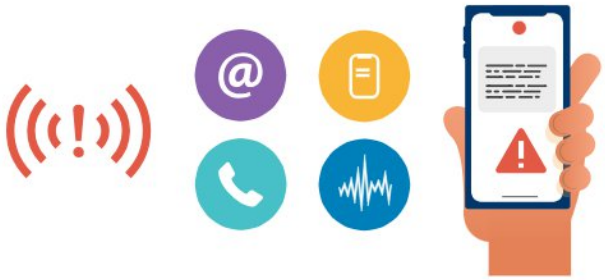
- Alert and Warning
- Evacuations Support and Modeling
- Community Disaster Sheltering and Assistance
- Emergency Operations and Planning
- Countywide Coordination
- Disaster Planning and Exercises
- Homeland Security Grants
- Preparedness and Resilience

OFFICE OF EMERGENCY MANAGEMENT

OEM Staffing Overview

Director of Emergency Management	Senior Emergency Management Coordinator	Public Information Officer	Homeland Security Grants Associate	IT / Data Manager
Disaster and Mitigation Grants Analyst	Emergency Management Coordinator	Emergency Management Coordinator	Emergency Management Coordinator	Emergency Preparedness Coordinator

OFFICE OF EMERGENCY MANAGEMENT



Preparedness Mission

- Equity driven
- AlertMarin
- ReadyMarin
- Evacuation Drills
- Community Engagement

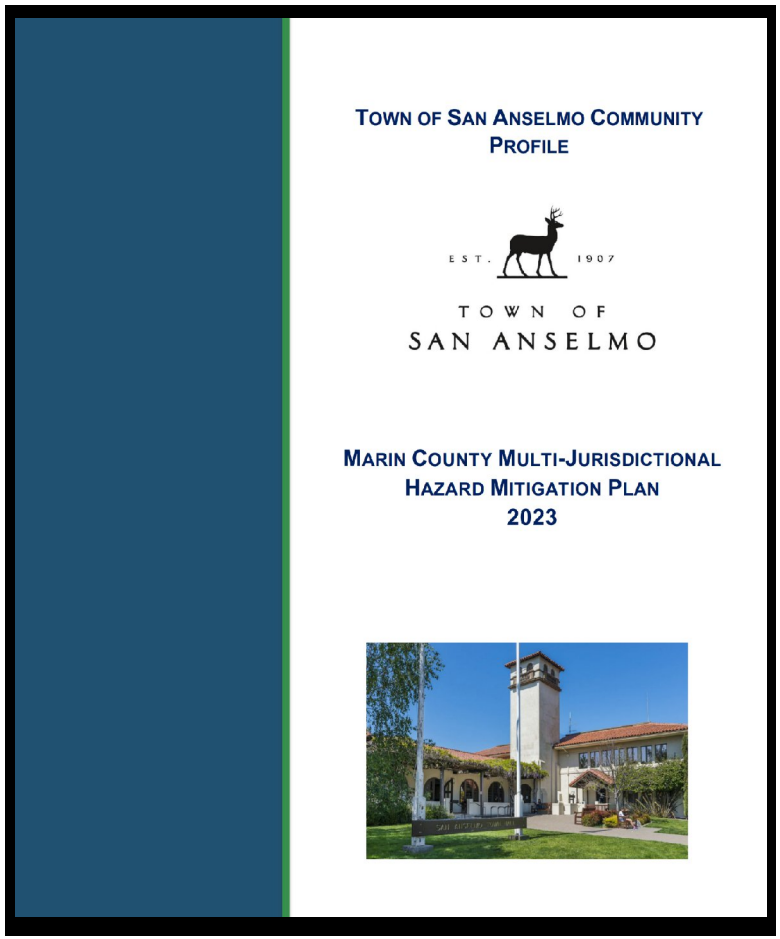


Readiness Mission

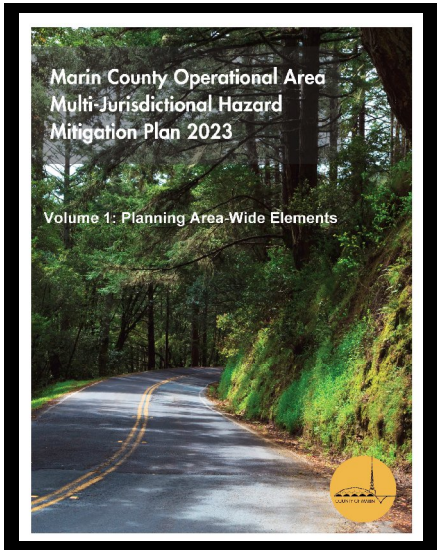
- Training and Exercises with each partner agency
- Monthly Operational Area Training Sessions
- Regional Full-Scale Exercises
- Assigned OEM Coordinator to San Anselmo
- Collaboration on Emergency Operations Plan

OFFICE OF EMERGENCY MANAGEMENT

Mitigation Mission



- County Plan and Annexes for each City/Town
- Hazard Identification and Assessment
- Harden and sustain infrastructure
- Propose mitigation and prevention projects
- Access Federal and State funding



MARIN COUNTY FIRE DEPT.

OFFICE OF
EMERGENCY
MANAGEMENT

Response Mission

- All-hazards response framework
- Operational Area Emergency Operations Center
- Activated at the request of an agency
- Emergency support functions
- Disaster Logistics and Mutual Aid
- AlertMarin Notifications
- Evacuation and Temporary Evacuation Points
- Incident Survey and Damage Assessments

OFFICE OF EMERGENCY MANAGEMENT

Recovery Mission

- Initial Damage Assessments
- Family and Local Assistance
- Individual Assistance
- Public Assistance
- Economic Recovery
- Reconstitution of Government

OFFICE OF EMERGENCY MANAGEMENT

Coordination with San Anselmo

- AlertMarin
- Evacuation and Temporary Evacuation Points
- Joint Disaster Sheltering
- Disaster Recovery
- Disaster Logistics and Mutual Aid
- Liaison with State and Federal Government
- Coordination of Grants and Agreements

OFFICE OF EMERGENCY MANAGEMENT

Operational Area Duty Officer Assignment

- 24/7 Assigned Duty Officer
- Alert and Warning
- Situational Awareness
- Field Support
- Notifications to City leadership
- Rotated throughout OEM staff

OFFICE OF EMERGENCY MANAGEMENT

Conclusion

- We prepare and respond to the worst days
- OEM's Readiness is San Anselmo's Readiness
- New systems to meet the new normal
- Even if it is local… we are here!

OFFICE OF EMERGENCY MANAGEMENT

Questions & Comments

AlertMarin.org | ReadyMarin.org | Emergency.MarinCounty.org

Steven Torrence | Director of Emergency Management

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: May 28, 2024

AGENDA TITLE: Receive Certification of Referendum Petition Signatures and Provide Direction to Staff related to the Referendum

FROM: Dave Donery, Town Manager
Megan H. Acevedo, Town Attorney

RECOMMENDATION: Staff recommends that the Council receive the Certification of Signatures for the Referendum Petition against the Ordinance No. 2024-1185 Establishing Rent Stabilization Regulations (Attachment 1); and

1. Direct staff to return to the Council with an Ordinance repealing Ordinance No. 2024-1185 in its entirety; or
2. Direct staff to return to the Council with a Resolution calling an election to submit to the voters of the Town of San Anselmo, Ordinance No. 2024-1185.

