TOWN OF
SAN ANSELMO
EST. 1907

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

Town Council
Agenda

Tuesday, March 10, 2026 **6:40 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/85988338919

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

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For landline phones, Raise Hand to be recognized with *9

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

I. Interviews for the Bicycle and Pedestrian Advisory Committee - 6:40 PM

2 Interviews by Time, Attachment No. and Applicant Name (10 minutes each)
Staff Report (DOC)
6:40 PM- Attachment 1- Adam L. Smith- BPAC- Application w/Resume (PDF)
6:50 PM Attachment 2- Jamie Mackie- BPAC- Application w/Resume (PDF)

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

Open time for public expression.

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

Council requests for future agenda items.

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

Special Presentation.

Proclamation Recognizing Georgia Stahl-Ricco and Griff Roberts on Achieving the Rank of Eagle Scout

1. Consent Agenda:

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

1.1 Approve the Draft Minutes of the Regular Meeting of February 24, 2026
Staff Report (DOC)
Attachment 1- Draft Minutes of the February 24, 2026 Regular Town Council Meeting (DOC)

1.2 Receive and File Report of Checks Issued, February 2026
Staff Report (DOCX)
Attachment 1 Check Report February 2026 (PDF)

1.3 Approve the Bidding Process for Isabel Cook Community Center (ICC) Exterior Paint
Staff Report (PDF)
Attachment 1 - ICC Paint Presentation (PDF)

1.4 Adopt a Resolution to Define the Membership for the San Anselmo Arts Commission
Staff Report (DOC)
Attachment 1- Draft Resolution (DOC)
Attachment 2- Resolution No. 4455 (PDF)

1.5 Approve the Town of San Anselmo Downtown Hanging Flower Basket Funding Request
Staff Report (DOC)

1.6 Consideration of Special Event Application – Sip n' Stroll Fundraiser 2026
Staff Report (PDF)
Attachment 1 - Event Application (PDF)
Attachment 2 - ABC Assistance Form for CMPA (PDF)

1.7 Receive and Accept the Results of the Alternative Compliance Examination Engagement
Staff Report (DOCX)

Attachment 1- Independent Accountant's Report on Compliance for CSLFRF Alternative Compliance Examination Engagement (PDF)

2. Council Business Items:

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

2.1 Receive Report on Sorich Park Goat Grazing Monitoring Results. The Town filed a Notice of Exemption for the Sorich Park and Hawthorne Canyon Prescribed Grazing Project under California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4, for minor alterations to land, and Section 15301, Class 1, for Existing Facilities. (Attachment 3). That NOE recognized that this project would continue on an annual basis.
Staff Report (PDF)
Attachment 1 - Sorich Park Year 1 Monitoring Report (PDF)
Attachment 2 - 2026 Sorich Park Grazing Map (PDF)
Attachment 3 - Notice of Exemption for Sorich Park Grazing (PDF)
Attachment 4 - Draft Grazing Workplan (PDF)
Attachment 5 - Sequoia Eco Presentation (PDF)
Public Comment- Voss (PDF)
Public Comment- Voss- Goat Grazing Report (PDF)

2.2 Introduction of the Draft General Plan 2045 and Request for Town Council Review and Direction. Review and discussion of the Draft General Plan is not a "project" under CEQA

Staff Report (DOC)
Attachment 1- Draft General Plan- Revised (PDF)
Attachment 2- DEIB Proposals-Updated (PDF)
Public Comment- McKitterick (PDF)

Public Hearing:

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

2.3 Public Hearing to Adopt an Ordinance to Repeal Title 9, Chapter 23, Sales of Residential Property: Reports of Residential Building Records. The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the “common sense” exemption, CEQA Guidelines section 15061(b)(3)
Staff Report (DOC)
Attachment 1- Proposed Ordinance (DOC)
Public Comment- Vakulenko (PDF)
Public Comment- Marin Realtors (PDF)

Council Business Items:

2.4 Receive an Update on an Easement for Sorich Park Pedestrian Trail Alternative. Find the project categorically exempt from the California Environmental Quality Act (CEQA) (14 CCR § 15301).
Staff Report (PDF)
Attachment 1 - Map of Proposed Trail (PDF)
Attachment 2 - Draft Trail Survey (PDF)

2.5 Appoint One Voting Member to the Bicycle and Pedestrian Advisory Committee. Appointing volunteers to serve on a committee is not a "project" under the California Environmental Quality Act (CEQA) because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable physical change in the environment. (Cal. Pub. Res. Code Section 21065).
Staff Report (DOC)
Attachment 1- Adam L. Smith- Application w/Resume (PDF)
Attachment 2- Jamie Mackie- Application w/Resume (PDF)

Adjourn

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

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

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is March 24, 2026.

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

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

Staff
David Donery, Town Manager

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

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

STAFF REPORT

TOWN OF SAN ANSELMO Item #: Interviews

MEETING DATE: March10, 2026

AGENDA TITLE: Conducting Interviews for the Bicycle and Pedestrian Advisory Committee

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For the Town Council to conduct two (2) interviews:

- Adam L. Smith
- Jamie Mackie

A total of (2) applicants scheduled to be interviewed by the Town Council.

Interview Time	Name	Board, Committee or Commission	
6:40 PM	Adam L. Smith	Applicant	-BPAC
6:50 PM	Jamie Mackie	Applicant	-BPAC

The Council will have the opportunity to appoint one voting member to the Bicycle and Pedestrian Advisory Committee later today.

FISCAL IMPACT

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

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed appointment is not a “project” under the California Environmental Quality Act, because it does not involve an activity 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- Adam L. Smith- Applicant- Application w/Resume
Attachment 2- Jamie Mackie- Application w/Resume

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

Profile

Question applies to multiple boards

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

Adam (First Name) | L (Middle Initial) | Smith (Last Name)

Email Address

Home Address | Suite or Apt

City | State | Postal Code

Primary Phone | Alternate Phone

Occupation

Transportation Planner

Employer's Address

San Francisco, CA 94103

Which Boards would you like to apply for?

Bicycle and Pedestrian Committee: Submitted

Number of years as resident of San Anselmo?

13

Number of years as a resident in Marin?

13

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

Dr. Branko Smida | Pat Torres | Taylor Phillips

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

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

(•) Yes ( ) No

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

(•) Yes ( ) No

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

(•) Yes ( ) No

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

( ) Yes (•) No

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

Over the past ten years, I have regularly worked with the San Francisco Municipal Transportation Agency (SFMTA) Board, presenting and securing approval for several major transportation projects. Most recently, I brought the Stonestown Redevelopment Project to the Board, which received unanimous approval. This project includes the redesign and reconstruction of multiple City streets in and around the Stonestown Galleria area, just south of SF State, and delivers significant multimodal improvements— new bikeways, upgraded sidewalks, enhanced transit stops, and related street infrastructure. For projects of this scale, I typically schedule individual briefings with each Board member to walk them through key design elements, address concerns, and follow up on any outstanding questions. This approach has helped build trust, reduce uncertainty, and ensure smoother approvals for complex, high-visibility projects.

Reasons for this appointment:

When I moved to to San Anselmo in 2013, I found the walkability and relatively safe streets to be one of our town's most attractive features. I still find that to be true as I raise my two kids here, and build stronger bonds every year to the people and places that my family call home. But there is still work to be done to improve mobility for all residents. We are in a time of rapid change that is impacting the way people travel. My kitchen window looks out onto the bike route on Laurel Avenue, and every day I see scooters, road bikes, children in bike trailers, electric mopeds, electric one-wheels, mountain bikes, tricycles, and the occasional unicycle. I also see people walking by every day-- new mothers pushing strollers; teenagers walking to Archie; seniors using wheelchairs, mobility scooters, canes, and walkers; and everything in between. The number of people passing by has certainly grown and will continue to grow as new options for mobility open up possibilities for more and more people. I believe we should embrace and encourage that growth by providing the best possible environment for every person using our streets throughout all stages of their lives.

What are your qualifications for this appointment?

I have worked in the transportation field for more than 15 years, gaining experience in planning, designing, and delivering multimodal streetscape projects. In my current role as a Transportation Planner, I have led and supported projects from concept through implementation, collaborating closely with community members, consultants, and partner city agencies to ensure designs reflect local needs and can be successfully built. Earlier in my career, I worked as a transportation consultant and a researcher. I've conducted research and surveys on current transportation, contributed to bicycle master plans, and helped implement Safe Routes to Schools programs in Marin and Alameda Counties, which strengthened my understanding of school area safety, active transportation behavior, and the importance of building trust with families and educators. I am deeply committed to this town and have a personal stake in improving the safety and accessibility of our streets. My work is rooted in the belief that access to high quality active transportation infrastructure not only moves people more safely, but also strengthens the fabric of the community. I bring both technical expertise and a strong commitment to public service, and I am eager to continue helping create streets that residents value and feel proud of.

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

Helping to guide the expenditure of limited public resources on the implementation of projects that residents value and appreciate is so important. When we're able to get resident involvement and buy in on successful projects, it helps set the stage for future work and builds trust with the community. That is difficult when the need for improvements is so much greater than available resources and there are competing interests in how and where projects are implemented. Secondly, and related, I believe there are critical safety needs that should be prioritized, especially on school routes. Our youngest cyclists and pedestrians are our most vulnerable, and ensuring that they feel safe walking or biking to school can help set them up for a lifetime of active transportation and create healthier, more connected neighborhoods.

LinkedIn Profile

https://www.linkedin.com/in/adam-smith-47294813/

Adam_Smith_San_Anselmo_BPAC_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:

Adam Smith

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact Serge Avila, Town Clerk at savila@sananselmo.gov or 415-258-4660.

Adam Smith

Summary

Transportation planner and San Anselmo resident with 15+ years of experience advancing bicycle, pedestrian, and transit-oriented projects across the Bay Area. Background includes active transportation planning, community outreach, complete streets implementation, and data-driven safety analysis. Education includes a Master's degree focused on transportation planning and research in current transportation issues. Committed to improving walking and biking safety, accessibility, and quality of life for all ages and abilities.

Relevant Experience

San Francisco Municipal Transportation Agency (SFMTA) — Senior Transportation Planner (2015–Present)

- Advance complete streets, pedestrian safety, bicycle access, and transit improvements for citywide and neighborhood projects from concept to implementation.
- Collaborate with developers on street design, transit stop placement, routing, and multimodal access.
- Lead public outreach efforts, including community meetings and responses to resident concerns.
- Advocate for transportation investments in underserved communities.
- Review transportation impact studies and environmental documents with a focus on safety, accessibility, and livability.
- Present projects to SFMTA Board for approval.

Alta Planning & Design, Berkeley — Bicycle & Pedestrian Planning Intern (2012–2013)

- Conducted on-the-ground walk, bike, and roll evaluations and recommendations for schools throughout Marin and Alameda County Safe Routes programs
- Conducted GIS and data analysis for bicycle and pedestrian plans, Safe Routes to School programs, and active transportation studies.
- Produced maps and technical analysis supporting walking, biking, and trail projects.
- Supported one of the nation's largest Safe Routes to School data evaluation programs.

Mineta Transportation Institute, San Jose — Research Assistant (2009–2012)

- Researched and authored reports and journal articles on transportation policy, infrastructure funding, parking, and transit performance.

GIS Data Resources, San Rafael — GIS Analyst (2013–2015)

- Used GIS and data analysis to support transportation safety, routing, and emergency response planning.

Skills

- Active transportation planning, bicycle and pedestrian safety, complete streets
- Community engagement and public outreach
- Transportation policy, CEQA, environmental review
- GIS mapping and transportation data analysis

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

Profile

Question applies to multiple boards

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

Jamie
First Name

Middle Initial

Mackie
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

Electrophysiology Consultant

Employer's Address

Medline Industries Three Lakes Drive Northfield, IL 60093

Which Boards would you like to apply for?

Bicycle and Pedestrian Committee: Submitted

Number of years as resident of San Anselmo?

6

Number of years as a resident in Marin?

13

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

Maureen Durnell - · Paul Johnson - Lesha McPeak -

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

Increasingly attend MMWD, town council, planning commission meetings. Currently serve on the San Anselmo Open Space Committee.

Reasons for this appointment:

Interested in being involved in infrastructure and funding planning surrounding bicycle and pedestrian activity. Interested in the health and environmental benefits of non-motorized transportation. I would like to see more opportunities for residents to feel safe while integrating walking and biking into their daily lives.

What are your qualifications for this appointment?

My family and I are avid cyclists and hikers. We are fortunate enough to live in a part of town that allows us easy access to open space trails, safe cycling routes to Fairfax and San Rafael, safe walking routes to the grocery store and a handful of other businesses. I would like to see that feeling of safety continue as my young sons reaches the age when he is able to ride and walk unsupervised. I would like other residents that don't share my feeling of safety to have access to routes that provide pleasant and safe ways to connect to our community.

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

Safe and responsible use of e-bikes for all riders including our younger population. Understanding not only the regulations surrounding sidewalks, crosswalks, and bike routes but why those regulations are in place. Signage to direct cyclists towards safer alternative routes to Sir Francis Drake and other busy roads. Signage to help the public understand the social norms and courtesies that guide interactions between bikes/pedestrians and automobiles.

LinkedIn Profile

My LinkedIn profile and resume are not up to date to reflect my current employment

NewRes6-20.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:

James Mackie

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact Serge Avila, Town Clerk at savila@sananselmo.gov or 415-258-4660.

Jamie Mackie
. ● San Anselmo, CA 94960 ● ●

Educational Experience

Cardiac Rhythm Management and Electrophysiology Certificate
Arrhythmia Technologies Institute, Greenville, South Carolina

Master of Science
California State University, Hayward, California

Bachelor of Science
James Madison University, Harrisonburg, Virginia

Professional Experience

Sr. Clinical Account Specialist – Biosense Webster *(2/19 - Present)*
Field Sales Trainer *(7/18 – Present)*
Clinical Account Specialist *(1/17 – 2/19)*
Associate Clinical Account Specialist *(2/16 – 1/17)*

*Provide sales support and expertise to optimize full utilization of the BWI electrophysiology product portfolio: including advanced software, intra-cardiac echocardiography (ICE) catheters, diagnostic and ablation catheters, as well as RF generators.
*Provide clinical support to physicians and healthcare providers on the safe and effective utilization of 3D electro-anatomical mapping software and accompanying RF generators.
*Act as the primary point of contact for sales and clinical considerations - including new product releases, inventory management, and product launches.
*Manage data collection and tracking to aid in research endeavors.
*Directly responsible for managing field sales and clinical training programs.
*Utilize marketing resources to develop and grow mutually beneficial relationships within and beyond the EP lab: including securing institutional/physician education and marketing contracts.
*Achieve individual sales goals as well as aid in team sales goals for the SF Bay Area region, deliver market share metrics for growth, as well as other key benchmarks.
*Recognized for outstanding achievement: Spotlight award, Inspire award, Credo award.

Cardiac Rehabilitation and Diabetes Prevention Manager - YMCA *(9/13 – 7/15)*
*Manage 24 employees comprised of registered nurses, Registered dietitians, Certified diabetes educators, and interns.
*Provide employee training and professional skill development.
*Grant management, budget management, curriculum development, and materials management.

Cardiac Rehabilitation - Seton Medical / John Muir Medical internship (6/11 – 10/13)
*Monitor and chart patient progress during program duration. Provide counseling on nutrition and lifestyle risk factor management.
*Utilize ScottCare telemetry systems, document abnormal EKG tracings and monitor blood pressure.

California State University, Hayward - *Graduate Teaching Assistant (Fall 2012)*
*Preparing and delivering lecture material, leading lab classes & study group sessions.
*Collaborating on exam creation & laboratory assignments.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: March 10, 2026

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of February 24, 2026

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Regular Town Council meeting of February 24, 2026.

ATTACHMENT:

Attachment 1- February 24, 2026 Draft Minutes

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, February 24, 2026

6:00 PM Mayor Burdo Call to Order

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

COUNCILMEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Linda Kenton, Assistant Town Manager
Megan Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Community Development Director
Jeff Zuba, Finance & Admin Srvs. Director (Zoom)
Sean Condry, Public Works Director
Eric Robbe, Building Official
Bill Johnson, Code Enforcement Officer

6:00 PM Mayor Burdo called the meeting to order.

A.1 Conference with Legal Council- Anticipated Litigation Significant exposure to litigation pursuant to California Government Code Sections 54956.9 (d)(2) and (e)(1): (1 or more cases)

Mayor Burdo Open Time for Public Comment on Closed Session Item.

There was No Public Comments

The Council Adjourned to Closed Session

7:00 PM the Town Council reconvened in the Council Chambers Mayor Burdo called the meeting to Order and Optional Pledge of Allegiance

Open Time for Public Expression

Ross Asselstine spoke about progress at the Marin County Board of Supervisors meeting.

Nick Riley spoke about some parking issues he's been experiencing and requested that more enforcement be applied by the town. He also highlighted his concern regarding pedestrian traffic on Sir Francis Drake between the high school and Sierra Ave.

Mayor Burdo Closed Time for Public Expression

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

Councilmember Burke gave an update on the Memorial Park Advisory Committee and proposed park improvements and fundraising.

Councilmember Kullaway spoke about the MCCMC Legislative Committee meeting regarding rate increases. Additionally, she mentioned a low-carbon concrete standard is something she is exploring.

Councilmember Walker mentioned that the League of California Cities Revenue and Taxation Committee met and discussed state taxes and their impact on San Anselmo. She also wished the town a happy Black History Month.

Councilmember Schlesinger spoke about the CMPA Police Council meeting where they reviewed the audit, revised the budget for the EV fleet, and new hires for the police force. He also spoke about the

Mayor Burdo noted the LAFCO Board of Directors meeting and the report being comprised that maps out fire protection in Marin county. He also noted the parking issue as well.

Special Presentation

There were no Special Presentations.

1. Consent Agenda

1.1 Approved the Draft Minutes of the Regular Town Council Meeting of February 10, 2026

1.2 Received and Filed the Financial Report on Recreation Fund ending January 31, 2026

1.3 Reviewed and Approved the 2026 San Anselmo Arts Commission's Beatles in the Park Fundraiser Special Event Application

1.4 Reviewed and Approved the 2026 Teen Battle of the Bands Special Event Application

1.5 Received and Filed the January 2026 Revenue and Expenditure Reports

Mayor Burdo opened the item for Public Comment.

There was no Public Comment

Mayor Burdo closed Public Comment

M/s, Kullaway/Walker, Motion to approve Consent Calendar items #1.1 – 1.5
AYES: Burke, Schlesinger, Kullaway, Vice Mayor Walker, Mayor Burdo
NOES: None
ABSENT: None
RECUSE: None

2.1 Approve a Lease Agreement for the Public Use of Building Bridge 2 Concrete Platform. Approval of the Proposed Lease Agreement is Categorically Exempt from the California Environment Quality Act (CEQA) under CEQA Regulations Sections 15301 and 15304.

Town Manager Donery gave a presentation asking council for approval.

Councilmember Schlesinger asked about the maximum load measured for the bridge.

Mayor Burdo opened the item for Public Comment.

There was No Public Comment

Mayor Burdo closed Public Comment

Councilmember Burke noted how important the location has become to the Town and highlighted her support.

Councilmember Schlesinger noted how this was the result of a collaborative approach with the County and used it as an example of how to handle projects moving forward.

Councilmember Burke thanked Public Works Director Condry for his efforts.

Councilmember Walker also noted her support.

Mayor Burke voiced his support as well, noting how important this was for the Town.

M/s, Burke/Kullaway Motion to approve a Lease Agreement with the Marin County Flood Control and Water conservation District for the Temporary Public Use of the Concrete Platform at 632-636 San Anselmo Avenue and Authorize the Town Manager to Execute the Lease Agreement for the Public Use of Building Bridge 2 Concrete Platform with the amendment which strikes from section 24 everything after the word "applicable".
AYES: Burke, Schlesinger, Kullaway, Vice Mayor Walker, Mayor Burdo
NOES: None
ABSENT: None

2.2 Residential Resale Program Review and Policy Direction. Receiving 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).

Code Enforcement Officer Bill Johnson gave a presentation on the Residential Resale program at San Anselmo, he used a PowerPoint presentation. Director Scoble was also available to provide insight.

Mayor Burdo asked about the time the file review process on Resale Reports takes.

Councilmember Walker asked about the cost increase in the fees for Resale reports, and what the impact would be on the budget if we decreased fees.

Councilmember Burke asked about the accessibility of permit history without a resale report.

Councilmember Schlesinger asked if removing the resale report program would affect the town's liability in any way.

Mayor Burdo opened the item for Public Comment.

Nate expressed his support to do away with the resale program as it doesn't serve a purpose in a planning capacity and is wasteful for staff time.

Unknown resident expressed his support for ending the resale program, as he finds it cumbersome, expensive, and overreaching.

Mark Everett, a real estate professional, noted his support of ending the resale program as the requisite permits take too long to acquire.

Linda Gridley, a realtor, spoke about the fee increase and how cumbersome it can be during the escrow process.

Jen Pfeiffer, a realtor, stated that some colleagues of hers do not apply for permits in San Anselmo and that the resale inspection requirements compound the issue.

Gary Newman, a realtor, noted a specific example of his where the resale inspection was cumbersome, and he expressed support for ending the program.

Building Inspector Michae Legault spoke about how important the resale program was for legalizing work done in San Anselmo and advising potential buyers of illegal work and other issues.

Mayor Burdo closed Public Comment

Councilmember Walker, Schlesinger, Burke, Kullaway, and Mayor Burdo discussed the item and determined that the majority of Town Council would like to repeal the Residential Resale Program. The Council provided direction to staff to bring back an ordinance to repeal the Residential Resale Program.

There being no further business to discuss, Mayor Burdo adjourned the meeting at 8:45 PM

Respectfully submitted,

Serge Avila
Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.2

MEETING DATE: March 10, 2026

AGENDA TITLE: Report of Checks Issued, February 2026

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council acknowledges, and files warrant numbers 101165 to 101330 issued during the month of February and bank draft numbers DFT06665, DFT06686, DFT06718-DFT0719, DFT06721-DFT06722, DFT06724-DFT06725, and DFT06745, in a total amount of $2,445,262.92.

BACKGROUND

This report is an itemization of payments made to vendors during the months of February 2026. It also includes wires to Bank of America for February 2026 payrolls, including payments for retirement and health benefits. The Bank of America account is used for payroll-related items.

The following warrants were voided or canceled in February 2026: 100571, 100832, 101179, 101180, 101181, 101186, 101187, and 101280.

ATTACHMENTS

Attachment #1: Check Report February 2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
02586	HdL Software LLC	02/27/2026	Regular	0.00	-872.09	100571
04089	AEM	02/18/2026	Regular	0.00	-5,620.00	100832
04114	Robert Tuckey	02/02/2026	Regular	0.00	11,325.00	101165
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
181	Invoice	01/19/2026	MEMORIAL PARK - FIELD 1 - 25% DEPOSIT	0.00	11,325.00	
	17.81.61150	OUTSIDE SERVICES-OTHE	MEMORIAL PARK - FIELD 1 - 25	3,775.00		
	21.65.63100	CAPITAL OUTLAY - CONST	MEMORIAL PARK - FIELD 1 - 25	7,550.00		
02411	23 ELEPHANTS THEATRE COMPANY	02/05/2026	Regular	0.00	8,678.54	101166
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WINTER 2026-1	Invoice	02/03/2026	THEATRE PROGRAM - WINTER 2026 - PAY	0.00	8,678.54	
	21.62.61175	KIDS CULTURE SERVICES	THEATRE PROGRAM - WINTER 2	8,678.54		
04115	Anne Marie Bonneau	02/05/2026	Regular	0.00	125.00	101167
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1122	Invoice	01/05/2026	LIBRARY - AUTHOR TALK 02/11	0.00	125.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	LIBRARY - AUTHOR TALK 02/11	125.00		
00059	RoadSafe Traffic Systems	02/05/2026	Regular	0.00	1,194.43	101168
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
256915	Invoice	11/10/2025	CORP YARD - BARRICADES TYPE I	0.00	1,194.43	
	01.42.62200	DEPARTMENTAL SUPPLIE	CORP YARD - BARRICADES TYPE	1,194.43		
04110	Bridget Burke	02/05/2026	Regular	0.00	450.00	101169
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
348303	Invoice	02/15/2026	AI CLASS - AI PRIVACY AND SECURITY	0.00	225.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	AI CLASS - AI PRIVACY AND SEC	225.00		
348304	Invoice	03/01/2026	AI CLASS - OMINOIDS	0.00	225.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	AI CLASS - OMINOIDS	225.00		
04110	Bridget Burke	02/06/2026	Regular	0.00	-450.00	101169
00113	Juan Olsen Sanchez	02/05/2026	Regular	0.00	6,500.00	101170
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WINTER 2026-2	Invoice	02/02/2026	GYMNASTICS - WINTER 2026 - PAYMENT	0.00	6,500.00	
	21.61.61167	TUMBLING SERVICES	GYMNASTICS - WINTER 2026 - P	6,500.00		
04116	Katite Gumucio	02/05/2026	Regular	0.00	300.00	101171
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
01282026-1	Invoice	01/28/2026	FOREVER ACTIVE YOGA CLASS - JAN 2026	0.00	300.00	
	21.64.61200	OLDER ADUILT PROGRAM	FOREVER ACTIVE YOGA CLASS -	300.00		
04124	County of Sonoma	02/10/2026	Regular	0.00	17,325.30	101172