BACKGROUND

At its meeting of April 9, 2024, the Town Council adopted Ordinance No. 2024-1185 "An Ordinance of the Town of San Anselmo Adding Title 20 'Rent Stabilization and Tenant Protections' Chapter 1 'Rent Stabilization' Establishing Rent Stabilization Regulations Applicable to Certain Residential Rental Units and Making Associated CEQA Determination."

On May 2, 2024, a referendum petition entitled, "Referendum Against an Ordinance Passed by the Town Council" ("Referendum Petition") was filed with the Town Elections Official. The Referendum Petition was accepted for filing following the Official's prima facie review and determination that the number of signatures exceeded at least 10 percent of the voters of the Town according to the County Elections Official's last official report of registration to the Secretary of State, which is currently 952 voters. Also on May 2, the Referendum petition was delivered to the Marin County Registrar of Voters for signature examination using voter registration records to verify the number of valid signatures.

On May 15, 2024, the Marin County Registrar of Voters submitted to the Town Elections Official, a Certificate of Signature Verification dated May 14, 2024, which determined that the Referendum petition contains 1471 valid signatures of qualified

registered voters in the Town of San Anselmo and that the Referendum Petition is therefore sufficient. (Attachment 1).

DISCUSSION/ANALYSIS

Following the certification of the Referendum Petition, State law requires the Town Council to either repeal Ordinance No. 2024-1185 in its entirety or submit the Ordinance to the voters for approval.

If the Council wishes to repeal Ordinance No. 2024-1185, staff will provide an ordinance for introduction at the next Town Council meeting on June 11. A second reading and adoption would likely occur at the June 25 meeting. Ordinance No. 2024-1185 remains suspended until the repeal takes effect. Once the repeal is adopted, the Town Council may not enact an ordinance containing the rent stabilization provisions in Ordinance No. 2024-1185 for one year after the repeal adoption date. (Cal. Elect. Code § 9241).

The Council also has the option to call an election for the purpose of submitting Ordinance No. 2024-1185 to the voters. The election must be held not less than 88 days from the date the election is called and can be no later than the next regular municipal election on November 5, 2024. If the Council wishes to add the Ordinance to the ballot, staff will return at the June 11 Council meeting with a resolution calling the election. Until the election is held, Ordinance No. 2024-1185 remains suspended and would not become effective until a majority of the voters participating in the election vote in favor of the measure. If a majority does not support the Ordinance, it will not go into effect and the Council may not enact an ordinance containing the rent stabilization provisions in Ordinance No. 2024-1185 for one year after the date of certification of the election results.

FISCAL IMPACT

If Ordinance No. 2024-1185 is placed before the voters, the Town will incur the costs associated with the election; however, given that there will be Town offices included on the ballot, the cost will be less than it would for a stand-alone measure.

GENERAL PLAN CONSISTENCY

N/A

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Receiving a Certification of Signatures and providing direction to staff related to the Referendum petition is not a “project” under the California Environmental Quality Act within the meaning of Public Resources Code section 21065, and CEQA Guidelines

sections 15060(c)(2), 15060(c)(3), or 15378 because there is no potential that it will cause a reasonably foreseeable direct or indirect physical change in the environment.

Attachments:
Attachment 1 - Certification of Signatures

COUNTY OF MARIN

ELECTIONS DEPARTMENT

Providing a responsive, transparent, and professional approach to conducting elections.

Lynda Roberts
REGISTRAR OF VOTERS

Melvin Briones
ASSISTANT REGISTRAR OF VOTERS

PO Box E
San Rafael, CA 94913

Marin County Civic Center
3501 Civic Center Drive
Suite 121
San Rafael, CA 94903
415 473 6456 T
415 473 6447 F
415 473 6899 TTY
www.marinvotes.org
elections@marincounty.org

MARIN COUNTY REGISTRAR OF VOTERS

CERTIFICATE OF SIGNATURE VERIFICATION

California Elections Code sec. 9114-9115

I, Lynda Roberts, Registrar of Voters, County of Marin, hereby certify that the verification of signatures on an initiative petition received by this office on May 2 2024, was completed at the request of the city clerk of the Town of San Anselmo.

The signatures were verified pursuant to California Elections Code sec. 9114, and I determined the following facts as confirmed in the attached report—Petition Result Breakdown.

Signatures Required	950
Raw Count	1576
Full Count	1576
# Valid Signatures	1471
# Invalid Signatures	105
Duplicate Signatures	15

IN WITNESS WHEREOF, I have set my hand and affixed my official seal on the 14th Day of May 2024

SEAL

Lynda Roberts
Registrar of Voters

Petition Result Breakdown

Town Of San Anselmo
Rent Stabilization And Tenant Protections

		Percent of Sigs Checked	Percent of Sample Size
Signatures Required	**950**		
Raw Count	**1,576**		
Sample Size	**1,576**		
Sigs Checked	**1,576**		
Sigs Not Checked	**0**		0.0 %
Sigs Valid	**1,471**	93.3 %	93.3 %
Sigs Invalid	**105**	6.7 %	6.7 %
Duplicated	15	1.0 %	1.0 %
Non-duplicate Invalids	90	6.0 %	5.7 %

RESULT ABBR	RESULT DESCRIPTION		
Approved	Approved	1,471	93.3 %
NotReg	Not Registered	48	3.0 %
OutOfDist	Out of District	21	1.3 %
Duplicate	Signed more than once	15	1.0 %
RegDiffAdd	Registered at a Different Address	12	0.8 %
CantIdntfy	Cannot Identify	2	0.1 %
NoResAdd	No Residence Address Given	2	0.1 %
NoSig	No Signature	2	0.1 %
SigNoMatch	Signatures Don't Match	2	0.1 %
WrongCnty	Page Filed in Wrong County	1	0.1 %

STATISTICS SUMMARY	Value	% Raw	% Req
Pages Processed	242	100.0 %	
Total Checked	1576	100.0 %	165.9 %
Uncorrected Valid	1471	93.3 %	154.8 %
Duplicate Adjustment	0		
Estimated Valid	1471	93.3 %	154.8 %

Min Required (95%): **902.5**
Min Required to pass Based on Sample (110%): **1045.0**

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.3

MEETING DATE: May 28, 2024

AGENDA TITLE: Discussion on Just Cause Eviction and Tenant Protection Ordinance

FROM: Administration, Planning, Town Attorney's Office

RECOMMENDATION: Discuss and consider elements of a Just Cause Eviction and Tenant Protection Ordinance and provide direction to staff.

BACKGROUND

After a series of community meetings discussing residential rental policies held in the late summer and fall of 2023, the Town Council directed staff to separate the issues of rent stabilization and tenant eviction protections.

After public discussions at a series of Town Council meetings in 2024, the Town Council adopted a rent stabilization ordinance on April 9th imposing annual rent caps for certain residential rental units. This Rent Stabilization Ordinance is subject to a referendum and the Town Council will decide whether to repeal the ordinance or place the ordinance on the November 2024 General Election ballot.

At the Town Council meeting on May 14, 2024, the Council received a staff report and heard public input regarding potential eviction protections and relocation assistance provisions that could be included in a Just Cause Eviction and Tenant Protection Ordinance. At that meeting, 3 of the 5 Councilmembers directed staff to return with ordinance language for their consideration to be placed on the ballot at the next general election in November. Staff now returns with a Just Cause and Tenant Protection Ordinance Template.