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
3051	Invoice	02/05/2026	8FT REDWOOD PICNIC TABLES QTY 12 + S	0.00	17,325.30	
	17.81.61150	OUTSIDE SERVICES-OTHE	8FT REDWOOD PICNIC TABLES Q	17,325.30		
02236	HooplaDigital	02/10/2026	Regular	0.00	913.55	101173
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
508386461	Invoice	01/31/2026	LIBRARY - DIGITAL SERVICES - JAN 2026	0.00	913.55	
	01.71.62301	ADULT BOOKS	LIBRARY - DIGITAL SERVICES - JA	913.55		
04117	Linda Fitzgerald	02/10/2026	Regular	0.00	1,745.45	101174
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WINTER2026-1	Invoice	02/03/2026	WINTER 2026 - NATURE NEUROSCIENCE P	0.00	1,745.45	
	21.62.61175	KIDS CULTURE SERVICES	WINTER 2026 - NATURE NEURO	1,745.45		
01057	Linscott Engineering Contractors Inc	02/10/2026	Regular	0.00	269.15	101175
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4579	Invoice	02/03/2026	FH20 - FDC SIGN INSTALL/PADLOCK	0.00	269.15	
	15.32.63100	CONSTRUCTION	FH20 - FDC SIGN INSTALL/PADL	269.15		
03932	Acevedo and Longfellow LLP	02/10/2026	Regular	0.00	14,135.00	101176
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
72	Invoice	02/02/2026	GENERAL LEGAL SERVICES - JAN 2026	0.00	12,210.00	
	01.16.61138	GENERAL COUNSEL LEGA	GENERAL LEGAL SERVICES - JAN	12,210.00		
73	Invoice	02/02/2026	PLANNING LEGAL SERVICES - JAN 2026	0.00	1,925.00	
	01.16.61138	GENERAL COUNSEL LEGA	PLANNING LEGAL SERVICES - JA	1,925.00		
00004	Alpine Awards Inc.	02/10/2026	Regular	0.00	2,731.85	101177
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6114050	Invoice	01/13/2026	TROPHIES AND MEDALS - ROOKIE BASKET	0.00	2,731.85	
	21.61.62961	BASKETBALL SUPPLIES	TROPHIES AND MEDALS - ROOKI	2,731.85		
02920	Amazon Business	02/10/2026	Regular	0.00	5,679.55	101178
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
119J-HLM1-M17	Invoice	01/21/2026	REC - HILLARD - ROBSON SUPPLIES	0.00	324.35	
	21.63.61187	ROBSON AFTER SCHOOL	REC - HILLARD - ROBSON SUPPLI	324.35		
11H1-YWTF-7YLY	Invoice	01/30/2026	ST&PK - HEALY - DEPT SUPPLIES	0.00	1,064.28	
	16.41.62200	DEPARTMENTAL SUPPLIE	ST&PK - HEALY - DEPT SUPPLIES	1,064.28		
11TT-YXYW-1FR1	Invoice	01/26/2026	LIB - KENTON - DEPT SUPPLIES	0.00	48.09	
	01.71.62200	DEPARTMENTAL SUPPLIE	LIB - KENTON - DEPT SUPPLIES	48.09		
1316-9J6Q-41PJ	Invoice	01/26/2026	CDD - BORTIS - OFFICE SUPPLIES	0.00	11.02	
	01.19.62200	DEPARTMENTAL SUPPLIE	CDD - BORTIS - OFFICE SUPPLIES	5.51		
	01.42.62200	DEPARTMENTAL SUPPLIE	CDD - BORTIS - OFFICE SUPPLIES	5.51		
1334-GKYG-TRLQ	Invoice	01/17/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	366.28	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO	366.28		
14CF-P76K-RY39	Invoice	01/11/2026	ST&PK - SHAW - DEPT SUPPLIES	0.00	110.03	
	01.41.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES	110.03		
14M3-QYRP-19XY	Invoice	01/24/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	13.48	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO	13.48		
14MF-7XTD-HDQ	Invoice	01/28/2026	REC - JONES - PARKSIDE SUPPLIES	0.00	18.56	
	21.63.62979	PARKSIDE SUPPLIES	REC - JONES - PARKSIDE SUPPLIE	18.56		
14NW-CNH3-13	Invoice	01/17/2026	ST&PK - HEALY - BLDG MAINT - WATER FIL	0.00	699.18	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	41.41.61150	OUTSIDE SERVICES-OTHE	ST&PK - HEALY - BLDG MAINT -		699.18	
14NW-CNH3-CV4	Invoice	01/18/2026	LIB - LEYLAND - ZIP BOOKS	0.00	69.13	
	01.71.62310	Library Zip Grant	LIB - LEYLAND - ZIP BOOKS		69.13	
164T-6TPV-Y1YR	Invoice	01/24/2026	ST&PK - SHAW - DEPT SUPPLIES BLDG	0.00	21.84	
	01.41.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES		21.84	
16PG-V61J-WHH	Invoice	01/27/2026	LIB - KENTON - ADULT BOOKS	0.00	18.03	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		18.03	
16WV-XGF4-WN4	Invoice	01/17/2026	LIB - LEYLAND - ZIP BOOKS	0.00	17.43	
	01.71.62310	Library Zip Grant	LIB - LEYLAND - ZIP BOOKS		17.43	
17ND-GTMQ-F94	Invoice	01/25/2026	LIB - KENTON - ADULT BOOKS	0.00	38.75	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		38.75	
17TK-LK47-CRLG	Invoice	01/21/2026	LIB - KENTON - DEPT SUPPLIES	0.00	18.44	
	27.71.62200	DEPARTMENTAL SUPPLIE	LIB - KENTON - DEPT SUPPLIES		18.44	
17V1-RLQT-YL7Y	Invoice	01/14/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	113.54	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		113.54	
17V7-LD9C-NCN3	Invoice	01/12/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	12.23	
	01.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		12.23	
19RV-719T-FXGL	Invoice	01/12/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	18.57	
	01.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		18.57	
1D9V-J6JT-CDDF	Invoice	01/20/2026	LIB - LEYLAND - DEPT SUPPLIES	0.00	30.56	
	27.71.62200	DEPARTMENTAL SUPPLIE	LIB - LEYLAND - DEPT SUPPLIES		30.56	
1DHC-HN9G-TC4	Invoice	01/23/2026	LIB - KENTON - ADULT BOOKS	0.00	52.87	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		52.87	
1DNC-WLPD-9M	Invoice	02/01/2026	LIB - KENTON - ADULT BOOKS	0.00	18.03	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		18.03	
1F11-TDHV-M99	Invoice	01/21/2026	ST&PK - HEALY - TRAFFIC CONTROL	0.00	608.16	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	ST&PK - HEALY - TRAFFIC CONTR		608.16	
1FQ9-CV7N-9QW	Invoice	01/07/2026	CDD - BORTIS - OFFICE SUPPLIES	0.00	40.66	
	01.19.62200	DEPARTMENTAL SUPPLIE	CDD - BORTIS - OFFICE SUPPLIES		20.33	
	01.41.62200	DEPARTMENTAL SUPPLIE	CDD - BORTIS - OFFICE SUPPLIES		20.33	
1FT3-3CFK-HCQY	Invoice	01/10/2026	ST&PK - SHAW - DEPT SUPPLIES	0.00	42.72	
	01.42.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES		42.72	
1H1X-QV6C-JVHD	Invoice	01/29/2026	LIB - LEYLAND - ZIP BOOKS	0.00	20.75	
	01.71.62310	Library Zip Grant	LIB - LEYLAND - ZIP BOOKS		20.75	
1HT4-4PGH-NJY7	Invoice	01/26/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	13.46	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		13.46	
1HV9-FP9M-GQ1	Invoice	01/27/2026	REC - HILLARD - ROBSON SUPPLIES	0.00	99.62	
	21.63.61187	ROBSON AFTER SCHOOL	REC - HILLARD - ROBSON SUPPLI		99.62	
1JM7-9JNT-KYHG	Invoice	01/28/2026	ST&PK - HEALY - ICC BUILDING MAINT	0.00	48.06	
	31.41.61506	BLDG. MAINT-OTHER	ST&PK - HEALY - ICC BUILDING		48.06	
1JPK-41QQ-LJ3P	Invoice	01/17/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	41.15	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		41.15	
1K3V-M97D-JV9G	Invoice	01/27/2026	ST&PK - SHAW - DEPT SUPPLIES STREETS	0.00	246.78	
	01.42.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES		246.78	
1K9D-P9DX-CJV3	Invoice	01/20/2026	REC - JONES - PARKSIDE SUPPLIES	0.00	63.26	
	21.63.62979	PARKSIDE SUPPLIES	REC - JONES - PARKSIDE SUPPLIE		63.26	
1KJ6-HRNN-HXW	Invoice	01/26/2026	REC - HILLARD - ROBSON SUPPLIES	0.00	38.22	
	21.63.61187	ROBSON AFTER SCHOOL	REC - HILLARD - ROBSON SUPPLI		38.22	
1LTX-MWK4-DJ3	Invoice	01/20/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	14.19	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		14.19	
1LW1-M4HL-LLRT	Invoice	01/17/2026	LIB - LEYLAND - ZIP BOOKS	0.00	30.03	
	01.71.62310	Library Zip Grant	LIB - LEYLAND - ZIP BOOKS		30.03	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1M9F-RT99-TRKD	Invoice	01/17/2026	LIB - LEYLAND - ZIP BOOKS	0.00	15.28	
	01.71.62310	Library Zip Grant	LIB - LEYLAND - ZIP BOOKS		15.28	
1MCF-RJ4C-X4CQ	Invoice	01/23/2026	ST&PK - SHAW - DEPT SUPPLIES	0.00	162.18	
	01.42.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES		162.18	
1MLW-7C3G-91Q	Invoice	01/29/2026	REC - HILLARD - TODDLER ENRICHMENT	0.00	101.76	
	21.63.62978	TODDLER ENRICHMENT S	REC - HILLARD - TODDLER ENRIC		101.76	
1NGT-P96Y-GRKK	Invoice	01/20/2026	LIB - KENTON - ADULT BOOKS	0.00	22.49	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		22.49	
1PN1-NGXV-DXTL	Invoice	01/25/2026	REC - HILLARD - ROBSON SUPPLIES	0.00	40.04	
	21.63.61187	ROBSON AFTER SCHOOL	REC - HILLARD - ROBSON SUPPLI		40.04	
1PW9-QVFL-VFT7	Invoice	01/20/2026	LIB - KENTON - VIDEOS	0.00	21.80	
	01.71.62307	VIDEOS	LIB - KENTON - VIDEOS		21.80	
1QR4-6GW7-FG6	Invoice	01/20/2026	REC - HILLARD - TODDLER ENRICHMENT	0.00	341.10	
	21.63.62978	TODDLER ENRICHMENT S	REC - HILLARD - TODDLER ENRIC		341.10	
1RFJ-RLF1-XCWJ	Invoice	01/24/2026	ST&PK - SHAW - DEPT SUPPLIES BLDG	0.00	30.82	
	01.41.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES		30.82	
1V6F-Y6PD-MR7L	Invoice	01/26/2026	REC - HILLARD - TODDLER ENRICHMENT	0.00	12.01	
	21.63.62978	TODDLER ENRICHMENT S	REC - HILLARD - TODDLER ENRIC		12.01	
1VGR-NL99-WD	Invoice	01/20/2026	LIB - KENTON - ADULT BOOKS	0.00	104.08	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		104.08	
1VVJ-3WTP-P7XF	Invoice	01/12/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	120.28	
	27.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO		120.28	
1WFP-4N13-9DN	Invoice	02/01/2026	LIB - KENTON - ADULT BOOKS	0.00	19.83	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		19.83	
1WVH-RJ67-JWX	Invoice	01/28/2026	REC - HILLARD - TODDLER ENRICHMENT	0.00	106.72	
	21.63.62978	TODDLER ENRICHMENT S	REC - HILLARD - TODDLER ENRIC		106.72	
1XX4-MQFN-CRX	Invoice	01/20/2026	LIB - KENTON - ADULT BOOKS	0.00	19.82	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS		19.82	
1XYK-J9XL-CXPD	Invoice	01/18/2026	LIB - LEYLAND - ZIP BOOKS	0.00	40.91	
	01.71.62310	Library Zip Grant	LIB - LEYLAND - ZIP BOOKS		40.91	
1YFT-PKFF-GW6V	Invoice	01/12/2026	ST&PK - SHAW - DEPT SUPPLIES	0.00	41.67	
	01.42.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES		41.67	
1YVP-YC3W-MVJL	Invoice	01/27/2026	REC - HILLARD - ROBSON SUPPLIES	0.00	87.01	
	21.63.61187	ROBSON AFTER SCHOOL	REC - HILLARD - ROBSON SUPPLI		87.01	
	Void	02/10/2026	Regular	0.00	0.00	101179
	Void	02/10/2026	Regular	0.00	0.00	101180
	Void	02/10/2026	Regular	0.00	0.00	101181
03299	Answer MTI	02/10/2026	Regular	0.00	413.02	101182
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
000038-799-211	Invoice	01/01/2026	CALL CENTER SERVICE - DEC 2025	0.00	413.02	
	01.41.61150	OUTSIDE SERVICES-OTHE	CALL CENTER SERVICE - DEC 202		413.02	
02806	AQUASCAPE POOL SERVICE	02/10/2026	Regular	0.00	3,764.00	101183
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
36813	Invoice	11/30/2025	MONTHLY POOL SERVICE / SVC CALL - NO	0.00	3,764.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	MONTHLY POOL SERVICE / SVC		3,764.00	
00001	AT&T Calnet	02/10/2026	Regular	0.00	485.98	101184
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
000024704854	Invoice	01/20/2026	634 - TRAFFIC SIGNAL MODEM - 12.20.25	0.00	422.04	
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -		422.04	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
000024714276	Invoice	01/27/2026	576 - TH CHAMBERS PHONE - 12.27.25-01	0.00	63.94	
	41.41.61701	UTILITIES	576 - TH CHAMBERS PHONE - 1		63.94	
00388	Baker & Taylor	02/10/2026	Regular	0.00	1,842.62	101185
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2039103299-ADJ	Invoice	07/01/2025	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	4.27	
	01.71.62302	CHILDRENS BOOKS	BALANCE ADJUSTMENT - SHORT	4.27		
2039195849	Invoice	07/24/2025	ADULT BOOKS	0.00	14.91	
	01.71.62301	ADULT BOOKS	ADULT BOOKS	14.91		
2039195850	Invoice	07/24/2025	ADULT BOOKS	0.00	25.84	
	01.71.62301	ADULT BOOKS	ADULT BOOKS	25.84		
2039261248-ADJ	Invoice	10/02/2025	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	22.00	
	27.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - SHORT	22.00		
5017726358	Invoice	07/01/2025	ADULT BOOKS 05.17.2022	0.00	135.93	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 05.17.2022	135.93		
5017781858-ADJ	Invoice	02/09/2026	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	15.14	
	01.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - SHORT	15.14		
5017902759	Invoice	07/01/2025	ADULT BOOKS 08.19.2022	0.00	17.49	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 08.19.2022	17.49		
5017902760	Invoice	07/01/2025	ADULT BOOKS 08.19.2022	0.00	22.82	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 08.19.2022	22.82		
5017932329-ADJ	Invoice	02/09/2026	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	13.48	
	01.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - SHORT	13.48		
5017940220-ADJ	Invoice	02/09/2026	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	17.33	
	01.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - SHORT	17.33		
5018061124	Invoice	07/01/2025	ADULT BOOKS 12.27.2022	0.00	158.28	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 12.27.2022	167.68		
	01.71.62301	ADULT BOOKS	CREDIT MEMO #0003271987	-9.40		
5018061125	Invoice	07/01/2025	ADULT BOOKS 12.27.2022	0.00	39.00	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 12.27.2022	39.00		
5018061127	Invoice	07/01/2025	ADULT BOOKS 12.27.2022	0.00	42.59	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 12.27.2022	42.59		
5018061128	Invoice	07/01/2025	ADULT BOOKS 12.27.2022	0.00	7.51	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 12.27.2022	18.96		
	01.71.62301	ADULT BOOKS	CREDIT MEMO #0003303737	-11.45		
5018061130	Invoice	07/01/2025	ADULT BOOKS 12.27.2022	0.00	3.20	
	01.71.62301	ADULT BOOKS	ADULT BOOKS 12.27.2022	14.63		
	01.71.62301	ADULT BOOKS	CREDIT MEMO #0003270966	-1.07		
	01.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - OVERP	-0.06		
	27.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - OVERP	-7.00		
	27.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - OVERP	-0.30		
	27.71.62302	CHILDRENS BOOKS	BALANCE ADJUSTMENT - OVERP	-3.00		
5018361555	Invoice	07/01/2025	CHILDREN'S BOOKS 05.23.2023	0.00	2.44	
	27.71.62302	CHILDRENS BOOKS	CHILDREN'S BOOKS 05.23.2023	13.97		
	27.71.62302	CHILDRENS BOOKS	CREDIT MEMO #0003290369	-11.53		
5018361556	Invoice	07/01/2025	CHILDREN'S BOOKS 05.23.2023	0.00	9.07	
	27.71.62302	CHILDRENS BOOKS	CHILDREN'S BOOKS 05.23.2023	9.07		
5018438440-ADJ	Invoice	02/09/2026	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	23.90	
	27.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - SHORT	23.90		
5018562041-ADJ	Invoice	02/09/2026	BALANCE ADJUSTMENT - SHORTPAID INV	0.00	26.21	
	01.71.62301	ADULT BOOKS	BALANCE ADJUSTMENT - SHORT	26.21		
5018773531	Invoice	07/01/2025	CHILDREN'S BOOKS 02.26.2024	0.00	10.30	
	27.71.62302	CHILDRENS BOOKS	CHILDREN'S BOOKS 02.26.2024	15.20		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	27.71.62302 CHILDRENS BOOKS		CREDIT MEMO #0003298914		-4.90	
5018931269	Invoice	07/01/2025	CHILDREN'S BOOKS 06.10.2024	0.00	2.22	
	27.71.62302 CHILDRENS BOOKS		CHILDREN'S BOOKS 06.10.2024		29.41	
	27.71.62302 CHILDRENS BOOKS		CREDIT MEMO #0003198306		-27.19	
5018931270	Invoice	07/01/2025	CHILDREN'S BOOKS 06.10.2024	0.00	3.29	
	27.71.62302 CHILDRENS BOOKS		CHILDREN'S BOOKS 06.10.2024		11.68	
	27.71.62302 CHILDRENS BOOKS		CREDIT MEMO #0003292885		-8.39	
5018931271	Invoice	07/01/2025	CHIDLREN'S BOOKS 06.10.2024	0.00	3.40	
	27.71.62302 CHILDRENS BOOKS		CHIDLREN'S BOOKS 06.10.2024		31.80	
	27.71.62302 CHILDRENS BOOKS		CREDIT MEMO #0003187567		-28.40	
5019054023	Invoice	07/01/2025	TEEN BOOKS 08.14.2024	0.00	0.98	
	27.71.62302 CHILDRENS BOOKS		TEEN BOOKS 08.14.2024		16.56	
	27.71.62302 CHILDRENS BOOKS		CREDIT MEMO #0003312667		-15.58	
5019152093	Invoice	07/01/2025	ADULT BOOKS 10.11.2024	0.00	20.50	
	01.71.62301 ADULT BOOKS		ADULT BOOKS 10.11.2024		20.50	
5019357561	Invoice	07/01/2025	TEEN BOOKS 02.19.2025	0.00	40.35	
	27.71.62302 CHILDRENS BOOKS		TEEN BOOKS 02.19.2025		40.35	
5019451326	Invoice	07/01/2025	ADULT BOOKS 04.11.2025	0.00	65.67	
	01.71.62301 ADULT BOOKS		ADULT BOOKS 04.11.2025		65.67	
NS24040149	Invoice	07/01/2025	FY24-25 TS360 SUBSCRIPTION	0.00	1,094.50	
	01.71.61150 OUTSIDE SERVICES-OTHE		FY24-25 TS360 SUBSCRIPTION		1,094.50	
	Void	02/10/2026	Regular	0.00	0.00	101186
	Void	02/10/2026	Regular	0.00	0.00	101187
00276	BK Krill Corp	02/10/2026	Regular	0.00	2,955.00	101188
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1744	Invoice	01/21/2026	FLOOD HORN/PARKING - SIGNS/SOCIAL	0.00	390.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	FLOOD HORN/PARKING - SIGNS/	200.00		
	13.42.62200	DEPARTMENTAL SUPPLIE	FLOOD HORN/PARKING - SIGNS/	190.00		
1745	Invoice	01/21/2026	SUMMER 2026 - RECREATION GUIDE	0.00	2,565.00	
	21.65.62004	PROGRAM BROCHURE &	SUMMER 2026 - RECREATION G	2,565.00		
03946	BlueTriton Brands Inc	02/10/2026	Regular	0.00	415.23	101189
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
06A8720212838	Invoice	01/24/2026	REC DEPT - WATER DELIVERY - JAN 2026	0.00	415.23	
	21.65.62200	DEPARTMENTAL SUPPLIE	REC DEPT - WATER DELIVERY - J	415.23		
01631	Caine Starelli	02/10/2026	Regular	0.00	881.66	101190
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
01262026-5	Invoice	01/26/2026	MAHJONGG LESSONS - JAN/FEB 2026	0.00	881.66	
	21.62.61171	ADULT CULTURE SERVICE	MAHJONGG LESSONS - JAN/FEB	881.66		
03864	Cal West Rentals, Inc.	02/10/2026	Regular	0.00	194.00	101191
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
455174	Invoice	01/26/2026	BB2 - SCAFFOLDING RENTALS	0.00	194.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	BB2 - SCAFFOLDING RENTALS	194.00		
01534	Christine O'Rourke	02/10/2026	Regular	0.00	2,096.25	101192
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1016	Invoice	01/30/2026	CLIMATE ACTION PLAN UPDATE - DEC 202	0.00	2,096.25	
	90.41.61150	OUTSIDE SERVICES-OTHE	CLIMATE ACTION PLAN UPDATE	2,096.25		
03447	Christopher Bock	02/10/2026	Regular	0.00	17,730.00	101193

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SI-315	Invoice	01/22/2026	LIBRARY REFRESH - FLOOR SANDING & RE	0.00	9,000.00	
	41.41.63117	CONSTRUCTION - BUILDI	FRONT (12.39%) / (BACK - 90%)	9,000.00		
SI-316	Invoice	01/28/2026	LIBRARY FLOORS - FINAL PAYMENT/CHAN	0.00	8,730.00	
	41.41.63117	CONSTRUCTION - BUILDI	LIBRARY FLOORS - FINAL PAYME	8,730.00		
03868	CircleUp Education	02/10/2026	Regular	0.00	6,507.90	101194
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
4347	Invoice	01/14/2026	UNRAVELING EQUITY - L&L TRANING 202	0.00	6,507.90	
	97.00.62006	INSTRUCTION - MSLA	UNRAVELING EQUITY - L&L TRA	6,507.90		
04119	Colleen Kyne	02/10/2026	Regular	0.00	68.15	101195
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
REIMB-20260202	Invoice	02/06/2026	REIMB - MILEAGE - SAN RAMON TRAININ	0.00	68.15	
	21.65.61000	TRAINING	94 MILES RT @ $0.725/MI	68.15		
00072	Comcast	02/10/2026	Regular	0.00	19.97	101196
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
049-01222026	Invoice	01/22/2026	049 - TH INTERNET - 01.27.26-02.26.26	0.00	19.97	
	41.41.61701	UTILITIES	049 - TH INTERNET - 01.27.26-0	19.97		
02051	COUNTY OF MARIN	02/10/2026	Regular	0.00	730.00	101197
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
MRNSLO-014	Invoice	11/07/2025	MARIN SLO - 2026 MEALS/VENUE/BUS	0.00	730.00	
	01.12.61000	TRAINING	MARIN SLO - 2026 MEALS/VEN	730.00		
02581	CSG Consultants	02/10/2026	Regular	0.00	14,670.00	101198
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
B251855	Invoice	01/05/2026	BLDG PLAN SERICES - DEC 2025	0.00	14,670.00	
	01.19.61157	PLAN CHECKING	BLDG PLAN SERICES - DEC 2025	14,670.00		
00041	CSW Stuber-Stroeh Engineering Group Inc	02/10/2026	Regular	0.00	3,922.00	101199
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2601111	Invoice	01/31/2026	BROOKSIDE SIDEWALK GAP CLOSURE PH2	0.00	3,922.00	
	14.41.63122	BIKE AND PEDESTRIAL CO	BROOKSIDE SIDEWALK GAP CLO	3,922.00		
04103	CWS CONSTRUCTION GROUP, INC	02/10/2026	Regular	0.00	106,080.12	101200
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
01312026-3	Invoice	02/03/2026	LIBRARY ROOF/HVAC/INTERIOR REFRESH	0.00	106,080.12	
	41.41.63117	CONSTRUCTION - BUILDI	LIBRARY ROOF/HVAC/INTERIOR	106,080.12		
03853	Dana V. Beck	02/10/2026	Regular	0.00	13,800.00	101201
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
RVFH20-INVOICE	Invoice	12/19/2025	FH20 ONSITE PROJECT MANAGEMENT TH	0.00	5,400.00	
	15.32.63100	CONSTRUCTION	FH20 ONSITE PROJECT MANAGE	5,400.00		
RVFH20-INVOICE	Invoice	01/02/2026	FH20 ONSITE PROJECT MGMT THRU 01.0	0.00	1,800.00	
	15.32.63100	CONSTRUCTION	FH20 ONSITE PROJECT MGMT T	1,800.00		
RVFH20-INVOICE	Invoice	01/16/2026	FH20 ONSITE PROJECT MGMT THRU 01.1	0.00	6,600.00	
	15.32.63100	CONSTRUCTION	FH20 ONSITE PROJECT MGMT T	6,600.00		
03567	DARCY BELL	02/10/2026	Regular	0.00	129.41	101202