DISCUSSION

A. Legal Background.

By way of background, the Tenant Protection Act, Government Code sections 1946.12 and 1946.2 ("TPA") contain Statewide rent stabilization regulations and just cause restrictions that apply to residential rental properties 15 years or older on a rolling basis. "Just cause" means that a landlord may legally evict a tenant only for certain reasons. Just cause can either be "at-fault", where generally there is some fault on behalf of the tenant, or "no-fault", where the reason is beyond the tenant's control. A local jurisdiction may adopt more stringent just cause regulations.

The TPA also provides for relocation assistance for no-fault evictions in the amount equal to one month's rent. The TPA does not address short-term relocation benefits when a tenant must move out temporarily for repairs. If a local jurisdiction does not adopt its own regulations, then the tenant protections in the TPA will apply.

Unlike rent stabilization, local just cause ordinances can apply to property built after 1995. As discussed in the context of rent stabilization, Costa Hawkins prevents local jurisdictions from imposing rent control on properties build after 1995 (i.e. local rent control cannot apply to new units). There are no such restrictions for just cause and other tenant protections and they may apply to new units.

Additionally, the Ellis Act protects a landlord's right to "go out of business" and evict all tenants from a property in order to remove it from the rental market. Evicted tenants may have certain rights to return to the property if the landlord re-rents the units within a specific time frame. Ellis Act tenant protection provisions must be adopted by the local jurisdiction to take effect within the jurisdiction's boundaries.

B. Just Cause Eviction and Tenant Protection Ordinance Template.

Staff has included a Just Cause and Tenant Protection Ordinance Template for Council consideration. Much of the language has been taken from the TPA itself, and modified pursuant to direction of the majority of the Council at the May 14, 2024 meeting. Additionally, some language has been taken from Larkspur's Just Cause Ordinance (which, in turn, reflects the City of Ojai's Just Cause Ordinance). Please note that Just Cause Ordinances differ widely among California jurisdictions. Here, staff has attempted to keep the Ordinance Template simplified while carrying out majority Council direction for provisions to be included.

As set forth in previous staff reports, both the rent stabilization and just cause provisions of the TPA apply to properties more than 15 years old on a rolling basis. In contrast, as proposed, the Ordinance Template applies to new properties and does not have the 15-year rolling exemption. Additionally, the Ordinance Template differs from the TPA because it applies to tenants after 30 days of lawful occupancy, rather than the 12 months of occupancy required under the TPA.

The following summarizes tenant protections under the Ordinance Template:

- Applies to properties with 3 residential rental units or more. (Applicability is the same as the Town's Rent Stabilization Ordinance.)
- Landlords require "just cause" to terminate a tenancy. Just cause includes no-fault and at-fault provisions. Just cause protection applies to tenants who have lawfully and continuously occupied the residence for 30 calendar days or more.
- At-fault just cause reasons include:
  - Default in payment of rent
  - Breach of a material lease term
  - Maintaining or committing a nuisance
  - Committing waste
  - The tenant had lease that terminated on or after date of Ordinance and the tenant refused to execute a lease extension or renewal upon similar terms
  - Criminal activity
  - Subletting or assigning in violation of the lease
  - Tenant failure to allow owner required access
  - Using the premises for an unlawful purpose
  - An employee, agent, or licensee's failure to vacate after their termination
  - Failure to deliver required possession of the property after notice
- No-fault just cause reasons include:
  - The intent of the owner's family to occupy the property. For leases entered after the effective date of the Ordinance, this provision shall only apply if it is included in the lease or if tenant agrees in writing to the termination. If an owner seeks to re-rent the unit within 12 months, then the owner must offer the unit to the prior tenant upon the same terms as the original lease, unless tenant waives this right.
  - Withdrawal of the property from the rental market in compliance with the Ellis Act. Tenants are entitled to a 120-day minimum notice.
  - A government or court order to vacate the property. If the vacation order is due to the tenant's actions, the tenant shall not be entitled to relocation assistance.
  - Property owner's intent to demolish or substantially remodel property. Substantially remodel means repairs to, or replacement of, structural, electrical, plumbing, or mechanical systems or abatement of hazardous materials, that cannot safely occur while a tenant remains in place. If the owner seeks to rent the remodeled unit within 12 months following completion, the evicted tenant has the right of first refusal at the same rent, unless the tenant waives this right. The owner must provide the tenant with a minimum of 30 days' notice of the right to reoccupy the unit.
- Just Cause Curable Lease Violation. Before evicting for a just cause at-fault breach of lease, if the issue is curable, the property owner must give notice of the violation and allow the tenant the opportunity to cure.
- Notice. The property owner must provide the following notices:
  - Notice to all tenants of the existence of the Just Cause and Tenant Protection Ordinance, and written notice to tenants of their rights under the Ordinance. Notice provided upon any change in terms of tenancy and on/before commencement of all tenancies after effective date of the Ordinance.

- Notice of Termination of Tenancy. When terminating for a just cause at-fault or no-fault reason, the property owner must: 1) serve written notice upon the tenant detailing the just cause reason; 2) not accept further rent; and 3) if a written lease exists, the owner must provide notice language in the lease, and if the lease was in a different language than English, the notice must be also be in that language.
- As an addendum to the lease, an owner must provide a specified notice of the tenant protections if the lease entered into after the effective date of the Ordinance or as a written notice signed by the tenant. If the lease is entered into before the effective date of the Ordinance, the notification shall be given in writing to the tenant or as an addendum to the lease.

- Relocation Assistance for No-Fault Just Cause Evictions. No-fault evicted tenants are entitled to 2 months' worth of rent or credit if property owner gives less than a 120 day notice; if notice is 120 days or more, the property owner must pay 3 months of rent or credit. If the tenant fails to vacate after expiration of the notice, the actual amount of relocation assistance provided may be recovered by the landlord as damages in a legal action. This requirement applies regardless of the tenant's income.
- Right of Return for Units Withdrawn from Rental Market. If a property owner withdraws a unit from the rental market, and then offers again for rent within 5 years, the displaced tenant is entitled the right of first refusal to return to the property upon the same rental rate and terms if tenant has given notice and contact information.
- Short-Term Relocation Assistance. The Ordinance Template contains the requirement that a landlord pay short-term relocation benefits to tenants who are required to move from the unit for a period of 30 days or less. The daily amount is left blank for the Council's consideration, and may be adjusted annually per the CPI. By way of comparison, Larkspur and Petaluma do not contain short-term relocation benefits. Fairfax includes short-term relocation assistance. State law does not include short-term relocation assistance.

The following is a summary of the most commonly exempt units contained in the Ordinance Template.

- Two or fewer residential rental units located on a parcel or lot, or contiguous parcels or lots under common ownership. This is the same as the Town's Rent Stabilization Ordinance.
- A unit in a hotel, boarding house, or an institutional facility including a hospital or a care facility.
- School dormitories.
- Single-family homes and condominiums.
- ADUs and JADUs.

C. Additional Provisions.

Noted above, staff has presented a simplified Ordinance Template that largely reflects the TPA. Local tenant protection ordinances vary widely throughout the State. Below please find a sample of other provisions that some jurisdictions include.