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
REIMB-20260202	Invoice	02/02/2026	REIMB - SNACK SHACK SUPPLIES	0.00	129.41	
	01.82.62206	Snack Shack	REIMB - SNACK SHACK SUPPLIES	129.41		
00533	Davis Sign Company	02/10/2026	Regular	0.00	537.85	101203
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
40967	Invoice	01/19/2026	STREET SIGNS - KILGORE LN	0.00	537.85	
	01.42.62200	DEPARTMENTAL SUPPLIE	STREET SIGNS - KILGORE LN	537.85		
00311	Dawn Jones	02/10/2026	Regular	0.00	49.30	101204
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
REIMB-20260202	Invoice	02/02/2026	REIMB - MILEAGE - SAN RAMON TRAININ	0.00	49.30	
	21.65.61000	TRAINING	68 MILES RT @ $0.725/MI	49.30		
01320	DC Electric Group Inc	02/10/2026	Regular	0.00	7,229.89	101205
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
478755	Invoice	12/31/2025	M5007 SL ROUTINE MAINTENANCE - DEC	0.00	704.16	
	01.42.61131	OUTSIDE SVCS-STREET LI	M5007 SL ROUTINE MAINTENA	704.16		
478816	Invoice	12/31/2025	M1007 TS ROUTINE MAINT - DEC 2025	0.00	3,264.34	
	01.42.61130	OUTSIDE SVCS-SIGNALS	M1007 TS ROUTINE MAINT - DE	3,264.34		
478817	Invoice	12/31/2025	M1008 TS RESPONSE REPAIRS - DEC 2025	0.00	3,261.39	
	01.42.61130	OUTSIDE SVCS-SIGNALS	M1008 TS RESPONSE REPAIRS -	3,261.39		
00035	Demco Inc	02/10/2026	Regular	0.00	231.55	101206
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7753425	Invoice	01/21/2026	BOOK PROTECTION SUPPLIES	0.00	231.55	
	01.71.62200	DEPARTMENTAL SUPPLIE	BOOK PROTECTION SUPPLIES	231.55		
00082	Department of Industrial Relations	02/10/2026	Regular	0.00	450.00	101207
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
E 2249889 SA	Invoice	01/27/2026	CONVEYANCE #065026 INSPECTION - JAN	0.00	225.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	CONVEYANCE #065026 INSPECT	225.00		
E 2249890 SA	Invoice	01/27/2026	CONVEYANCE #066410 INSPECTION - JAN	0.00	225.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	CONVEYANCE #066410 INSPECT	225.00		
04120	Dinna Davis	02/10/2026	Regular	0.00	168.00	101208
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
02022026-1	Invoice	02/02/2026	INTRO TO CHINESE MAHJONG - JAN 2026	0.00	168.00	
	21.62.61171	ADULT CULTURE SERVICE	INTRO TO CHINESE MAHJONG -	168.00		
00712	Donna Simonsen	02/10/2026	Regular	0.00	60.00	101209
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
01262026-4	Invoice	01/26/2026	LEISURE WALKS - JAN 2026	0.00	60.00	
	21.62.61171	ADULT CULTURE SERVICE	LEISURE WALKS - JAN 2026	60.00		
00266	Edwin P Gurka, Jr	02/10/2026	Regular	0.00	523.75	101210
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1-2026	Invoice	01/07/2026	SITE VISIT - 91 VALLEY RD	0.00	523.75	
	01.81.61105	OUTSIDE SERVICES-TREES	SITE VISIT - 91 VALLEY RD	523.75		
00087	Elite Tree Service	02/10/2026	Regular	0.00	17,520.00	101211

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[2026-01-11](#)	Invoice	01/23/2026	CORPYARD - OAK ROUNDS	0.00	1,400.00	
	[01.81.61150](#)	OUTSIDE SERVICES-OTHE	CORPYARD - OAK ROUNDS	1,400.00		
[2026-01-13](#)	Invoice	01/30/2026	CREEK PARK - WEED WHACK/DEBRIS REM	0.00	2,800.00	
	[01.81.61150](#)	OUTSIDE SERVICES-OTHE	CREEK PARK - WEED WHACK/DE	2,800.00		
[2026-01-14](#)	Invoice	01/30/2026	CREEK PARK - CLEAN UP/DEBRIS REMOVA	0.00	2,800.00	
	[01.81.61150](#)	OUTSIDE SERVICES-OTHE	CREEK PARK - CLEAN UP/DEBRIS	2,800.00		
[2026-1-1](#)	Invoice	01/09/2026	TREE PRUNING - 91 VALLEY RD	0.00	1,080.00	
	[01.42.61105](#)	OUTSIDE SERVICES-TREES	TREE PRUNING - 91 VALLEY RD	1,080.00		
[2026-1-3](#)	Invoice	01/09/2026	MEMORIAL RIDGE TRAIL - PATH TREE RE	0.00	1,440.00	
	[01.81.61105](#)	OUTSIDE SERVICES-TREES	MEMORIAL RIDGE TRAIL - PATH	1,440.00		
[2026-1-4](#)	Invoice	01/09/2026	PRUNING/CHIPPING - 91 VALLEY RD	0.00	3,500.00	
	[01.42.61105](#)	OUTSIDE SERVICES-TREES	PRUNING/CHIPPING - 91 VALLE	3,500.00		
[2026-1-5](#)	Invoice	01/09/2026	EMERGENCY JOB - TREE REMOVAL - 39 YO	0.00	2,700.00	
	[01.81.61105](#)	OUTSIDE SERVICES-TREES	EMERGENCY JOB - TREE REMOV	2,700.00		
[2026-1-7](#)	Invoice	01/09/2026	SAUNDERS BRIDGE - FISH LADDER LOG RE	0.00	1,800.00	
	[01.42.61105](#)	OUTSIDE SERVICES-TREES	SAUNDERS BRIDGE - FISH LADD	1,800.00		
02777	Elizabeth Flanagan	02/10/2026	Regular	0.00	47.60	101212
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[01262026-3](#)	Invoice	01/26/2026	PAINTING WORKSHOPS - JAN 2026	0.00	47.60	
	[21.62.61171](#)	ADULT CULTURE SERVICE	PAINTING WORKSHOPS - JAN 20	47.60		
03396	Emily B. Stucky	02/10/2026	Regular	0.00	500.00	101213
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[0126](#)	Invoice	02/05/2026	SING AND STOMP - JAN 2026	0.00	500.00	
	[01.71.61132](#)	OUTSIDE SVCS-PROGRAM	SING AND STOMP - JAN 2026	500.00		
04123	Erik Linderman	02/10/2026	Regular	0.00	2,356.35	101214
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[REF-PF-PRO2025-](#)	Invoice	02/06/2026	REFUND - PERMIT FEES - 97 SPRING GROV	0.00	2,356.35	
	[01.00.48012](#)	GENERAL PLAN MAINT FE	REFUND - PERMIT FEES - 97 SPR	204.90		
	[01.00.48057](#)	PLANNING FEES	REFUND - PERMIT FEES - 97 SPR	2,049.00		
	[01.00.48059](#)	PLANNING TRAINING FEE	REFUND - PERMIT FEES - 97 SPR	102.45		
00389	Environmental Systems Research Institute, Inc.	02/10/2026	Regular	0.00	700.00	101215
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[900171075](#)	Invoice	01/07/2026	ARCGIS ONLINE CREATOR ANNUAL SUBSC	0.00	700.00	
	[01.18.62200](#)	DEPARTMENTAL SUPPLIE	ARCGIS ONLINE CREATOR ANNU	700.00		
00092	Ewing Irrigation Products	02/10/2026	Regular	0.00	256.82	101216
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[28949024](#)	Invoice	01/27/2026	MEMORIAL PARK - IRRIGATION SUPPLIES	0.00	256.82	
	[01.81.62200](#)	DEPARTMENTAL SUPPLIE	MEMORIAL PARK - IRRIGATION	256.82		
00017	Fairfax Building Supply Co. Inc.	02/10/2026	Regular	0.00	1,122.44	101217
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[305591](#)	Invoice	12/02/2025	CHRISTMAS TREE - LAG SCREWS	0.00	9.29	
	[95.41.61105](#)	OUTSIDE SERVICES-TREES	CHRISTMAS TREE - LAG SCREWS	9.29		
[305637](#)	Invoice	12/03/2025	DEPT SUPPLIES - EXTENSION CORD	0.00	25.48	
	[95.41.61105](#)	OUTSIDE SERVICES-TREES	DEPT SUPPLIES - EXTENSION CO	25.48		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
306223	Invoice	12/17/2025	DEPT SUPPLIES - CAMPS/HEX BOLTS	0.00	25.92	
	01.42.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - CAMPS/HEX B		25.92	
306261	Invoice	12/18/2025	DEPT SUPPLIES - FASTENERS/SCREWS	0.00	105.63	
	01.81.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - FASTENERS/SC		105.63	
306263	Invoice	12/18/2025	BASEBALL - FIELD SUPPLIES	0.00	60.77	
	01.81.62200	DEPARTMENTAL SUPPLIE	BASEBALL - FIELD SUPPLIES		60.77	
306316	Invoice	12/19/2025	ROBSON - SOIL	0.00	143.88	
	01.81.62200	DEPARTMENTAL SUPPLIE	ROBSON - SOIL		143.88	
306751	Invoice	01/05/2026	MEMORIAL PARK - PIPING SUPPLIES	0.00	33.47	
	01.81.62200	DEPARTMENTAL SUPPLIE	MEMORIAL PARK - PIPING SUPP		33.47	
307026	Invoice	01/12/2026	CREEK PARK SIGN - HARDWARE & SUPPLI	0.00	287.21	
	01.81.62200	DEPARTMENTAL SUPPLIE	CREEK PARK SIGN - HARDWARE		287.21	
307063	Invoice	01/13/2026	IMAGINATION PARK - PEAT MOSS	0.00	139.48	
	01.81.62200	DEPARTMENTAL SUPPLIE	IMAGINATION PARK - PEAT MOS		139.48	
307149	Invoice	01/15/2026	DEPT SUPPLIES - CONCRETE	0.00	29.41	
	01.81.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - CONCRETE		29.41	
307358	Invoice	01/21/2026	DEPT SUPPLIES - LIGHT BULBS/FACE SHIEL	0.00	54.86	
	01.42.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - LIGHT BULBS/F		54.86	
307553	Invoice	01/27/2026	ICC - SEALANT/DRYWALL SUPPLIES	0.00	47.94	
	31.41.61506	BLDG. MAINT-OTHER	ICC - SEALANT/DRYWALL SUPPLI		47.94	
307660	Invoice	01/29/2026	ICC - PAINT SUPPLIES	0.00	159.10	
	31.41.61506	BLDG. MAINT-OTHER	ICC - PAINT SUPPLIES		159.10	
00242	Forster & Kroeger Landscape Maintenance Inc	02/19/2026	Regular	0.00	-2,319.66	101218
00242	Forster & Kroeger Landscape Maintenance Inc	02/10/2026	Regular	0.00	2,319.66	101218

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2601028-IN	Invoice	01/16/2026	MEMORIAL PARK - PUMP SYSTEM DIAGN	0.00	535.00
	01.81.61413	EQUIPMENT MAINT.-OTH	MEMORIAL PARK - PUMP SYSTE	535.00	
2601033-IN	Invoice	01/16/2026	MEMORIAL PARK - PLUMBING/STORAGE T	0.00	1,784.66
	01.81.61413	EQUIPMENT MAINT.-OTH	MEMORIAL PARK - PLUMBING/S	1,784.66	

02278 Gardeners' Guild 02/10/2026 Regular 0.00 12,978.00 101219

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
119079	Invoice	01/26/2026	IMAGINATION PARK/MAGNOLIA LOT - NO	0.00	2,243.00
	01.81.61104	OUTSIDE SERVICES-GROU	IMAGINATION PARK/MAGNOLIA	1,121.50	
	14.81.61150	OUTSIDE SERVICES-OTHE	IMAGINATION PARK/MAGNOLIA	1,121.50	
123003	Invoice	10/01/2025	RED HILL MEDIANS - OCT 2025	0.00	2,461.00
	01.42.61144	Outside Services Medians	RED HILL MEDIANS - OCT 2025	2,461.00	
123826	Invoice	12/10/2025	IMAGINATION PARK - SEASONAL COLOR -	0.00	991.00
	14.81.61150	OUTSIDE SERVICES-OTHE	IMAGINATION PARK - SEASONAL	991.00	
123827	Invoice	12/10/2025	IMAGINATION PARK/MAGNOLIA LOT - NO	0.00	772.00
	01.81.61104	OUTSIDE SERVICES-GROU	IMAGINATION PARK/MAGNOLIA	772.00	
124308	Invoice	02/01/2026	SFD MEDIANS - FEB 2026	0.00	1,200.00
	01.42.61144	Outside Services Medians	SFD MEDIANS - FEB 2026	1,200.00	
124344	Invoice	02/01/2026	RED HILL MEDIAN - FEB 2026	0.00	2,584.00
	01.42.61144	Outside Services Medians	RED HILL MEDIAN - FEB 2026	2,584.00	
124345	Invoice	02/01/2026	TH/IMAGINATION PARK/MAGNOLIA LOT -	0.00	2,450.00
	01.81.61104	OUTSIDE SERVICES-GROU	TH/IMAGINATION PARK/MAGN	1,225.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	TH/IMAGINATION PARK/MAGN	1,225.00	
124406	Invoice	02/01/2026	ICC MAINTENANCE - FEB 2026	0.00	277.00
	21.65.61507	ICC LANDSCAPING MAINT	ICC MAINTENANCE - FEB 2026	277.00	

00104 Grier Argall Plumbing Inc 02/10/2026 Regular 0.00 1,962.50 101220

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[19757](#)	Invoice	12/08/2025	TOWN HALL - PD TOILET AUGER	0.00	190.00	
	[41.41.61150](#)	OUTSIDE SERVICES-OTHE	TOWN HALL - PD TOILET AUGER	190.00		
[19885](#)	Invoice	01/16/2026	TOWN HALL - SUMP PUMPS - DEC 2025	0.00	1,377.50	
	[41.41.61150](#)	OUTSIDE SERVICES-OTHE	TOWN HALL - SUMP PUMPS - D	1,377.50		
[19899](#)	Invoice	01/21/2026	TOWN HALL - LIBRARY SEWER LATERAL C	0.00	395.00	
	[41.41.63117](#)	CONSTRUCTION - BUILDI	TOWN HALL - LIBRARY SEWER L	395.00		
00020	Hannibal's Inc Electrical Construction	02/10/2026	Regular	0.00	15,344.46	101221
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[25438](#)	Invoice	01/05/2026	MAGNOLIA LOT - UNDERGROUND COND	0.00	600.00	
	[15.90.63100](#)	CONSTRUCTION	MAGNOLIA LOT - UNDERGROU	600.00		
[25439](#)	Invoice	01/05/2026	IMAGINATION PARK - TREE LIGHTING REP	0.00	421.95	
	[14.81.61150](#)	OUTSIDE SERVICES-OTHE	IMAGINATION PARK - TREE LIGH	421.95		
[25440](#)	Invoice	01/05/2026	T-MAN LABOR - PD METER FOR DIAGNOS	0.00	300.00	
	[15.90.63100](#)	CONSTRUCTION	T-MAN LABOR - PD METER FOR	300.00		
[25444](#)	Invoice	01/05/2026	2-POLE BREAKER OVERHEAD HEATING RE	0.00	685.00	
	[31.41.61506](#)	BLDG. MAINT-OTHER	2-POLE BREAKER OVERHEAD HE	685.00		
[25447](#)	Invoice	01/05/2026	PARKSIDE - OVERHEAD HEATING DIAGNO	0.00	650.00	
	[31.41.61506](#)	BLDG. MAINT-OTHER	PARKSIDE - OVERHEAD HEATING	650.00		
[25449](#)	Invoice	01/12/2026	LIBRARY - ENTRY LIGHT POST REPAIR	0.00	1,032.28	
	[41.41.61150](#)	OUTSIDE SERVICES-OTHE	LIBRARY - ENTRY LIGHT POST RE	1,032.28		
[25451](#)	Invoice	01/12/2026	FLOOD HORN - 365 DIGITAL TIME CLOCK	0.00	1,194.80	
	[41.41.61150](#)	OUTSIDE SERVICES-OTHE	FLOOD HORN - 365 DIGITAL TIM	1,194.80		
[25457](#)	Invoice	01/28/2026	FH20 - GENERATOR RELOCATION	0.00	8,049.05	
	[15.32.63100](#)	CONSTRUCTION	FH20 - GENERATOR RELOCATIO	8,049.05		
[25459](#)	Invoice	01/28/2026	FH20 - GENERATOR PREP	0.00	2,411.38	
	[15.32.63100](#)	CONSTRUCTION	FH20 - GENERATOR PREP	2,411.38		
02399	HdL Coren & Cone	02/10/2026	Regular	0.00	2,302.58	101222
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[SIN058955](#)	Invoice	01/27/2026	CONTRACT SVCS PROPERTY TAX - JAN-MA	0.00	2,302.58	
	[01.12.61150](#)	OUTSIDE SERVICES-OTHE	CONTRACT SVCS PROPERTY TAX	2,302.58		
02586	HdL Software LLC	02/10/2026	Regular	0.00	424.16	101223
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[SIN058456](#)	Invoice	12/31/2025	NEW ACCOUNTS PROCESSED - DEC 2025	0.00	424.16	
	[01.12.61150](#)	OUTSIDE SERVICES-OTHE	NEW ACCOUNTS PROCESSED - D	424.16		
03913	Independent Distribution Collective LLC	02/10/2026	Regular	0.00	1,500.00	101224
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[LOTA-TP-2026-02](#)	Invoice	02/01/2026	IDC TECHNICAL PRODUCTION - LOTA - FEB	0.00	1,500.00	
	[60.14.62903](#)	LIVE ON THE AVENUE	IDC TECHNICAL PRODUCTION - L	1,500.00		
04053	Interstate Grading and Paving, Inc.	02/10/2026	Regular	0.00	55,702.57	101225
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
[03-250604](#)	Invoice	02/03/2026	2025 STREET RESURFACING - PMT3	0.00	55,702.57	
	[19.41.63107](#)	CAPITAL OUTLAY - PAVIN	2025 STREET RESURFACING - P	55,702.57		
03837	Ivy Tzur	02/10/2026	Regular	0.00	17,750.00	101226