- Additional protections for persons 62 years and older, disabled persons, and the terminally ill; any persons falling within these categories may receive a 1-year notice for a withdrawal of the rental unit from the rental market. Such tenants may also be entitled to increased relocation assistance.
- A breach of a material lease term is an at-fault just cause reason for eviction. Some jurisdictions provide that a violation of lease term to limit occupancy does not qualify as a lease breach if the additional occupant who joins the tenant is an under-18 dependent or replacement of a tenant who has moved out, so long so the total occupants do not exceed Uniform Housing Code limits. The owner may have the right to approve/deny the additional or replacement tenant as long as consent is not unreasonably withheld. Jurisdictions may place limits on when a landlord can withhold consent.
- Criminal activity is an at-fault just cause reason for eviction. Some jurisdictions provide that this reason only applies if the owner reports the criminal activity to law enforcement within a reasonable time, and that eviction under this provision applies only to the tenant who committed the criminal activity not other tenants in the unit. If the tenant is acquitted or found not guilty, or if charges are not timely filed, then the tenant shall be offered the right to restore the tenancy if the unit is available.
- Some jurisdictions limit a lease prohibition against subletting as constituting a breach of lease. For example, notwithstanding a lease term against subletting, a property owner may not terminate a tenancy based on a sublease if the property owner unreasonably refuses the right to sublease if certain requirements are met; e.g., the sublease replaces a previous tenant and the original tenant continues to live in the unit.
- For relocation assistance for a no-fault just cause reason, some jurisdictions provide a dollar amount as an alternative to the payment of the rental amount. For example, Larkspur requires a landlord to pay 3 month's worth or rent or $5000, whichever is greater. For people 62 years or older, disabled persons, or the terminally ill, the landlord must pay an additional $3000.

NEXT STEPS

If directed by a majority of the Council regarding the desired provisions of an ordinance, staff will develop the draft ordinance and will return at the June 25, 2024 meeting where the Council may take the legal steps needed to officially place the ordinance on the November 5 ballot.

If the Council would prefer to have additional time to discuss and take public comment on the ordinance, staff can place a discussion item on the June 11th Council agenda. Additionally, the Council may choose to call a special meeting to provide extra time for discussion regarding provisions of the ordinance.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting a discussion regarding potential residential eviction protections is not considered a “project” under the California Environmental Quality Act (CEQA), because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment 1: Draft Just Cause Eviction and Tenant Protection Ordinance
Attachment 2: Link to the May 14, 2024 Staff Report

TOWN OF SAN ANSELMO
ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE TOWN OF SAN ANSELMO ADDING CHAPTER 2 "JUST CAUSE EVICTION AND TENANT PROTECTION" TO TITLE 20 "RENT STABILIZATION AND TENANT PROTECTIONS" ESTABLISHING TENANT PROTECTION REGULATIONS INCLUDING JUST CAUSE EVICTION REQUIREMENTS APPLICABLE TO CERTAIN RESIDENTIAL RENTAL UNITS AND MAKING ASSOCIATED CEQA DETERMINATION

WHEREAS, the Town of San Anselmo (the "Town") is a general law city incorporated under the laws of the State of California; and

WHEREAS, after a series of public community meetings and Town Council hearings, the Town Council adopted a rent stabilization ordinance on April 9, 2024; and

WHEREAS, the Council directed staff to return at a future date to allow the Town Council to consider adopting tenant protection provisions, including just cause eviction requirements; and

WHEREAS, at a duly noticed public meeting, on May 14, 2024, the Town Council directed staff to return with Tenant Protection and Just Cause Eviction ordinance language for the Town Council's review with the intent of placing the same on the ballot at the next regularly scheduled general election; and

WHEREAS, the California Legislature adopted the Tenant Protection Act of 2019, Civil Code §§ 1946.2 and 1947.12-1497.13 (TPA), which established Statewide rent control and certain just cause requirements to for the termination of residential tenancies; and

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

WHEREAS, pursuant to its police power under Article XI, Section 7 of the California Constitution, the Town may enact and enforce laws within its boundaries that promote the public health, safety, and general welfare that are not in conflict with general laws; and

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

Ordinance Amendment. A new Chapter 2 "Just Cause Eviction and Tenant Protection" shall be added to Title 20 "Rent Stabilization and Tenant Protections" to read as follows:

20-2.101 Title. This Chapter shall be known as the "Just Cause Eviction and Tenant Protection Ordinance."

20-2.102 Applicability. This Chapter shall apply to property with three (3) or more residential rental units, none of which are exempt pursuant to this Chapter, and which are located on the same parcel or lot, or contiguous parcels or lots, under common ownership.

20-2.103 Purpose. The purpose of this Chapter is to protect housing stability by protecting residential tenancies against arbitrary evictions, while ensuring that landlords maintain the ability to evict tenants for just cause. The Ordinance promotes the public health safety, and welfare.

20-2.104 Definitions. For the purposes of this Chapter the following definitions apply:
(a) "Owner" and "residential real property" have the same meaning as those terms are defined in Civil Code section 1946.2.
(b) "Tenancy" means the lawful occupation of residential real property, as may be subject to, and not exempt from, this Chapter.

20-2.105 Restriction on Residential Tenancy Termination Without Just Cause. Notwithstanding any other law, after a tenant has lawfully and continuously occupied residential real property for thirty (30) days or more, the owner of residential real property shall not terminate the tenancy without just cause as defined in Section 20-2.106, which shall be stated in a written notice to terminate tenancy.

20-2.106 Just Cause The following circumstances constitute just cause for termination of a residential tenancy permitted by this Chapter.
(a) At-Fault Just Cause. At-fault just cause means any of the following:
(1) Default in the payment of rent
(2) A breach of a material term of the lease as described in Code of Civil Procedure section 1161(3), including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
(3) Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in Code of Civil Procedure section 1161(4).
(4) Committing waste as described in Code of Civil Procedure section 1161(4).
(5) The tenant had a written lease that terminated on or after the effective date of this Chapter, and after a written request or demand from the property owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions and terms; provided, that those terms do not violate this Section or any other provision of law.
(6) Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat as defined in Penal Code section 422(a), on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.
(7) Assigning or subletting the premises in violation of the tenant's lease, as described in Code of Civil Procedure section 1161(4).

(8) The tenant's refusal to allow the owner to enter the residential real property as authorized by Civil Code sections 1101.5 and 1954, and Health and Safety Code sections 13113.7 and 17926.1.

(9) Using the premises for an unlawful purpose as described in Code of Civil Procedure section 1161(4).

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

(11) When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Civil Code section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the owner, but fails to deliver possession at the time specified in that written notice as descried in Code of Civil Procedure section 1161(5).

(b) No-Fault Just Cause. No-fault just cause means any of the following:

(1) Intent to occupy

(i) Intent to occupy the residential real property by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents for a minimum of twelve (12) continuous months as that person's primary residence.

(ii) For leases entered into on or after the effective date of this Chapter, clause (i) shall apply only if the tenant agrees in writing to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents unilaterally decides to occupy the residential real property for a period of at least twelve (12) months.

(iii) In the event the owner seeks to rent the residential real property within twelve (12) months following eviction under this subsection, the evicted tenant shall have the right of first refusal to reoccupy and rent the residential real property at the monthly rental rate in effect at the time of eviction, unless the owner provides a written waiver by the tenant of their right to reoccupy the property pursuant to this subsection.

(2) Withdrawal of the residential real property from the rental market under, and subject to, the provisions of the Ellis Act. Tenants shall be entitled to a minimum one hundred and twenty (120) day notice for evictions pursuant to the Ellis Act.

(3) Order to vacate property

(i) The owner complying with: an order issued by a government agency or court relating to habitability that necessitates vacating the property; an order issued by a governmental agency or court to vacate the property; or a local ordinance that necessitates vacating the property.