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
17	Invoice	02/02/2026	PROJECT MGMT - 01.05.26-04.26.26	0.00	17,750.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	PROJECT MGMT - 01.05.26-04.2	7,100.00		
	15.32.63100	CONSTRUCTION	PROJECT MGMT - 01.05.26-04.2	887.50		
	41.41.63117	CONSTRUCTION - BUILDI	PROJECT MGMT - 01.05.26-04.2	9,762.50		
00022	Jackson's Hardware Inc.	02/10/2026	Regular	0.00	271.97	101227
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
193920	Invoice	01/22/2026	ICC - GENERAL HARDWARE & SUPPLIES	0.00	271.97	
	31.41.61506	BLDG. MAINT-OTHER	ICC - GENERAL HARDWARE & S	271.97		
00022	Jackson's Hardware Inc.	02/10/2026	Regular	0.00	68.64	101228
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
193857	Invoice	01/21/2026	ICC - PAINT/DRYWALL SUPPLIES	0.00	68.64	
	31.41.61506	BLDG. MAINT-OTHER	ICC - PAINT/DRYWALL SUPPLIES	68.64		
00022	Jackson's Hardware Inc.	02/10/2026	Regular	0.00	16.37	101229
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
192910	Invoice	01/06/2026	DEPT SUPPLIES - DRILL BITS	0.00	16.37	
	01.42.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - DRILL BITS	16.37		
00022	Jackson's Hardware Inc.	02/10/2026	Regular	0.00	52.92	101230
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
192907	Invoice	01/06/2026	DEPT SUPPLIES - FASTENERS/STRAPS	0.00	52.92	
	01.42.62905	SUPPLIES-GROUNDS	DEPT SUPPLIES - FASTENERS/ST	52.92		
03412	Juliana M Kohl	02/10/2026	Regular	0.00	2,604.00	101231
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
01262026-2	Invoice	01/26/2026	PRIVATE MUSIC LESSONS - JAN 2026	0.00	2,604.00	
	21.62.61175	KIDS CULTURE SERVICES	PRIVATE MUSIC LESSONS - JAN 2	2,604.00		
02558	Kanopy	02/10/2026	Regular	0.00	403.00	101232
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
490718	Invoice	01/31/2026	LIBRARY - VIDEOS - JAN 2026	0.00	403.00	
	27.71.62307	VIDEOS	LIBRARY - VIDEOS - JAN 2026	403.00		
04006	Kyocera Document Solutions Northern Californ	02/10/2026	Regular	0.00	2,690.73	101233
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
55E1857161	Invoice	12/18/2025	KYOCERA PA6000X - BASE CY2026Q1 / OV	0.00	2,625.18	
	42.21.61150	OUTSIDE SERVICES-OTHE	KYOCERA PA6000X - BASE CY20	2,625.18		
55E1861737	Invoice	01/26/2026	KCIM START PLAN BASIC - FEB 2026	0.00	65.55	
	42.21.61150	OUTSIDE SERVICES-OTHE	KCIM START PLAN BASIC - FEB 2	65.55		
04006	Kyocera Document Solutions Northern Californ	02/10/2026	Regular	0.00	-2,690.73	101233
02470	L & M DISTRIBUTION INC	02/10/2026	Regular	0.00	340.86	101234
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
52437	Invoice	01/23/2026	PICKLEBALL PORTABLE REPLACEMENT NE	0.00	340.86	
	21.61.62966	TENNIS SUPPLIES	PICKLEBALL PORTABLE REPLACE	340.86		
00691	League of California Cities	02/10/2026	Regular	0.00	400.00	101235

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
9953	Invoice	01/20/2026	NORTH BAY DIVISION - 2026 MEMBERSHI	0.00	400.00	
	01.12.61000	TRAINING	NORTH BAY DIVISION - 2026 ME	400.00		
03407	Lefler Engineering, Inc	02/10/2026	Regular	0.00	752.50	101236
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
23006A-49084	Invoice	01/25/2026	LIBRARY - HVAC UPGRADE - JAN 2026	0.00	752.50	
	41.41.63117	CONSTRUCTION - BUILDI	LIBRARY - HVAC UPGRADE - JAN	752.50		
04025	Lotus Consulting Team Corporation	02/10/2026	Regular	0.00	12,500.00	101237
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2062	Invoice	02/01/2026	FEASIBILITY STUDY - FINAL PAYMENT	0.00	12,500.00	
	01.21.61150	OUTSIDE SERVICES-OTHE	FEASIBILITY STUDY - FINAL PAY	12,500.00		
00150	Marin Color Service Inc.	02/10/2026	Regular	0.00	58.61	101238
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
S0815079	Invoice	01/20/2026	TOWN HALL - EXTERIOR PAINT	0.00	58.61	
	41.41.61150	OUTSIDE SERVICES-OTHE	TOWN HALL - EXTERIOR PAINT	58.61		
03154	Marin Fencing, Inc.	02/10/2026	Regular	0.00	396.00	101239
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
98691	Invoice	01/30/2026	SLIDE GATE - PIPE TRACK REPLACEMENT	0.00	396.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	SLIDE GATE - PIPE TRACK REPLA	396.00		
00121	Marin I J - 2072661 AD	02/10/2026	Regular	0.00	114.77	101240
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0001464288	Invoice	12/31/2025	COLUMNS - ZOA - RESTAURANT W ENTER	0.00	114.77	
	01.12.61151	LEGAL NOTICES	COLUMNS - ZOA - RESTAURANT	114.77		
00029	Marin IT	02/10/2026	Regular	0.00	9,660.31	101241
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2026-130036	Invoice	01/26/2026	AGREEMENT HOSTED BACKUPS - DEC 202	0.00	1,000.00	
	42.21.61150	OUTSIDE SERVICES-OTHE	AGREEMENT HOSTED BACKUPS	1,000.00		
2026-130037	Invoice	01/26/2026	IT MANAGEMENT SUPPORT - DEC 2025	0.00	5,026.67	
	42.21.61150	OUTSIDE SERVICES-OTHE	IT MANAGEMENT SUPPORT - DE	5,026.67		
2026-130277	Invoice	01/26/2026	AUTOMATE & DEFENDER - DEC 2025	0.00	2,386.50	
	42.21.61150	OUTSIDE SERVICES-OTHE	AUTOMATE & DEFENDER - DEC	2,386.50		
2026-130319	Invoice	01/22/2026	QUALYS LICENSE - DEC 2025-FEB 2026	0.00	1,247.14	
	42.21.61150	OUTSIDE SERVICES-OTHE	QUALYS LICENSE - DEC 2025-FEB	1,247.14		
01036	Matrix HG Inc	02/10/2026	Regular	0.00	5,008.78	101242
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
191904	Invoice	01/16/2026	FH19 - BURNERS DIAGNOSTIC	0.00	1,364.62	
	01.32.61506	BLDG. MAINT-OTHER	FH19 - BURNERS DIAGNOSTIC	1,364.62		
192192	Invoice	01/28/2026	ICC - BOILER PUMP REPAIR	0.00	3,644.16	
	31.41.61506	BLDG. MAINT-OTHER	ICC - BOILER PUMP REPAIR	3,644.16		
04121	Matt Foy	02/10/2026	Regular	0.00	1,500.00	101243

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
REF-RB-B2025-01	Invoice	02/06/2026	REFUND - ROAD BOND - 80 HAWTHORNE	0.00	1,500.00	
	01.00.20314	ROAD BOND	REFUND - ROAD BOND - 80 HA	1,500.00		
00609	Midwest Tape	02/10/2026	Regular	0.00	62.46	101244
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
508288142	Invoice	01/12/2026	LIBRARY - VIDEOS	0.00	62.46	
	01.71.62307	VIDEOS	LIBRARY - VIDEOS	62.46		
01388	National Center for Safety Initiatives	02/10/2026	Regular	0.00	18.50	101245
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
66102	Invoice	02/01/2026	REC DEPT - BACKGROUND CHECKS - JAN 2	0.00	18.50	
	21.65.61137	FINGERPRINTING	REC DEPT - BACKGROUND CHEC	18.50		
01346	Nerviani Paving Inc	02/10/2026	Regular	0.00	1,500.00	101246
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7812	Invoice	01/09/2026	SAVANNAH ROAD - ASPHALT EXTENSION	0.00	1,500.00	
	19.41.63113	UNPROGRAMMED DRAIN	SAVANNAH ROAD - ASPHALT EX	1,500.00		
03809	Noll & Tam Architects	02/10/2026	Regular	0.00	6,875.00	101247
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0061836	Invoice	01/27/2026	LIBRARY MECH SYSTEMS - DEC 2025	0.00	6,875.00	
	41.41.63117	CONSTRUCTION - BUILDI	LIBRARY MECH SYSTEMS - DEC 2	6,875.00		
03524	Northwest Cascade, Inc.	02/10/2026	Regular	0.00	1,293.24	101248
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0555331766	Invoice	01/13/2026	UNIT RENTAL 01.13.26-02.09.26	0.00	1,293.24	
	01.81.61150	OUTSIDE SERVICES-OTHE	UNIT RENTAL 01.13.26-02.09.26	1,293.24		
03211	ODP Business Solutions LLC	02/10/2026	Regular	0.00	304.60	101249
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
454191757001	Invoice	01/16/2026	ADMIN - 1099 NEC FORMS	0.00	112.27	
	01.12.62200	DEPARTMENTAL SUPPLIE	ADMIN - 1099 NEC FORMS	112.27		
456047622001	Invoice	01/27/2026	ADMIN - OFFICE SUPPLIES	0.00	192.33	
	01.12.62200	DEPARTMENTAL SUPPLIE	ADMIN - OFFICE SUPPLIES	192.33		
00165	Pacific Telemanagement Services - PTS	02/10/2026	Regular	0.00	93.00	101250
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2150395	Invoice	01/22/2026	TH PAYPHONE - FEB 2026	0.00	93.00	
	01.42.61705	UTILITIES-TELEPHONE	TH PAYPHONE - FEB 2026	93.00		
03823	Pamela Miller	02/10/2026	Regular	0.00	3,934.50	101251
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2026-0121-02	Invoice	01/21/2026	MSLA 2025-2026 - SESSION 4	0.00	3,934.50	
	97.00.62001	ADMINISTRATIVE EXP - M	MSLA 2025-2026 - SESSION 4	250.00		
	97.00.62006	INSTRUCTION - MSLA	MSLA 2025-2026 - SESSION 4	3,684.50		
03523	Parametrix, Inc	02/10/2026	Regular	0.00	34,939.36	101252

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
75019	Invoice	01/15/2026	ON-CALL PROFESSIONAL SVCS - DEC 2025	0.00	420.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	ON-CALL PROFESSIONAL SVCS -	420.00		
75389	Invoice	01/27/2026	SFD/SUNNY HILLS TRAFFIC SIGNAL - DEC	0.00	9,482.50	
	15.41.63100	CONSTRUCTION	SFD/SUNNY HILLS TRAFFIC SIGN	9,482.50		
75497	Invoice	01/30/2026	CREEK PARK BIKE LANE - DEC 2025	0.00	25,036.86	
	14.41.63100	CAPITAL OUTLAY - CONST	CREEK PARK BIKE LANE - DEC 20	25,036.86		
02554	Parkmobile LLC	02/10/2026	Regular	0.00	1,064.80	101253
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV-US032-2026-	Invoice	01/31/2026	END USER FEES - JAN 2026	0.00	1,064.80	
	13.42.61114	OUTSIDE SRV: PARKING	END USER FEES - JAN 2026	1,064.80		
02579	Paul Francis Schaumleffel	02/10/2026	Regular	0.00	7,748.70	101254
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1788	Invoice	01/15/2026	MAINT/REPAIR - CHEVY 2500 / FORD F250	0.00	2,509.47	
	01.81.61602	VEHICLE MAINTENANCE/	MAINT/REPAIR - CHEVY 2500 / F	2,509.47		
1790	Invoice	01/15/2026	REPAIRS - FORD F250 / JOHN DEERE 310G	0.00	5,239.23	
	01.81.61602	VEHICLE MAINTENANCE/	REPAIRS - FORD F250 / JOHN DE	5,239.23		
00893	Perfect Timing Personnel Services, Inc.	02/10/2026	Regular	0.00	5,425.90	101255
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
65588	Invoice	01/20/2026	ADMIN SUPPORT - MRVOS - WEEK OF 01.	0.00	1,669.51	
	01.18.61150	OUTSIDE SERVICES-OTHE	ADMIN SUPPORT - MRVOS - WE	834.76		
	01.41.61150	OUTSIDE SERVICES-OTHE	ADMIN SUPPORT - MRVOS - WE	834.75		
65618	Invoice	01/26/2026	ADMIN SUPPORT - MRVOS - WEEK OF 01.	0.00	1,669.51	
	01.18.61150	OUTSIDE SERVICES-OTHE	ADMIN SUPPORT - MRVOS - WE	834.76		
	01.41.61150	OUTSIDE SERVICES-OTHE	ADMIN SUPPORT - MRVOS - WE	834.75		
65650	Invoice	02/02/2026	ADMINISTRATIVE SUPPORT - MRVOS - WE	0.00	2,086.88	
	01.18.61150	OUTSIDE SERVICES-OTHE	ADMINISTRATIVE SUPPORT - M	1,043.44		
	01.41.61150	OUTSIDE SERVICES-OTHE	ADMINISTRATIVE SUPPORT - M	1,043.44		
00558	Peterson	02/10/2026	Regular	0.00	3,319.26	101256
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW270062988	Invoice	01/13/2026	FH20 - GENERATOR FUEL CONNECTION/	0.00	1,678.29	
	15.32.63100	CONSTRUCTION	FH20 - GENERATOR FUEL CONN	1,678.29		
SW270063094	Invoice	01/28/2026	FH20 - GENERATOR PACKAGE SET UP	0.00	1,640.97	
	15.32.63100	CONSTRUCTION	FH20 - GENERATOR PACKAGE SE	1,640.97		
01139	Phillips Seabrook Associates	02/10/2026	Regular	0.00	936.25	101257
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
260033	Invoice	02/02/2026	STRUCTURAL REVIEWS - 639 SAN ANSEL	0.00	936.25	
	01.19.61157	PLAN CHECKING	STRUCTURAL REVIEWS - 639 SA	936.25		
00038	Rafael Lumber	02/10/2026	Regular	0.00	599.09	101258
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
123298	Invoice	01/12/2026	FH20 - HARDWARE/SUPPLIES	0.00	393.54	
	15.32.63100	CONSTRUCTION	FH20 - HARDWARE/SUPPLIES	393.54		
123824	Invoice	01/15/2026	FH20 - HARDWARE/SUPPLIES	0.00	205.55	
	15.32.63100	CONSTRUCTION	FH20 - HARDWARE/SUPPLIES	205.55		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03835	Ralph Wedge	02/10/2026	Regular	0.00	857.50	101259

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
FH20-004	Invoice	01/30/2026	FH20 - ROOF INSPECTIONS - JAN 2026	0.00	857.50
	15.32.63100	CONSTRUCTION	FH20 - ROOF INSPECTIONS - JAN	857.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00649	Red Cloud, Inc.	02/10/2026	Regular	0.00	11,050.00	101260

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
49862	Invoice	01/23/2026	FH20 - MACH ALERT FSA INSTALL/OPTIMI	0.00	11,050.00
	15.32.63100	CONSTRUCTION	FH20 - MACH ALERT FSA INSTAL	11,050.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
04118	Rimas Silkaitis	02/10/2026	Regular	0.00	2,450.00	101261

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
REF-RB-B2024-03	Invoice	02/06/2026	REFUND - ROAD BOND - 8 ISLAND DR	0.00	2,450.00
	01.00.20314	ROAD BOND	REFUND - ROAD BOND - 8 ISLAN	2,450.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
04114	Robert Tuckey	02/10/2026	Regular	0.00	35,662.50	101262

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
182	Invoice	02/10/2026	Memorial Park Field Upgrade	0.00	29,412.50
	17.81.61150	OUTSIDE SERVICES-OTHE	Memorial Park Field Upgrade	6,962.50	
	21.65.63100	CAPITAL OUTLAY - CONST	Memorial Park Field Upgrade	22,450.00	
183	Invoice	02/10/2026	Memorial Park Field Upgrade	0.00	6,250.00
	17.81.61150	OUTSIDE SERVICES-OTHE	Memorial Park Field Upgrade	6,250.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
04125	Safe2Core Inc	02/10/2026	Regular	0.00	4,559.00	101263

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
98325	Invoice	01/27/2026	BB2 - CONCRETE SCANNING/CUTTING/SA	0.00	4,559.00
	01.41.61150	OUTSIDE SERVICES-OTHE	BB2 - CONCRETE SCANNING/CU	4,559.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01359	Siegfried Engineering Inc	02/10/2026	Regular	0.00	42,679.66	101264

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
51184	Invoice	01/13/2026	2026 STREET REHAB - ENG SVCS - DEC 20	0.00	34,464.50
	15.41.63108	CAPITAL OUTLAY - DESIG	2026 STREET REHAB - ENG SVCS	34,464.50	
51225	Invoice	01/15/2026	SEQUOIA S2RS ENGINEERING SVCS - DEC	0.00	8,215.16
	14.41.63127	SAFE ROUTES	SEQUOIA S2RS ENGINEERING SV	8,215.16	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03571	SIERRA PACIFIC TURF SUPPLY, INC	02/10/2026	Regular	0.00	5,779.85	101265

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
01050275	Invoice	01/28/2026	TURF SUPPLIES	0.00	5,779.85
	01.81.62200	DEPARTMENTAL SUPPLIE	TURF SUPPLIES	5,779.85	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00652	Stephen Flatland Land Surveying	02/10/2026	Regular	0.00	5,000.00	101266

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
SORICH-JAN2026	Invoice	01/26/2026	LAND SURVEYING/MAPPING - SORICH BO	0.00	5,000.00
	01.41.61150	OUTSIDE SERVICES-OTHE	LAND SURVEYING/MAPPING - S	5,000.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03590	The Marin Dojo, Inc.	02/10/2026	Regular	0.00	281.25	101267

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
01262026-1	Invoice	01/26/2026	TAI CHI - JAN 2026	0.00	281.25
	21.62.61171	ADULT CULTURE SERVICE	TAI CHI - JAN 2026	281.25	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03207	Toni Christine DeFrancis	02/10/2026	Regular	0.00	120.00	101268

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2026-PC112	Invoice	01/25/2026	TRANSCRIPTION - PLANNING COMMISSIO	0.00	120.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	TRANSCRIPTION - PLANNING CO	120.00		
00215	Transbay Lock	02/10/2026	Regular	0.00	1,214.40	101269
94884	Invoice	11/06/2025	ICC - LOCK REPAIR	0.00	135.00	
	31.41.61506	BLDG. MAINT-OTHER	ICC - LOCK REPAIR	135.00		
95365	Invoice	01/08/2026	POLICE - DOUBLE SIDED KEYS	0.00	30.04	
	41.41.61150	OUTSIDE SERVICES-OTHE	POLICE - DOUBLE SIDED KEYS	30.04		
95519	Invoice	01/21/2026	TENNIS COURTS - KEYS	0.00	635.02	
	01.81.61602	VEHICLE MAINTENANCE/	TENNIS COURTS - KEYS	635.02		
95566	Invoice	01/28/2026	TENNIS COURTS - LOCK REPLACEMENT/RE	0.00	414.34	
	01.81.61150	OUTSIDE SERVICES-OTHE	TENNIS COURTS - LOCK REPLAC	414.34		
00470	Transportation Authority of Marin	02/10/2026	Regular	0.00	375.00	101270
TAM-2025	Invoice	02/02/2026	STAFF CLASSES - PUBLIC SPEAKING/PROJE	0.00	375.00	
	01.18.61000	TRAINING	STAFF CLASSES - PUBLIC SPEAKI	375.00		
00384	Van Midde & Son Concrete	02/10/2026	Regular	0.00	11,050.00	101271
15903	Invoice	01/30/2026	SAUNDERS/SAN ANSELMO AVE - GRATE R	0.00	11,050.00	
	19.41.63113	UNPROGRAMMED DRAIN	SAUNDERS/SAN ANSELMO AVE	11,050.00		
00033	Water Components & Building Supply	02/10/2026	Regular	0.00	75.63	101272
30682314	Invoice	01/12/2026	DEPT SUPPLIES - MANHOLE HOOK	0.00	75.63	
	01.42.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - MANHOLE HO	75.63		
03454	Willdan Engineering	02/10/2026	Regular	0.00	202.50	101273
002-37123	Invoice	01/23/2026	BUILDING & SAFETY PLAN CHECKS - DEC 2	0.00	202.50	
	01.19.61157	PLAN CHECKING	BUILDING & SAFETY PLAN CHEC	202.50		
04127	Country Garden Nursery LLC	02/10/2026	Regular	0.00	7,678.70	101274
S26054	Invoice	02/04/2026	2026 FLOWER BASKETS - QTY 22	0.00	7,678.70	
	95.41.61150	OUTSIDE SERVICES-OTHE	2026 FLOWER BASKETS - QTY 22	7,678.70		
04126	Thornton Leo Smith	02/10/2026	Regular	0.00	14,465.53	101275
2117	Invoice	02/05/2026	SA LIBRARY - SASH + DELIVERY	0.00	14,465.53	
	41.41.63117	CONSTRUCTION - BUILDI	SA LIBRARY - SASH + DELIVERY	14,465.53		
03637	Verdek LLC	02/10/2026	Regular	0.00	22,767.66	101276
88182	Invoice	02/03/2026	COMMERCIAL CLOUD NETWORK & SVCS -	0.00	22,767.66	
	15.41.63100	CONSTRUCTION	COMMERCIAL CLOUD NETWOR	22,767.66		
04110	Bridget Burke	02/17/2026	Regular	0.00	225.00	101277

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
348303-2	Invoice	02/17/2026	AI CLASS - PRIVACY AND SECURITY	0.00	225.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	AI CLASS - PRIVACY AND SECURI	225.00		
01028	A & S Landscape Materials	02/19/2026	Regular	0.00	1,100.15	101278
A42946	Invoice	11/19/2025	OAK SPRING/ROSS BUS STOP - MOSS ROC	0.00	619.45	
	01.42.62905	SUPPLIES-GROUNDS	OAK SPRING/ROSS BUS STOP -	619.45		
A46575	Invoice	02/04/2026	ROBSON - SOIL CONDITIONER	0.00	144.21	
	01.81.62200	DEPARTMENTAL SUPPLIE	ROBSON - SOIL CONDITIONER	144.21		
A46585	Invoice	02/04/2026	ROBSON - SOIL CONDITIONER	0.00	96.14	
	01.81.62200	DEPARTMENTAL SUPPLIE	ROBSON - SOIL CONDITIONER	96.14		
M27239	Invoice	02/04/2026	ROBSON - SOIL CONDITIONER	0.00	144.21	
	01.81.62200	DEPARTMENTAL SUPPLIE	ROBSON - SOIL CONDITIONER	144.21		
M27263	Invoice	02/04/2026	ROBSON - SOIL CONDITIONER	0.00	96.14	
	01.81.62200	DEPARTMENTAL SUPPLIE	ROBSON - SOIL CONDITIONER	96.14		
02920	Amazon Business	02/19/2026	Regular	0.00	1,773.75	101279
14VM-6P71-H9C	Invoice	02/10/2026	ST&PK - SHAW - DEPT SUPPLIES	0.00	27.00	
	01.42.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES	27.00		
14WV-KCR7-4Y17	Invoice	02/11/2026	REC - LIN - OFFICE SUPPLIES	0.00	10.37	
	21.65.62000	OFFICE SUPPLIES	REC - LIN - OFFICE SUPPLIES	10.37		
16QP-L6TQ-QF3D	Invoice	02/12/2026	ST&PK - HEALY - WORK CLOTHING	0.00	187.86	
	01.81.62920	SUPPLIES - WORK CLOTHI	ST&PK - HEALY - WORK CLOTHIN	187.86		
19VC-CH4K-3HLN	Invoice	02/11/2026	REC - JONES - PARKSIDE SUPPLIES	0.00	19.45	
	21.63.62979	PARKSIDE SUPPLIES	REC - JONES - PARKSIDE SUPPLIE	19.45		
1CXT-MKPP-9Y9L	Invoice	01/06/2026	LIB - ZIP BOOKS	0.00	63.44	
	01.71.62310	Library Zip Grant	LIB - ZIP BOOKS	63.44		
1CYD-VW3T-D1JL	Invoice	02/11/2026	LIB - KENTON - DEPT SUPPLIES	0.00	20.36	
	01.71.62200	DEPARTMENTAL SUPPLIE	LIB - KENTON - DEPT SUPPLIES	20.36		
1DNY-394M-RPY	Invoice	02/12/2026	REC - JONES - PARKSIDE SUPPLIES	0.00	76.10	
	21.63.62979	PARKSIDE SUPPLIES	REC - JONES - PARKSIDE SUPPLIE	76.10		
1FFY-1LFC-J6FW	Invoice	02/03/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	9.93	
	01.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO	9.93		
1GGC-P6NJ-3PT1	Invoice	02/11/2026	REC - JONES - PARKSIDE SUPPLIES	0.00	71.74	
	21.63.61187	ROBSON AFTER SCHOOL	CREDIT MEMO 1YVQ-TKXT-Y63P	-26.98		
	21.63.62979	PARKSIDE SUPPLIES	REC - JONES - PARKSIDE SUPPLIE	98.72		
1GGC-P6NJ-KTGT	Invoice	02/12/2026	ST&PK - SHAW - DEPT SUPPLIES	0.00	62.28	
	01.42.62200	DEPARTMENTAL SUPPLIE	ST&PK - SHAW - DEPT SUPPLIES	62.28		
1JJF-G1HK-NPM3	Invoice	01/03/2026	LIB - KENTON - CHILDREN'S BOOKS	0.00	18.54	
	01.71.62302	CHILDRENS BOOKS	LIB - KENTON - CHILDREN'S BOO	18.54		
1KH3-GFVN-JCFG	Invoice	02/03/2026	LIB - KENTON - ADULT BOOKS	0.00	18.03	
	01.71.62301	ADULT BOOKS	LIB - KENTON - ADULT BOOKS	18.03		
1MHT-RG6V-NN1	Invoice	02/07/2026	DPW - FERRER - DEPT SUPPLIES	0.00	183.35	
	01.41.62200	DEPARTMENTAL SUPPLIE	DRAINAGE SUPPLIES	183.35		
1R6C-TVNC-MVF	Invoice	12/22/2025	LIB - ZIP BOOKS	0.00	33.81	
	01.71.62310	Library Zip Grant	LIB - ZIP BOOKS	33.81		
1TWH-3QH6-KPF	Invoice	02/10/2026	LIB - KENTON - DEPT SUPPLIES	0.00	7.64	
	27.71.62200	DEPARTMENTAL SUPPLIE	LIB - KENTON - DEPT SUPPLIES	7.64		
1VXT-977G-RLVH	Invoice	02/09/2026	DPW - FERRER - DEPT SUPPLIES	0.00	882.17	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.41.62200 DEPARTMENTAL SUPPLIE		DRAINAGE SUPPLIES		882.17	
1W4N-XW1L-TK9	Invoice	02/12/2026	REC - JONES - PARKSIDE SUPPLIES	0.00	43.46	
	21.63.62979 PARKSIDE SUPPLIES		REC - JONES - PARKSIDE SUPPLIE		43.46	
1W7Y-GWRF-KHK	Invoice	02/12/2026	ST&PK - HEALY - OFFICE SUPPLIES	0.00	38.22	
	01.81.62000 OFFICE SUPPLIES		ST&PK - HEALY - OFFICE SUPPLIE		38.22	
	Void	02/19/2026	Regular	0.00	0.00	101280
02806	AQUASCAPE POOL SERVICE	02/19/2026	Regular	0.00	209.00	101281
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
37855	Invoice	01/31/2026	MONTHLY POOL SERVICE - JAN 2026	0.00	209.00	
	14.81.61150 OUTSIDE SERVICES-OTHE		MONTHLY POOL SERVICE - JAN		209.00	
03354	Arlette Castellanos	02/19/2026	Regular	0.00	1,908.55	101282
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
02092026-1	Invoice	02/09/2026	WINTER 2025 - SPANISH CLASSES 50% - P	0.00	1,908.55	
	21.63.61180 AFTER SCHOOL ENRICHM		WINTER 2025 - SPANISH CLASSE		1,908.55	
00001	AT&T Calnet	02/19/2026	Regular	0.00	105.13	101283
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
000024793500	Invoice	02/10/2026	574 - ALL DEPTS CENTREX - 01.10.26-02.0	0.00	73.27	
	41.41.61701 UTILITIES		574 - ALL DEPTS CENTREX - 01.1		73.27	
000024793504	Invoice	02/10/2026	579 - TRAFFIC SIGNAL MODEM - 01.10.26	0.00	31.86	
	01.41.61705 UTILITIES-TELEPHONE		579 - TRAFFIC SIGNAL MODEM -		31.86	
00388	Baker & Taylor	02/19/2026	Regular	0.00	42.59	101284
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
5018061131	Invoice	07/01/2025	ADULT BOOKS 12.27.2022	0.00	42.59	
	01.71.62301 ADULT BOOKS		ADULT BOOKS 12.27.2022		42.59	
00007	Bay Cities Joint Power Insurance Authority	02/19/2026	Regular	0.00	51.00	101285
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
BCJPIA-0148-202	Invoice	02/09/2026	WORKER'S COMPENSATION CLAIMS - DEC	0.00	51.00	
	40.21.61907 WORKERS COMPENSATIO		WORKER'S COMPENSATION CLA		51.00	
03555	Brian Nettz, CGCS	02/19/2026	Regular	0.00	900.00	101286
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
104-2025	Invoice	12/18/2025	RVSD - SITE VISIT/REPORT/AGRONOMIC P	0.00	900.00	
	01.81.61150 OUTSIDE SERVICES-OTHE		RVSD SITE VISIT / REPORT/		900.00	
01282	Burke, Williams & Sorensen, LLP	02/19/2026	Regular	0.00	162.00	101287
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
360310	Invoice	02/11/2026	LEGAL SVCS - ROUNDABOUT TECHNOLOG	0.00	162.00	
	01.16.61138 GENERAL COUNSEL LEGA		LEGAL SVCS - ROUNDABOUT TE		162.00	
04130	Cecila Cervantes-Carrell	02/19/2026	Regular	0.00	310.00	101288
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
REF-PF-B2025-05	Invoice	02/17/2026	REFUND - COOL ROOF - 94 FORBES AVE	0.00	310.00	
	01.00.42202 CONSTR: BUILDING PERM		REFUND - COOL ROOF - 94 FOR		310.00	
03135	CentralSquare Technologies	02/19/2026	Regular	0.00	6,268.13	101289