(ii) If it is determined by any government agency or court that the tenant is at fault for the condition(s) triggering the order or need to vacate under this subsection, the tenant shall not be entitled to relocation assistance under this Chapter.

(4) Intent to demolish or substantially remodel the residential real property.

(i) For purposes of this subparagraph, "substantially remodel" means that either of the following cannot be reasonably accomplished in a safe manner that allows the tenant to remain living in place and that requires the tenant to vacate the residential real property for at least 30 consecutive days: 1) the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency; and/or 2) the abatement of hazardous materials

including lead-based paint, mold, or asbestos in accordance with applicable federal, state, and/or local laws. Cosmetic improvements alone including painting, decorating, minor repairs, or other work that can be performed safely without having the residential real property vacated do not qualify as a substantial remodel under this subparagraph.

(ii) In the event the owner seeks to rent the remodeled residential real property within twelve (12) months following the completion of the remodeling work, the evicted tenant shall have the right of first refusal to reoccupy and rent the residential real property at the monthly rental rate and upon the same terms in effect at the time of eviction, unless the owner provides a written waiver by the tenant of their right to reoccupy the premises. The property owner shall give a minimum of thirty (30) days' notice to the tenant of their right to reoccupy the unit.

20-2.107 Just Cause Curable Lease Violation. Before an owner of residential real property issues a notice to terminate a tenancy for just cause that is a curable lease violation, the owner shall first give notice of the violation to the tenant with an opportunity to cure the violation pursuant to Code of Civil Procedure section 1161(3). The written notice to cure the violation must be dated and served upon the tenant pursuant to one of the methods authorized Code of Civil Procedure section 1162 and must inform the tenant that failure to cure may result in eviction. If the violation is not cured within the time period set forth in the notice, a 3-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

20-2.108 Notices. In addition to all other notice requirements in this Chapter, the owner is required to provide written notice to tenants of their rights under this Chapter as follows:

(a) Notice to Tenants of the San Anselmo Just Cause and Tenant Protection Ordinance. In addition to all other required notices, the owner of residential real property is required to provide written notice to tenants of their rights under this Chapter including: the existence of this Chapter and the right to relocation assistance pursuant to this Chapter. The owner must provide tenant with said notice upon serving any notice of change in the terms of tenancy. The owner must provide notice on or before the commencement of all tenancies initiated after the effective date of this Chapter.

(b) Notice of Termination of Tenancy. When terminating a tenancy for either at-fault or no-fault reasons, the owner of residential real property must comply with all of the following:

(1) The owner must serve written notice pursuant to Civil Code sections 1946 through 1946.5 to the tenant that states, in addition to any other information required by federal or state law, the owner will terminate the tenancy, and that indicates at least one at-fault or no-fault reason, as applicable.

(2) The owner has not accepted and will not accept rent or any other consideration in return for the continued use of the residential real property beyond the term of the terminated tenancy in compliance with Civil Code sections 1945-1946.5.

(3) The owner qualifies the termination as an at-fault or no-fault just cause termination.

(4) When the owner and tenant have entered into a written lease, the owner must provide the notice in the language used in the lease in addition to English, if

different. When the owner and tenant do not have a written lease, the owner must provide the notice in the language that the owner and tenant used to negotiate the terms of the tenancy in addition to English, if different.

(c) Notice as addendum to lease or rental agreement. An owner of residential real property subject to this Section shall provide notice to tenants as follows:

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

(2) The owner of residential real property must provide the notice in the language that the owner and tenant used to in the lease in addition to English, if different

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

(4) The notification or lease provision shall state:

"The San Anselmo Municipal Code provides that after all of the tenants have continuously and lawfully occupied the property for at least 30 days, an owner must provide a statement of cause in any notice to terminate a tenancy. In addition, the San Anselmo Municipal Code provides tenants evicted for no-fault just cause with the right to relocation assistance. See Title 20 of the San Anselmo Municipal Code for more information."

(5) The owner of residential real property must provide the notice to tenants in writing if the application and lease are processed in writing, electronically if the application or lease are processed electronically, or both if both methods are utilized.

20-2.109 Relocation Assistance for No-Fault Just Cause Eviction.

(a) If an owner of residential real property issues a notice of termination based on a no-fault just cause reason as defined in this Chapter, the owner shall provide relocation assistance pursuant to this Section regardless of the tenant's income.

(b) If the property owner has given the tenant a notice to terminate tenancy of one hundred and twenty (120) days or greater, then the amount of relocation assistance shall be equal to two (2) months of the tenant's rent that was in effect when the property owner issued the notice to terminate the tenancy.

(c) If the property owner has given the tenant a notice to terminate tenancy of less than one hundred and twenty (120) days, then the amount of relocation assistance shall be equal to 3 months of the tenant's rent that was in effect when the property owner issued the notice to terminate the tenancy.

(d) For the relocation assistance due under this Section, the tenant may select to either deduct it from rent owed, or as a payment from the property owner upon the end of the tenancy.

(e) If a tenant fails to vacate after the expiration of the notice to terminate tenancy, the actual amount of any relocation assistance or rent deduction provided pursuant to this Section shall be recoverable by the residential property owner as damages in an action to recover possession.

(f) Relocation assistance is due within fifteen (15) days of service of the notice to terminate the tenancy.
(g) The relocation assistance required by this Section shall be credited against any other relocation assistance required by any other law.

20-2.110 Units Withdrawn From Rental Market. The following shall apply to a residential rental unit where the unit has been withdrawn from the rental market pursuant to Section 20-1.106(b)(2). If the residential rental unit is offered again for rent for residential purposes within five (5) years of the date the unit was withdrawn, the property owner shall first offer the unit for rent to the displaced tenant at the same rental rate and terms, subject to any allowable rental adjustments available by law, if the tenant has advised the property owner in writing within thirty (30) days of the displacement of the tenant's desire to consider an offer to renew the tenancy and has furnished the property owner with an address to which that offer is to be directed. The tenant or former tenant may advise the property owner at any time during the eligibility of a change of address to which an offer is to be directed.

20-2.120 Short-Term Relocation Assistance.
(a) Where a tenant is displaced from their rental unit for renovation or repair work for a period of thirty (30) days or less, which work does not qualify as a substantial improvement pursuant to Section 20-2.106(b)(4), the property owner shall immediately make short-term relocation payments to the tenant as set forth in this Section. The tenant may elect not to receive short-term relocation assistance. If the tenant receives short-term relocation assistance, the tenant remains obligated to pay the lawful rent in effect when the tenant vacated. If the tenant has elected not to receive short-term relocation assistance, the tenant shall not be obligated to pay rent until the tenant re-occupies the unit. The property owner shall pay such short-term relocation benefits until the tenant re-occupies the unit or the tenant is lawfully evicted.
(b) The amount of short-term relocation assistance due under this Section shall be _____ per day. The daily amount shall be adjusted annually based on the Consumer Price Index (All Urban Consumers, San Francisco-Oakland-Hayward region, or any successor designation)

20-2.130 Enforcement and Additional Tenant Protections.
(a) It shall be unlawful and a public nuisance for any person or legal entity to violate or fail to comply with any provision of this Chapter. The Town Attorney is authorized to abate violations and to enforce the provisions of this Chapter and all implementing regulations pursuant to the San Anselmo Municipal Code, civil action, injunctive relief, and/or any other proceeding permitted by law. All remedies are cumulative.
(b) A property owner's failure to comply with any requirement of this Chapter is an affirmative defense in an unlawful detainer or other action brought by the owner to recover possession of the rental unit.

20-2.140 Fees and Administrative Regulations.

(a) The Town Manager may adopt administrative procedures and

regulations to implement the provisions of this Chapter.
(b) Property owners subject to this Chapter shall pay fees as established by Town Council resolution in order to fund the Town's cost to implement and enforce the provisions of this Chapter.

20-2.150 Exemptions. This Chapter shall not apply to the following:
(a) A unit in a hotel, motel, inn, tourist home, or rooming and boarding house which is rented primarily to transient guests for a period of less than 30 days, and other transient occupancies as defined in Cal. Civil Code section 1940(b).
(b) A unit in an institutional facility, including a hospital, medical care facility, residential care facility, asylum, group home for seniors or the disabled; a rental unit in a transitional housing program that assists homeless persons as defined in Civil Code, Section 1954.12; a convent or monastery owned and operated by a religious organization; or a fraternity or sorority house affiliated with a college or university.
(c) Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12 inclusive, school.
(d) Housing accommodations in which a tenant shares a bathroom or kitchen facilities with the owner who maintains their principal place of residence at the residential real property.
(e) Residential real property that is alienable, separate from the title to any other dwelling unit, including single-family residences, condominiums, and townhomes.
(f) A unit that the owner or the owner's immediate family occupied as their principal place of residence at the beginning of the tenancy so long as the owner or the owner's immediate family continues in occupancy.
(g) A unit permitted as an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU).
(h) Two (2) or fewer residential rental units located on a parcel or lot, or contiguous parcels or lots, under common ownership.

JUST CAUSE EVICTION REGULATIONS AND TENANT PROTECTION ORDINANCE

May 28, 2024

OUTLINE

1. Summary of Community Process for Residential Rental Policies
2. Eviction Protections in Draft Ordinance
3. Direction Items
4. Questions

SUMMARY OF COMMUNITY PROCESS

- Staff organized and conducted two community forums specifically designed to gather input from both tenants and landlords
- Recordings of meetings are available on the Town's rental policies website: sananselmorentalpolicies.org
- Each discussion focused on potential tenant protection policies as outlined by the Town Council
- Council directed staff to bring the issues of Rent Stabilization and Tenant Evictions Protections separately
- Following several public meetings, the Town Council recently adopted a rent stabilization ordinance imposing annual rent caps for certain residential rental units.

OVERVIEW OF EVICTION PROTECTIONS IN DRAFT ORDINANCE

- At the May 14th Town Council meeting the Council considered the following:

- Re-Rental and Right to Return
- Long Term Relocation Assistance
- Short Term Relocation Assistance
- Applicability/Type of Unit
- Enactment

RE-RENTAL & RIGHT TO RETURN

- <u>Proposed Ordinance Language/Confirm Council Direction:</u>

- If a property owner withdraws a unit from the rental market, and then offers again for rent within 5 years, the displaced tenant is entitled the right of first refusal to return to the property upon the same rental rate, subject to any allowable rental adjustments available by law if tenant has given notice and contact information

LONG TERM RELOCATION ASSISTANCE

- Proposed Ordinance Language/Confirm Council Direction:

- No-fault evicted tenants are entitled to 3 months' worth of rent or credit if property owner gives less than a 120-day notice; if notice is 120 days or more, the property owner must pay 2 months of rent or credit. If the tenant fails to vacate after expiration of the notice, the actual amount of relocation assistance provided may be recovered by the landlord as damages in a legal action. This requirement applies regardless of the tenant's income

SHORT TERM RELOCATION ASSISTANCE

- Proposed Ordinance Language:
- Refers to when a landlord must provide the tenant with temporary housing or short-term relocation payments while performing repairs to the rental unit for a period of 30 days or less.
- The daily amount is left blank for the Council's consideration, and may be adjusted annually per the CPI
- Two options were considered at the May 14th meeting. These included:
  1. Flat rate per day ($180-$200 range)
  2. Value of daily rental cost (Monthly rent divided by 30)

APPLICABILITY – TYPE OF UNIT (E.G., DUPLEX, ADU, JADU, ETC.)

- Proposed Applicability/Confirm Council Direction:
- Ordinance applies to properties with three or more residential rental units and which are located on the same parcel or lot, or contiguous parcels or lots.
- (Applicability is the same as the Town's Rent Stabilization Ordinance.)

ENACTMENT

- <u>Confirm Council Direction:</u>
- Prepare a ballot measure for the November 2024 General Election (ballot measure must be filed with the County no later than 88 days before the election)

DIRECTIONS SOUGHT

- Short Term Relocation – Should a landlord be required to provide tenant with temporary housing or short-term relocation payments while performing repairs to the rental unit for a period of 30 days or less? If so, what shall thedaily amount be

- Other provisions that are not listed in this presentation that the Council would like to include.

QUESTIONS

From: gngiants@gmail.com
To: Town Council
Subject: Regarding the proposed "just cause" regulations
Date: Wednesday, May 15, 2024 12:58:57 PM

CAUTION: External Sender

This topic has turned neighboring Cities upside down, have we not learned from what has happened in Marin?
This IS a decision for the People to make, put this in front of voters. AB 1482 has been in place, let's protect property owners' rights.
This topic is bigger than our 5-member town council decision.
Thank you,

Gary,
San Anselmo Homeowner

From: Sue
To: Town Council
Subject: Fwd: Just cause…
Date: Wednesday, May 15, 2024 2:05:45 PM

CAUTION: External Sender

Sent from my iPhone

Begin forwarded message:

From: Sue <suelamorte@yahoo.com>
Date: May 15, 2024 at 1:56:07 PM PDT
To: towncouncil@townofsamanselmo.org, Alexis Fineman <afineman@townofsananselmo.org>
Subject: Just cause…

Remember how Kurt Reese himself stood up and said that tenants did not understand the current California state just cause eviction policy?

Well, he is right.

I had a tenant who was OK but living where there were other tenants and kind of not fitting into well. She was banging on the ceiling with a broom to tell them to be quiet and she was not taking her garbage out and we got rodents!!! Which I handled right away, but she was totally freaked out and, asking me to do all these things that were not necessary.

I never had any plan to ask her to leave, but I did talk to an attorney one night. I called to leave a message, but he answered.

He said that as long as she is paying her rent and is not unusually dirty, and if she's been there for a year, she is my tenant for life!!!!!

He explained the new just cause eviction laws that had passed guarantee that a tenant cannot be evicted, except for those two reasons

So nobody's going to be evicted!!!!

Is it illegal to evict anybody….

This new law gives tenants so many many more rights than they ever had.

It was designed to keep them from being capriciously, asked to move.

Apparently, they don't understand that. Give everyone a chance to get used to these new laws. They are extremely strong.

I think you should do nothing to make these law stronger. They are already extremely strong.

Tenant cannot be asked to leave because you plan to do some remodeling.

If you plan to do remodeling it needs to not be cosmetic but the type that requires a permit and is major, and then you have to let the people move back at the same rate ….so no one's gonna do any remodeling ….it doesn't pay off

Tenants are not gonna be asked to leave for remodeling projects it's not practical.

Just put the rent stabilization on the ballot…. perhaps up the rate a little bit more so that the landlady can get a little bit more money.

It might pass.