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
456961	Invoice	02/03/2026	HORIZON CLOUD TRAKIT - ANNUAL FY202	0.00	6,268.13	
	42.21.61150	OUTSIDE SERVICES-OTHE	HORIZON CLOUD TRAKIT - ANN	6,268.13		
03923	Checkmate Academy Group LLC	02/19/2026	Regular	0.00	2,732.10	101290
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
02092026-2	Invoice	02/09/2026	WINTER 2025 - CHESS CLASSES 50% - PMT	0.00	2,732.10	
	21.63.61180	AFTER SCHOOL ENRICHM	WINTER 2025 - CHESS CLASSES	2,732.10		
01534	Christine O'Rourke	02/19/2026	Regular	0.00	16,619.90	101291
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1021	Invoice	02/12/2026	GENERAL PLAN UPDATE/ENV ANALYSIS - J	0.00	16,619.90	
	01.18.61150	OUTSIDE SERVICES-OTHE	GENERAL PLAN UPDATE/ENV A	16,619.90		
00805	City of Novato	02/19/2026	Regular	0.00	1,930.57	101292
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2026-01312026	Invoice	01/31/2026	MSLA 2025-2026 - JANUARY SESSION	0.00	1,093.25	
	97.00.62002	OTHER OPERATIONAL - M	MSLA 2025-2026 - JANUARY SES	1,093.25		
2026-02182026	Invoice	02/19/2026	Marin Sonoma Leadership Academy - Pay	0.00	837.32	
	97.00.62002	OTHER OPERATIONAL - M	Marin Sonoma Leadership Acad	837.32		
02581	CSG Consultants	02/19/2026	Regular	0.00	15,133.00	101293
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
B260111	Invoice	02/02/2026	BUILDING PLAN REVIEW - JAN 2026	0.00	15,133.00	
	01.19.61157	PLAN CHECKING	BUILDING PLAN REVIEW - JAN 2	15,133.00		
03567	DARCY BELL	02/19/2026	Regular	0.00	2,056.00	101294
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
REIMB-20260218	Invoice	02/09/2026	REIMB - SOFTBALL HELMETS 2026	0.00	637.56	
	21.61.62965	SOFTBALL SUPPLIES	REIMB - SOFTBALL HELMETS 20	637.56		
REIMB-20260218	Invoice	02/10/2026	REIMB - SOFTBALL TEES 2026	0.00	523.12	
	21.61.62965	SOFTBALL SUPPLIES	REIMB - SOFTBALL TEES 2026	523.12		
REIMB-20260218	Invoice	02/10/2026	REIMB - SOFTBALL BALLS 2026	0.00	895.32	
	21.61.62965	SOFTBALL SUPPLIES	REIMB - SOFTBALL BALLS 2026	895.32		
04134	David Bell	02/19/2026	Regular	0.00	142.01	101295
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
REIMB-20260218	Invoice	02/18/2026	REIMB - CLOTHING RACK FOR SNACK SHA	0.00	142.01	
	21.61.62965	SOFTBALL SUPPLIES	REIMB - CLOTHING RACK FOR S	142.01		
00082	Department of Industrial Relations	02/19/2026	Regular	0.00	225.00	101296
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
E 2249893 SA	Invoice	02/02/2026	CONVEYANCE #154519 INSPECTION - JAN	0.00	225.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	CONVEYANCE #154519 INSPECT	225.00		
00017	Fairfax Building Supply Co. Inc.	02/19/2026	Regular	0.00	42.55	101297
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
308176	Invoice	02/10/2026	PARKS - THREADLOCKER	0.00	6.86	
	01.81.62200	DEPARTMENTAL SUPPLIE	PARKS - THREADLOCKER	6.86		
308197	Invoice	02/11/2026	PRE-SCHOOL - BASKET STRAIN	0.00	7.04	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	41.41.61150	OUTSIDE SERVICES-OTHE	PRE-SCHOOL - BASKET STRAIN		7.04	
308252	Invoice	02/12/2026	DEPT SUPPLIES - PAPER RAGS	0.00	28.65	
	01.81.62200	DEPARTMENTAL SUPPLIE	DEPT SUPPLIES - PAPER RAGS		28.65	
03546	Folger Graphics, Inc	02/19/2026	Regular	0.00	5,098.28	101298
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
146302	Invoice	01/31/2026	RECREATION GUIDE PRINTING - SUMMER	0.00	5,098.28	
	21.65.62004	PROGRAM BROCHURE &	RECREATION GUIDE PRINTING -	5,098.28		
01062	Forster Pump & Well, A Division of Arolo Compa	02/19/2026	Regular	0.00	3,219.73	101299
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2511015-IN	Invoice	10/31/2025	ALARM LIGHT CONNECTION	0.00	900.07	
	01.42.61150	OUTSIDE SERVICES-OTHE	ALARM LIGHT CONNECTION	900.07		
2601028-IN	Invoice	01/16/2026	MEMORIAL PARL - PUMP SYSTEM	0.00	535.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	MEMORIAL PARL - PUMP SYSTE	535.00		
2601033-IN	Invoice	01/16/2026	MEMORIAL PARK - PLUMBING/STORAGE T	0.00	1,784.66	
	01.81.61150	OUTSIDE SERVICES-OTHE	MEMORIAL PARK - PLUMBING/S	1,784.66		
02278	Gardeners' Guild	02/19/2026	Regular	0.00	277.00	101300
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
123432	Invoice	11/01/2025	ICC MAINTENANCE - NOV 2025	0.00	277.00	
	21.65.61507	ICC LANDSCAPING MAINT	ICC MAINTENANCE - NOV 2025	277.00		
00021	Good & Clean Company Inc	02/19/2026	Regular	0.00	1,320.00	101301
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
76541	Invoice	02/02/2026	CLEANING SERVICES - LOWER TOWN HALL	0.00	1,320.00	
	41.41.61501	BLDG. MAINT-JANITORIAL	CLEANING SERVICES - LOWER T	1,320.00		
00020	Hannibal's Inc Electrical Construction	02/19/2026	Regular	0.00	2,361.14	101302
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25436	Invoice	12/03/2025	IMAGINATION PARK - BRIDGE LIGHT REPA	0.00	400.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	IMAGINATION PARK - BRIDGE LI	200.00		
	14.81.61150	OUTSIDE SERVICES-OTHE	IMAGINATION PARK - BRIDGE LI	200.00		
25463	Invoice	02/10/2026	FH20 - MULTI-QUIP GENERATOR	0.00	437.62	
	15.32.63100	CONSTRUCTION	FH20 - MULTI-QUIP GENERATOR	437.62		
25465	Invoice	02/10/2026	LIBARY - RE-CONDUIT FIRE ALARMS	0.00	823.52	
	41.41.63117	CONSTRUCTION - BUILDI	LIBARY - RE-CONDUIT FIRE ALAR	823.52		
25467	Invoice	02/10/2026	FH20 - TEMP GENERATOR TRANSFER	0.00	700.00	
	15.32.63100	CONSTRUCTION	FH20 - TEMP GENERATOR TRAN	700.00		
03196	Interstate Gas Services, Inc.	02/19/2026	Regular	0.00	1,600.00	101303
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7021908	Invoice	01/31/2026	FY25 BOND DISCLOSURE PREP - SERIES 20	0.00	1,600.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	FY25 BOND DISCLOSURE PREP -	1,600.00		
00022	Jackson's Hardware Inc.	02/19/2026	Regular	0.00	24.66	101304
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
195194	Invoice	02/12/2026	DEPT SUPPLIES - OUTLETS/GASKETS	0.00	24.66	
	41.41.61150	OUTSIDE SERVICES-OTHE	DEPT SUPPLIES - OUTLETS/GASK	24.66		
00113	Juan Olsen Sanchez	02/19/2026	Regular	0.00	7,500.00	101305

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WINTER 2026-3	Invoice	02/10/2026	GYMNASTICS - WINTER 2026 - PMT 3/6	0.00	7,500.00	
	21.61.61167	TUMBLING SERVICES	GYMNASTICS - WINTER 2026 - P	7,500.00		
00115	Kone Inc	02/19/2026	Regular	0.00	3,660.75	101306
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
871928496	Invoice	02/01/2026	LIBRARY - ELEVATOR PERMIT - FEB TO APR	0.00	3,660.75	
	41.41.61150	OUTSIDE SERVICES-OTHE	LIBRARY - ELEVATOR PERMIT - F	3,660.75		
04020	Marin Builders Association	02/19/2026	Regular	0.00	22,500.00	101307
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
14369	Invoice	02/11/2026	PERMIT IMPROVEMENT PROGRAM - PHA	0.00	11,250.00	
	01.19.61150	OUTSIDE SERVICES-OTHE	PERMIT IMPROVEMENT PROGR	11,250.00		
14370	Invoice	02/11/2026	PERMIT IMPROVEMENT PROGRAM - PHA	0.00	11,250.00	
	01.19.61150	OUTSIDE SERVICES-OTHE	PERMIT IMPROVEMENT PROGR	11,250.00		
00149	Marin County Sheriff's Department	02/19/2026	Regular	0.00	90.00	101308
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
13249	Invoice	01/15/2026	FY2025-2026 Q2 - LIVE SCAN SERVICES	0.00	90.00	
	21.65.61137	FINGERPRINTING	FY2025-2026 Q2 - LIVE SCAN SE	90.00		
00029	Marin IT	02/19/2026	Regular	0.00	15,081.71	101309
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2026-130107	Invoice	02/06/2026	SOC SERVICES - JAN 2026	0.00	1,676.86	
	01.12.61150	OUTSIDE SERVICES-OTHE	SOC SERVICES - JAN 2026	838.43		
	42.21.61150	OUTSIDE SERVICES-OTHE	SOC SERVICES - JAN 2026	838.43		
2026-130413	Invoice	02/10/2026	MANAGED OFFICE 365 - JAN 2026	0.00	1,835.74	
	42.21.61150	OUTSIDE SERVICES-OTHE	MANAGED OFFICE 365 - JAN 20	1,835.74		
2026-130414	Invoice	02/17/2026	AUTOMATE & DEFENDER - JAN 2026	0.00	2,388.50	
	42.21.61150	OUTSIDE SERVICES-OTHE	AUTOMATE & DEFENDER - JAN	2,388.50		
2026-130512	Invoice	02/11/2026	IT SUPPORT - JAN 2026	0.00	7,503.75	
	42.21.61150	OUTSIDE SERVICES-OTHE	IT SUPPORT - JAN 2026	7,503.75		
2026-130573	Invoice	02/11/2026	SOC SERVICES - FEB 2026	0.00	1,676.86	
	01.12.61150	OUTSIDE SERVICES-OTHE	SOC SERVICES - FEB 2026	838.43		
	42.21.61150	OUTSIDE SERVICES-OTHE	SOC SERVICES - FEB 2026	838.43		
00128	Pacific Gas & Electric	02/19/2026	Regular	0.00	417.91	101310
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
722-02042026	Invoice	02/04/2026	722 - MEMORIAL EV CHARGING - 12.29.2	0.00	417.91	
	13.42.61114	OUTSIDE SRV: PARKING	722 - MEMORIAL EV CHARGING	417.91		
03884	Pacific Mobile Structures, Inc.	02/19/2026	Regular	0.00	15,136.49	101311
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV-00504340	Invoice	01/01/2026	FH20 - TEMP FACILITY RENTAL - JAN 2026	0.00	6,116.91	
	15.32.63100	CONSTRUCTION	FH20 - TEMP FACILITY RENTAL -	6,116.91		
INV-00504341	Invoice	01/01/2026	FH20 - RENTAL CONTAINER - JAN 2026	0.00	92.86	
	15.32.63100	CONSTRUCTION	FH20 - RENTAL CONTAINER - JA	92.86		
INV-00513204	Invoice	02/06/2026	ADA RAMP RENTAL + REMOVAL - FEB 202	0.00	3,144.12	
	15.32.63100	CONSTRUCTION	ADA RAMP RENTAL + REMOVAL	3,144.12		
INV-00517509	Invoice	03/01/2026	FH20 - RENTAL FACILITIES - MAR 2026	0.00	5,689.74	
	15.32.63100	CONSTRUCTION	FH20 - RENTAL FACILITIES - MAR	5,689.74		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV-00517511	Invoice	03/01/2026	FH20 - RENTAL CONTAINER - MAR 2026	0.00	92.86	
15.32.63100	CONSTRUCTION		FH20 - RENTAL CONTAINER - MA	92.86		
04128	Pamela Hamamoto	02/19/2026	Regular	0.00	1,500.00	101312
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
REF-RB-B2023-05	Invoice	02/12/2026	REFUND - PERMIT FEES - 134 SCENIC AVE	0.00	1,500.00	
01.00.20314	ROAD BOND		RECEIPT#R16451 / REFUND #R1	1,500.00		
03823	Pamela Miller	02/19/2026	Regular	0.00	4,086.97	101313
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
2026-0218-02	Invoice	02/19/2026	Marin Sonoma Leadership Academy - Feb	0.00	4,086.97	
97.00.62001	ADMINISTRATIVE EXP - M		Marin Sonoma Leadership Acad	275.00		
97.00.62006	INSTRUCTION - MSLA		Marin Sonoma Leadership Acad	3,811.97		
04131	Paul Nichols	02/19/2026	Regular	0.00	1,656.64	101314
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
REF-20260217-01	Invoice	02/17/2026	FENCE REPAIRS - 343 SAN ANSELMO AVE	0.00	1,656.64	
01.42.61150	OUTSIDE SERVICES-OTHE		FENCE REPAIRS - 343 SAN ANSE	1,656.64		
00893	Perfect Timing Personnel Services, Inc.	02/19/2026	Regular	0.00	2,086.88	101315
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
65679	Invoice	02/09/2026	ADMIN SUPPORT - MRVOS - WEEK OF 02.	0.00	2,086.88	
01.18.61150	OUTSIDE SERVICES-OTHE		ADMIN SUPPORT - MRVOS - WE	1,043.44		
01.41.61150	OUTSIDE SERVICES-OTHE		ADMIN SUPPORT - MRVOS - WE	1,043.44		
00059	RoadSafe Traffic Systems	02/19/2026	Regular	0.00	1,194.43	101316
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
256915-REISSUE	Invoice	11/10/2025	CK101168 REISSUE - CORPYARD BARRICA	0.00	1,194.43	
01.42.62200	DEPARTMENTAL SUPPLIE		CK101168 REISSUE - CORPYARD	1,194.43		
01219	Ross Valley School District	02/19/2026	Regular	0.00	4,576.00	101317
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
FUA-252614	Invoice	02/13/2026	HIDDEN VALLEY/WADE THOMAS - SOFTBA	0.00	2,800.00	
21.61.61165	SOFTBALL SERVICES		HIDDEN VALLEY/WADE THOMAS	2,800.00		
RVSD WINTER 20	Invoice	02/09/2026	RVSD FACILITIES USE FEE - ASE WINTER 20	0.00	1,776.00	
21.63.61180	AFTER SCHOOL ENRICHM		RVSD FACILITIES USE FEE - ASE	1,776.00		
01563	SCA	02/19/2026	Regular	0.00	7,202.90	101318
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
CA25005587	Invoice	01/31/2026	RESIDENTIAL STREET SWEEPING - JAN 202	0.00	7,202.90	
01.42.61135	OUTSIDE SERVICES STREE		RESIDENTIAL STREET SWEEPING	7,202.90		
02936	Smith's GTS Inc	02/19/2026	Regular	0.00	659.00	101319
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
381926	Invoice	01/27/2026	MEMORIAL PARK - PEST CONTROL - JAN 2	0.00	350.00	
01.81.61150	OUTSIDE SERVICES-OTHE		MEMORIAL PARK - PEST CONTR	350.00		
382138	Invoice	01/28/2026	IMAGINATION PARK - MISC SERVICE - JAN	0.00	309.00	
14.81.61150	OUTSIDE SERVICES-OTHE		IMAGINATION PARK - MISC SER	309.00		
03859	Springshare LLC	02/19/2026	Regular	0.00	1,137.00	101320

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
26-R1154	Invoice	01/09/2026	LIBCAL 5/5/5 - 2026 LICENSE	0.00	1,137.00	
	27.71.62200	DEPARTMENTAL SUPPLIE	LIBCAL 5/5/5 - 2026 LICENSE	1,137.00		
00469	Stroupe Petroleum	02/19/2026	Regular	0.00	1,361.13	101321
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
I48882	Invoice	02/11/2026	LEAKING GAS HOSE REPAIR	0.00	1,361.13	
	01.42.61412	OUTSIDE SERVICES PARTS	LEAKING GAS HOSE REPAIR	1,361.13		
02474	T2 SYSTEMS CANADA INC.	02/19/2026	Regular	0.00	238.16	101322
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
IRIS0000156619	Invoice	01/31/2026	DIGITAL IRIS SERVICE - JAN 2026	0.00	238.16	
	13.41.61150	OUTSIDE SERVICES-OTHE	DIGITAL IRIS SERVICE - JAN 2026	238.16		
02087	Telecom Law Firm PC	02/19/2026	Regular	0.00	3,593.00	101323
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
20247	Invoice	02/09/2026	LEGAL SVCS - VERIZON 1509 SFD BLVD - S	0.00	3,593.00	
	01.00.20371	PLANNING COSTS TO BE	LEGAL SVCS - VERIZON 1509 SF	3,593.00		
00215	Transbay Lock	02/19/2026	Regular	0.00	978.09	101324
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
95264	Invoice	12/16/2025	MASTER PADLOCKS	0.00	732.85	
	01.81.62200	DEPARTMENTAL SUPPLIE	MASTER PADLOCKS	732.85		
95702	Invoice	02/10/2026	REKEY MUSEUM DISPLAY DOORS	0.00	245.24	
	41.41.61150	OUTSIDE SERVICES-OTHE	REKEY MUSEUM DISPLAY DOOR	245.24		
00384	Van Midde & Son Concrete	02/19/2026	Regular	0.00	7,200.00	101325
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
15918	Invoice	02/06/2026	CENTER ST BRIDGE - CURB/SLEEVES	0.00	7,200.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	CENTER ST BRIDGE - CURB/SLEE	7,200.00		
03878	Wandzia Rose	02/19/2026	Regular	0.00	3,881.33	101326
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2604	Invoice	02/11/2026	2025-2026 MSLA - SESSION 5	0.00	3,881.33	
	97.00.62006	INSTRUCTION - MSLA	2025-2026 MSLA - SESSION 5	3,881.33		
03052	ZUMAR	02/19/2026	Regular	0.00	393.95	101327
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11371	Invoice	12/19/2025	TRAFFIC CONTROL - SPEED HUMP	0.00	393.95	
	16.41.62200	DEPARTMENTAL SUPPLIE	TRAFFIC CONTROL - SPEED HU	393.95		
04006	Kyocera Document Solutions Northern Californ	02/19/2026	Regular	0.00	2,690.73	101328
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
55E1857161-R	Invoice	02/19/2026	REISSUE - KYOCERA PA6000X	0.00	2,625.18	
	42.21.61150	OUTSIDE SERVICES-OTHE	REISSUE - KYOCERA PA6000X	2,625.18		
55E1861737-R	Invoice	02/19/2026	REISSUE - KCIM START PLAN BASIC	0.00	65.55	
	42.21.61150	OUTSIDE SERVICES-OTHE	REISSUE - KCIM START PLAN BAS	65.55		
02411	23 ELEPHANTS THEATRE COMPANY	02/23/2026	Regular	0.00	8,678.54	101329