Do not put just cause on the ballot because it's already extremely strong

Thanks for reading my thoughts
Thanks for keeping it civil
You are all doing your best and different opinions are being expressed.

I am proud of the way San Anselmo is conducting these meetings.

Suellen Lamorte
Sent from my iPhone

Regarding the proposed 'just cause' regulations

Anita Mitchell <anitajmitchell@yahoo.com>

Thu 5/16/2024 12:33 PM

To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

Dear San Anselmo Town Council,

We are ***not*** in favor of "Just Cause" regulations, however, if a proposal is put forth, we request that it be put on the ballot to be voted on by the town's residents.

Additionally, we do ***not support*** the rent control ordinance recently passed by the Town Council, and request for that either to be abandoned, or, at least to be put on the ballot.

Thank you for your consideration.

Sincerely,

Anita & Derek Mitchell
1417 SFD Blvd.
San Anselmo

From: GREG RYAN <ryan.greg@comcast.net>
Sent: Wednesday, May 22, 2024 2:21 PM
To: Rental Policies <rentalpolicies@townofsananselmo.org>
Subject: RE: Questions

CAUTION: External Sender

Jeff,

Thank you very much for your detailed information - very helpful !

Since you apparently have a Finance background. Perhaps you can help persuade the council to withdraw there idea to limit certain rentals to .6 of CPI. I don't own a rental that falls into the category but it's ridiculous vote they made and makes me furious with that incompetence and disregard for people's income in general.

Imagine telling San Anselmo businesses they can only increase their products or services by .6 of CPI - its purely theft and ignorant of business principles.

Voters shouldn't have to deal with incompetent councils and waste their time with a referendum (and/or vote) that shouldn't have been needed in the first place.

Greg
On 05/22/2024 8:59 AM PDT Rental Policies <rentalpolicies@townofsananselmo.org> wrote:

Good morning Greg,

Thank you for catching that the rental policies webpage wasn't updated with the referendum information yet. We have now added it. The information was sent out via a special Town Manager newsletter on May 6, 2024.

Once the Town Clerk receives the signature verification from the County, the results must be certified by the Town Council at its next regular meeting. Accordingly, the Council will place this item on a meeting agenda depending on the date of the County's signature verification. At the designated Council meeting, the Council will determine whether to entirely repeal the rent stabilization ordinance or submit the ordinance to the voters for approval, either at the next regular municipal election on November 5, 2024 or at a special election. The election will be only for San Anselmo residents.

The Tenant Protection Act (https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482imposes) Statewide rent control on applicable units that are 15 years or older on a rolling basis. Under the TPA, rent may not be increased more than 10% in total or 5% plus the Consumer Price Index, whichever is lower. The TPA does not apply rent control to single-family homes or condominiums. The Town's pending Rent Stabilization Ordinance only applies to 3 or more unit properties; i.e., it does not apply to single-family dwellings. Due to the referendum, it is on pause in any event. Moreover, local rent control ordinances may only apply on residential rental units that are pre-1995.

Best,

Jeff Zuba

Finance & Administrative Services Director

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

Mobile (262) 989-2208 | Email jzuba@townofsananselmo.org

TOWN OF
SAN ANSELMO
EST. 1907

From: GREG RYAN <ryan.greg@comcast.net>
Sent: Tuesday, May 21, 2024 3:04 PM
To: Rental Policies <rentalpolicies@townofsananselmo.org>
Subject: Questions

CAUTION: External Sender

I was on your website regarding rental policies in san anselmo.

There is no mention that there will be a vote on rent control ordinances in november. You only mention something was passed - why are you hiding the fact that your ordinance is not final and that there is a public vote ?

Can Marin citizen vote on the rent control if they live in a different marin city? For example, will only san anselmo residents be able to vote on the rent control issue for san anselmo?

Your rental policies appear point to the California rental laws - are there any differences - if so where do I find those?

If a renter in san anselmo lives in a single family house and has to be evicted for non payment of rent - how many days notice has to be given to them? This would not be an Ellis situation

greg

RENT CONTROL

lillkocher@aol.com <lillkocher@aol.com>
Fri 5/24/2024 8:08 PM
To:Town Council <towncouncil@townofsananselmo.org>
CAUTION: External Sender

Dear Council Members,

We need strong just cause eviction protections because rent control without tenant protections doesn't do much; landlords could simply evict their tenants to circumvent the rent cap.

Please submit a strong just cause evictions ordinance to the voters that includes:

- A right of return for at least 5 years, at the former rent, if the unit becomes available.
- Relocation payments of 3-4 months if a tenant is evicted despite having done nothing wrong; they should be entitled to relocation payments that enable them to land on their feet in the community, for first + last months rent, security deposit, and moving expenses.
- Protections for vulnerable communities: elderly, disabled, or terminally ill.

Owner move-in evictions should not be permitted to displace these tenants and they should receive a full year of advanced notice for Ellis Act evictions, where the landlord wants to permanently remove their unit from the rental market.

Thank you !

Lillian Kocher, Resident

Strong Just Cause Eviction Ordinance

Rebecca McGovern <beckylmcgovern@icloud.com>

Tue 5/28/2024 10:34 AM

To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

Hello,

I am a 74 years old and have rented at the same residence in San Anselmo for 22 years. I have never been late with a rent payment and have been fortunate to have had a fair and kind former landlord. However, my apartment building has recently been sold, leaving me anxious about my future. I cannot afford to retire in Marin where I still work full time. I am not sure what the new terms of tenancy will be for me, but regardless I urge you to adopt a strong just cause eviction ordinance.

Please make a strong relocation assistance policy that includes at least 4 months of relocation payments. Without that it would be relocation assistance for the wealthy.

Please make provisions for vulnerable communities which include the elderly. I am 74 and cannot continue to work forever, but cannot afford to pay typical Marin rents even working full time at a nonprofit for 23 years already.

Please be generous with a right of return policy of several years at the former rent.

Please protect tenant rights. I sincerely hope to spend the coming decades as a renter in my current San Anselmo home.

Rebecca McGovern

Notes on Just Cause Evictions Staff Report

Curt Ries <curtries@gmail.com>

Mon 5/27/2024 4:34 PM

To:Town Council <towncouncil@townofsananselmo.org>
Cc:Dave Donery <ddonery@townofsananselmo.org>;Heidi Scoble <hscoble@townofsananselmo.org>;Jeff Zuba <jzuba@townofsananselmo.org>

CAUTION: External Sender

Dear San Anselmo Town Council and staff:

Thank you for your work to advance just cause eviction protections for San Anselmo renters. Upon reviewing the May 28th staff report, I'd like to draw your attention to what I view as some inconsistencies and/or shortcomings with the current draft ordinance that I hope can be addressed at tomorrow's council meeting as the town prepares to submit a final policy for voter approval.

1. The relationship between notice and relocation payments. The staff report currently reads, "*No-fault evicted tenants are entitled to 2 months' worth of rent or credit if property owner gives less than a 120 day notice; if notice is 120 days or more, the property owner must pay 3 months of rent or credit.*" This appears to be backwards. I believe Councilmember Fineman proposed a model whereby tenants would either receive more notice and less relocation assistance or less notice but more relocation assistance, with the idea being that both are valuable to the tenant but one may be more valuable than the other depending on the circumstances and that this give-and-take would provide more flexibility for the landlord. In other words, I believe it should be: "*No-fault evicted tenants are entitled to 2 months' worth of rent or credit if property owner gives **at least** a 120 day notice; if notice is **less than** 120 days, the property owner must pay 3 months of rent or credit.*"

2. Lack of/insufficient minimum notice for no-fault evictions. The above framework provides a cost/benefit framework for landlords to determine whether they value time or money more when executing a no-fault eviction, but it does nothing to set a reasonable floor for giving advance notice to tenants, except for the 120-day notice requirement for Ellis Act evictions (permanent removal from the rental market). Tenants who follow the rules and are being evicted due to no fault of their own deserve at least 60-90 days of advance notice so they can find a new place to live. The 120-day requirement should be maintained or increased for Ellis Act Evictions, given that they are most likely to be abused for the purpose of circumventing rent stabilization. Extending this to up to a full year for tenants who are elderly, disabled, or terminally ill provides extra protections for these particularly vulnerable populations. Both Larkspur and Fairfax have adopted extended notice for these groups for Ellis Act evictions.

3. Five-year right of return. At the May 14th town council meeting, a majority of the council agreed to a five-year right of return for all no-fault evictions. However, the current staff report has isolated this five-year right of return to only Ellis Act evictions (units withdrawn from the rental market), while limiting the right of return for owner move-in evictions and substantial remodel evictions to just one year/12 months. A five-year right of return should apply across the board, both to give tenants a fair chance to return to their home and to ensure that landlords do not abuse no-fault evictions to circumvent rent stabilization.

4. Limiting owner move-in evictions for vulnerable communities. Currently there is nothing that limits a landlords' ability to evict a tenant in order to move in a family member, even if their tenant is elderly, disabled or terminally ill and the family member is a young adult in good health. We should do everything we can to prevent the forced displacement of our elderly, disabled, or terminally ill tenants, who are far more likely to face social isolation or economic deprivation as a result of said displacement. Owner move-ins should not be allowed if the tenant is elderly, disabled, or terminally ill, unless the family member who is to replace them is also elderly, disabled, or terminally ill.

5. Subleasing. Tenants should be able to sublease in order to fill vacancies on a one-for-one basis, never to exceed the original number of tenants on the lease, unless they are a spouse or immediate family member. If a couple splits up or roommates don't work out, it's only reasonable that the tenant who remains in the rental unit be able to find a replacement, whom the landlord would be able to reasonably approve or deny.

6. Short-term relocation assistance. The amount provided to tenants on a daily basis for required short-term relocation assistance must at least match the typical expense for modest nightly lodging (e.g., a motel room) in Marin County. Even with lodging covered, the tenant will likely have to handle increased food and transportation costs as a result of being temporarily displaced. Providing less than the cost of basic lodging could place the tenant and their family in profound economic hardship, especially if the short-term displacement extends over multiple weeks. As a general reminder, a 2024 survey found that 44% of Americans cannot cover an unexpected $1,000 expense. Tenants should not be driven into debt while their landlords perform necessary maintenance that is their responsibility to comp;ete. Most modest motel rooms in Marin County cost between $150-$200 per night. This amount can be credited against the tenants' monthly rent until it matches or exceeds said monthly rent. At that point, they should receive cash payments for the excess amount.

Thank you for your careful consideration of these important policies.

Sincerely,

Curt Ries
San Anselmo Renter
Marin DSA Co-Chair

Enact a strong just cause eviction ordinance

Kathrin Smith <kathrin1627@gmail.com>

Sat 5/25/2024 4:04 PM

To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

Dear Council members,

I am a tenant in San Anselmo writing to urge you to enact a strong just cause eviction ordinance for the November ballot. The recently passed rent control ordinance will be absolutely useless without strong just cause language. I am a senior living on a fixed income and am especially concerned for the most vulnerable community members, tenants who are elderly, disabled or terminally ill.

The protections listed below may seem extreme or unreasonable to some but the truth is that many renters live paycheck to paycheck. If they are evicted from their dwelling, they will not have the means to provide first and last month rents and security deposits, not to mention the cost of moving and the increase in their new monthly rental costs.

Protections for vulnerable communities: Tenants who are elderly, disabled, or terminally ill, should receive additional protections from unfair evictions. Owner move-in evictions should not be permitted to displace these tenants and they should receive a full year of advanced notice for Ellis Act evictions, where the landlord wants to permanently remove their unit from the rental market.

A right of return for at least 5 years: This means that if a tenant is evicted due to no fault of their own, they have the right to return to their unit—at their former rent—if the unit becomes available. It's only fair that tenants who have done nothing wrong get a chance to move back into their former homes.

Relocation payments of 3-4 months: If a tenant is evicted despite having done nothing wrong, they should be entitled to relocation payments that enable them to land on their feet in the community. 3-4 months rent is required to pay for first and last month rent, a security deposit, and moving expenses.

Thank you for taking the time to read my letter.

Sincerely,
Kathrin Smith

California's homeless population is aging rapidly, with adults 50+ making up nearly 40% of those needing shelter. Without swift and intentional policy action, California faces a future with a growing number of unhoused older adults as the state's population ages. 3 days ag

[The Rise of Homelessness Among California's Older Adults]



California Budget and Policy Center

https://calbudgetcenter.org › resources › the-rise-of-ho..

TOWN COUNCIL MEETING PUBLIC COMMENT (MAY 28, 2024, 7PM)

Wong, Wendy <Wendy.Wong@jud.ca.gov>
Tue 5/28/2024 2:29 PM
To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

Dear San Anselmo Town Council:

I want to encourage a strong Just Cause eviction ordinance that will make the rental lease renewal process more predictable, protect renters from excessive rent increases, empower tenants to advocate for better living conditions without fear of retaliation, and promote long-term housing stability for low-income and marginalized renters.

The following should be included:

- **A right of return for at least 5 years:** This means that if a tenants is evicted due to no fault of their own, they have the right to return to their unit—at their former rent—if the unit becomes available. It's only fair that tenants who have done nothing wrong get a chance to move back into their former homes.
- **Relocation payments of 3-4 months:** If a tenant is evicted despite having done nothing wrong, they should be entitled to relocation payments that enable them to land on their feet in the community. 3-4 months rent is required to pay for first and last months rent, a security deposit, and moving expenses.
- **Protections for vulnerable communities:** Tenants who are elderly, disabled, or terminally ill, should receive additional protections from unfair evictions. Owner move-in evictions should not be permitted to displace these tenants and they should receive a full year of advanced notice for Ellis Act evictions, where the landlord wants to permanently remove their unit from the rental market.

Thank you for your time and concerted effort to make San Anselmo welcoming to anyone who would like to call it home! It is greatly appreciated.

Warm Regards,

Wendy
Wong

San Anselmo Resident

Pass STRONG Renter protections

Eileen Brown <eileen.cb.mft@gmail.com>

Tue 5/28/2024 3:36 PM

To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

Dear Councilmembers,

I urge you to pass the strongest renter protections you possibly can tonight. As a compassionate homeowner, I believe it is critical that working class folks are stabilized in our communities. Rent control and protections can help do so, this during this era of unprecedented wealth inequality and greed in our nation and world.

As elected policy makers, you are in a unique position to effect positive change. I encourage you to do so by enacting buffers against the ravages of the free market for many in our community.

Thanks for all you do.

Sincerely,

Eileen C. Brown

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Eileen Cohune Brown, LMFT
Analyst Candidate, CG Jung Institute
She/Her/Hers
www.marintherapyworks.com
(415)887-8539

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