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WINTER 2026-2	Invoice	02/23/2026	THEATRE PROGRAM - WINTER 2026 - PM	0.00	8,678.54	
	21.62.61175	KIDS CULTURE SERVICES	THEATRE PROGRAM - WINTER 2	8,678.54		
04038	Pacific States Petroleum, Inc.	02/26/2026	Regular	0.00	5,612.42	101330
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
3091372-IN	Invoice	02/26/2026	CLEAR DIESEL RENEWABLE 135 GAL	0.00	838.68	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	CLEAR DIESEL RENEWABLE 135	838.68		
3091383-IN	Invoice	02/26/2026	UNLEADED 87 201 GAL	0.00	1,058.15	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	UNLEADED 87 201 GAL	1,058.15		
3141861-IN	Invoice	02/26/2026	DYED DIESEL RENEWABLE 28.3 GAL	0.00	287.73	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	DYED DIESEL RENEWABLE 28.3	287.73		
3247809-IN	Invoice	02/26/2026	UNLEADED 87 401 GAL	0.00	1,689.81	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	UNLEADED 87 401 GAL	1,689.81		
3440811-IN	Invoice	02/26/2026	UNLEADED 87 248 GAL	0.00	1,163.50	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	UNLEADED 87 248 GAL	1,163.50		
P097098-IN	Invoice	02/26/2026	RELOCATION FEE	0.00	574.55	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	RELOCATION FEE	574.55		
00391	Verizon Wireless	02/01/2026	Bank Draft	0.00	805.75	DFT06665
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6133392627	Invoice	01/12/2026	CELLULAR -12.13.25-01.12.26	0.00	805.75	
	01.12.61705	UTILITIES-TELEPHONE	WIRELESS 12.13.25-01.12.26	40.04		
	01.41.61705	UTILITIES-TELEPHONE	WIRELESS 12.13.25-01.12.26	390.38		
	01.42.61705	UTILITIES-TELEPHONE	WIRELESS 12.13.25-01.12.26	96.76		
	01.81.62206	Snack Shack	WIRELESS 12.13.25-01.12.26	40.01		
	13.30.61150	OUTSIDE SERVICES-OTHE	WIRELESS 12.13.25-01.12.26	123.45		
	21.63.61179	PARKSIDE SERVICES	WIRELESS 12.13.25-01.12.26	76.74		
	21.63.61187	ROBSON AFTER SCHOOL	WIRELESS 12.13.25-01.12.26	38.37		
01102	Central Marin Police Authority	02/02/2026	Bank Draft	0.00	492,186.58	DFT06686
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
CMPA-MC-2026-	Invoice	02/02/2026	CMPA MEMBER CONTRIBUTION - FEB 202	0.00	492,186.58	
	01.30.61199	POLICE SERVICES CONTR	CMPA MEMBER CONTRIBUTION	484,557.91		
	13.30.61199	POLICE SERVICES CONTR	CMPA MEMBER CONTRIBUTION	7,628.67		
00362	Town of San Anselmo	02/09/2026	Bank Draft	0.00	326,954.38	DFT06718
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0016178	Invoice	02/09/2026	2-15-2026 To Fund Payroll	0.00	326,954.38	
	01.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	236,374.62		
	01.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	3,521.88		
	01.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	432.19		
	01.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	-951.21		
	13.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	745.06		
	13.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	-1.42		
	15.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	11,799.85		
	19.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	14,162.66		
	21.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	47,918.21		
	27.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	11,079.59		
	31.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	385.72		
	34.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	385.72		
	41.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	385.69		
	42.00.20299	PAYROLL PAYABLE	2-15-2026 To Fund Payroll	715.82		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00181	Ross Valley Fire Department	02/17/2026	Bank Draft	0.00	519,912.10	DFT06719

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0016179	Invoice	02/17/2026	RVFD February Member Contributions	0.00	519,912.10
	01.32.61139	RVFS CONTRACT	RVFD February Member Contrib	496,357.68	
	15.32.61150	OUTSIDE SERVICES-OTHE	RVFD February Member Contrib	23,554.42	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03344	CSG Forte Payments Inc.	02/10/2026	Bank Draft	0.00	1,586.85	DFT06721

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0015067891	Invoice	01/31/2026	REC DEPT - CREDIT CARD PROCESSING - J	0.00	1,586.85
	21.65.61177	PROCESSING FEES	REC DEPT - CREDIT CARD PROCE	1,586.85	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03344	CSG Forte Payments Inc.	02/10/2026	Bank Draft	0.00	3,572.59	DFT06722

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0015068214	Invoice	01/31/2026	REC CREDIT CARD PROCESSING - JAN 202	0.00	3,572.59
	21.65.61177	PROCESSING FEES	REC CREDIT CARD PROCESSING -	3,572.59	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	02/10/2026	Bank Draft	0.00	233.97	DFT06724

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
717-02052026	Invoice	02/05/2026	717 - CORPYARD UTILITIES - 01.04.26-02.0	0.00	233.97
	41.41.61701	UTILITIES	717 - CORPYARD UTILITIES - 01.	233.97	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	02/17/2026	Bank Draft	0.00	791.92	DFT06725

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
355-02102026	Invoice	02/10/2026	355 - CORPYARD UTILITIES - 01.05.26-02.0	0.00	791.92
	41.41.61701	UTILITIES	355 - CORPYARD UTILITIES - 01.	791.92	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00362	Town of San Anselmo	02/19/2026	Bank Draft	0.00	260,881.08	DFT06745

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0016200	Invoice	02/19/2026	2-28-2026 To Fund Payroll	0.00	260,881.08	
	01.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	186,346.76		
	01.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	3,520.71		
	01.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	432.19		
	01.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	-951.21		
	13.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	567.57		
	13.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	-1.42		
	15.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	9,580.63		
	19.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	11,908.86		
	21.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	42,533.59		
	27.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	5,691.87		
	31.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	221.61		
	34.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	221.61		
	41.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	221.65		
	42.00.20299	PAYROLL PAYABLE	2-28-2026 To Fund Payroll	586.66		

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	352	160	0.00	850,290.18
Manual Checks	0	0	0.00	0.00
Voided Checks	0	11	0.00	-11,952.48
Bank Drafts	9	9	0.00	1,606,925.22
EFT's	0	0	0.00	0.00
	361	**180**	**0.00**	**2,445,262.92**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	352	160	0.00	850,290.18
Manual Checks	0	0	0.00	0.00
Voided Checks	0	11	0.00	-11,952.48
Bank Drafts	9	9	0.00	1,606,925.22
EFT's	0	0	0.00	0.00
	361	**180**	**0.00**	**2,445,262.92**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	2/2026	2,445,262.92
			2,445,262.92

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.3

MEETING DATE: March 10th, 2026

AGENDA TITLE: Isabel Cook Community Center (ICC) Paint Project; this project is exempt from the requirement for the preparation of environmental documents under California Environmental Quality Act Guidelines Section 15301

FROM: Marc Matundan, Assistant Engineer, Department of Public Works

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RECOMMENDATION: That the Town Council

(1) Approve the ICC Paint Project ("Project")
(2) Authorize staff to advertise the Project for bids
(3) Find the Project categorically exempt from the California Environmental Quality Act (CEQA) (14 CCR § 15301)

SUMMARY

The ICC is an essential facility for San Anselmo's Recreation Department, serving as a community center and year-round preschool/gym. The paint is noticeably deteriorating, particularly on the Lower Building, where wear and age are most apparent. The windowsills also show extensive signs of decay. The maintenance and upkeep of this public facility is critical to San Anselmo's community and the Recreation Department's function.

BACKGROUND

This item was previously approved in June 2025, but there were increases in the budget that require the Town Council to revisit this item. From last year's estimate, there was an increase in cost due to asbestos found in the building's stucco, which is required to be carefully removed with air monitoring and encapsulation. The metal stairs were also added to the scope of the Project

The ICC Paint project is a "public project" under state law, and therefore, the Town must follow a competitive bidding process to secure a contractor to complete the work. (Pub. Cont. Code § 20161; SAMC § 2-10.01 et seq.). The first step in that process is to release a notice inviting bids that includes the date and time for opening bids. At that

time, the contract must be awarded to the “lowest responsible bidder,” which is determined by evaluating whether the lowest monetary bidder has submitted a responsive bid and whether that bidder is responsible (i.e., trustworthy and capable of completing the project) (Cal. Pub. Cont. Code § 20162).

DISCUSSION / ANALYSIS

The ICC Paint project will be performed on the preschool/gym, breezeway, and community center. Licensed professionals have completed specifications for the project bid documents, along with the following cost estimates:

- Paint $240,000
  - Preschool/Gym/Vista $60,000
  - Breezeway $30,000
  - Rec Offices/ Art Studio $110,000
  - Stairs $40,000
- Scaffolding $22,000
- Asbestos $95,000
- Hygienist $20,000
- Reglazing $10,000

The total combined cost is $380,000 without contingency. The project is expected to start in early fall after August 15th.

This ICC Paint Project is important to the maintenance and long-term repair efforts necessary for future repainting projects and facility upkeep at the ICC.

FISCAL IMPACT

The combined engineers' estimate with contingency for a paint project is $450,000. Funding will come from Measure J and the Recreation Department.

GENERAL PLAN CONSISTENCY

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

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

ATTACHMENTS

Attachment 1 – Presentation

Town of San Anselmo

Isabel Cook Community Center (ICC) Paint Project

March 10, 2026

ICC Paint Project

History

- Constructed in 1927
- Functioned as Isabel Cooke Elementary until 1989

What is the ICC used for now?

- Parkside Preschool-Daycare
- Gymnastics Program
- Facility Rental
- Recreation Department Function
- Artist studio

ICC Paint Project

What is the purpose?

- Update to paint

How will this affect facility usage?

- The paint project will start in August after Summer Programs are complete



ICC Paint Project- Gym/Vista





ICC Paint Project - Breezeway



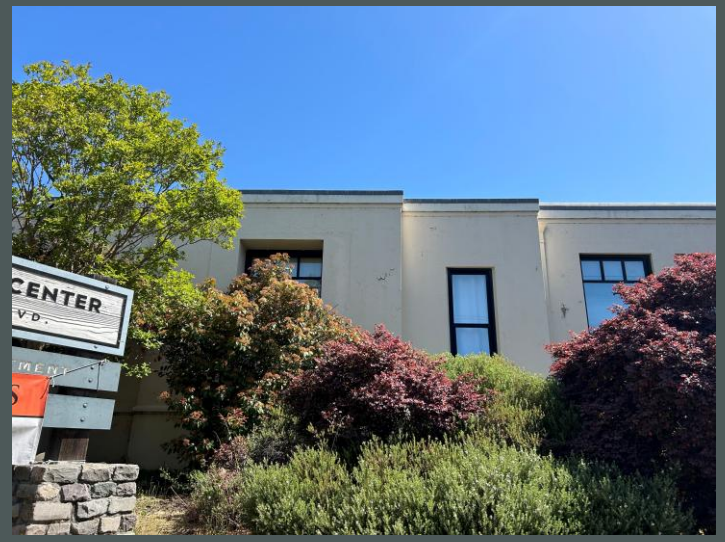


ICC Paint Project – Rec Offices/Art Studios





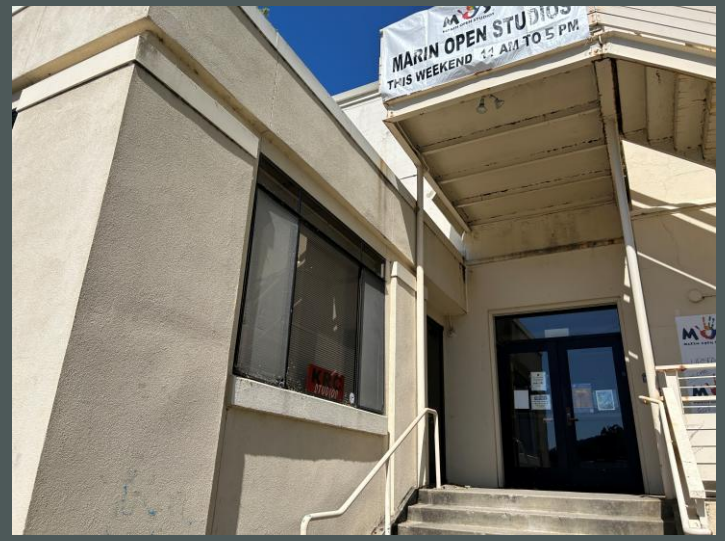
ICC Paint Project – Rec Offices/Art Studios

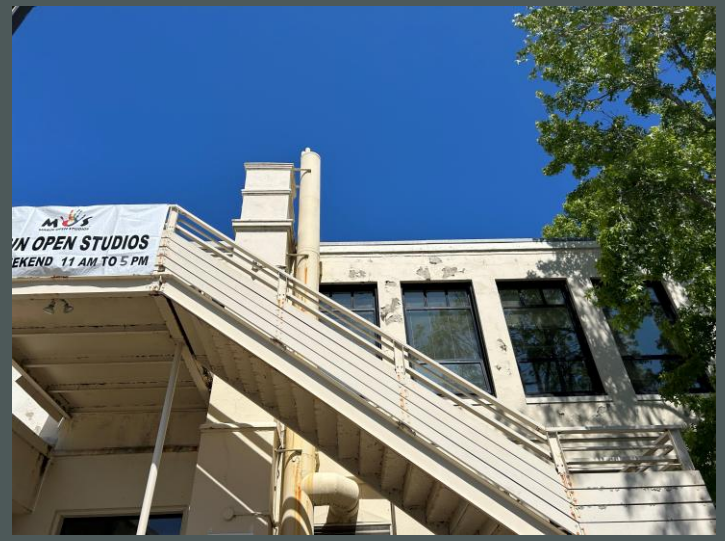






ICC Paint Project – Rec Offices/Art Studios







ICC Paint Project – Rec Offices/Art Studios







Fiscal Impact

- The estimated total project cost is $450,000
  - $350,000 from Measure J
  - $100,000 from the Recreation Department
- Significant increase in scope from last year

Thank You



STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.4

MEETING DATE: March 10, 2026

AGENDA TITLE: Approve Resolution Amending Resolution No. 4455 to Define the Membership for the San Anselmo Arts Commission and Finding the Amendment Exempt from CEQA under Cal. Code Regs. tit. 14, § 15061

FROM: Serge Avila, Town Clerk

RECOMMENDATION: Consider Adopting a Resolution amending Resolution No. 4455 to define the membership for the San Anselmo Arts Commission (Attachment 1)

BACKGROUND

In February 2022 the Town Council unanimously adopted Resolution No. 4455 defining the framework for the San Anselmo Arts Commission.

DISCUSSION/ANALYSIS

Town staff realized that there was a membership correction that needed to be made to Resolution No. 4455 to increase membership to 9 members and 1-2 youth commissioners.

The revised Resolution will amend Resolution No. 4455 to allow for up to 9 members appointed by the Town Council and 1-2 youth commissioners selected by the Commission.

FISCAL IMPACT

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

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed project is exempt from the California Environmental Quality Act (CEQA), under the “common sense” exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Cal. Code Regs. tit. 14, § 15061).

ATTACHMENT

Attachment 1- Draft Resolution
Attachment 2- Resolution No. 4455

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING RESOLUTION NO. 4455 TO DEFINE THE MEMBERSHIP FOR THE SAN ANSELMO ARTS COMMISSION

WHEREAS, the growth and flourishing of art and culture enhances the quality of life in a community, and contributes to the public's enjoyment of life, education, sense of community pride, and local identity; and

WHEREAS, the encouragement of art and culture is an appropriate matter of concern of the Town; and

WHEREAS, the Town's prestige and general welfare will be promoted by providing recognition that art and culture, and the creative spirit which motivates them and which they personify, are valued as an essential part of the Town's resources; and

WHEREAS, San Anselmo has a rich history of citizen involvement and volunteers; and

WHEREAS, the San Anselmo Arts Commission has been in existence for many years and need to update the guidelines for community service has been identified.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Town Council amends Resolution No. 4455 related to the organization of the San Anselmo Arts Commission, as follows:

Section 1. Section 4 of Resolution No. 4455 is hereby repealed and replaced with the following provisions:

4. Organization: Commission membership shall consist of up to nine (9) members appointed by the Town Council and shall serve without pay. The commission shall include 1-2 youth Commissioners appointed by the Commission. The Town Council shall consider, but is not restricted to, the following criteria in making appointments to the commission:
   a. Residency in the Ross Valley. No more than four (4) members of the Commission shall be non-residents of the Town.
   b. Representation to include a wide range of residents, with a variety of art disciplines and ability levels on the Commission.
   c. Availabilty of time to participate actively as a working member of the Commission, and to represent a broad cross section of interests.

All other provisions of Resolution No. 4455 remain unchanged and are in effect.

I hereby certify that the foregoing resolution was duly passed and adopted at the regular Meeting of the San Anselmo Town Council on March 10, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Steve Burdo, Mayor

ATTEST:

_____

Serge Avila, Town Clerk

RESOLUTION NO. 4455
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING RESOLUTION NO. 4313 TO DEFINE THE FRAMEWORK FOR THE SAN ANSELMO ARTS COMMISSION

WHEREAS, the growth and flourishing of art and culture enhances the quality of life in a community, and contributes to the public's enjoyment of life, education, sense of community pride, and local identity; and

WHEREAS, the encouragement of art and culture is an appropriate matter of concern of the Town; and

WHEREAS, the Town's prestige and general welfare will be promoted by providing recognition that art and culture, and the creative spirit which motivates them and which they personify, are valued as an essential part of the Town's resources; and

WHEREAS, San Anselmo has a rich history of citizen involvement and volunteerism; and

WHEREAS, the San Anselmo Arts Commission has been in existence for many years and need to update the guidelines for community service has been identified.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Town Council re-establishes the parameters of the San Anselmo Arts Commission, as follows:

Section 1. Resolution No. 4313 is hereby repealed and replaced with the following provisions.

1. Charge: To add to the cultural character of the Ross Valley through any form of artistic expression.

2. Purpose:
   a. Act in an advisory capacity to the San Anselmo Town Council on artistic, aesthetic, and other cultural aspects of community life.
   b. Work cooperatively with Recreation Department staff, Community Services Director, and other public and private organizations in promoting art and cultural activities with the Ross Valley.
   c. Sponsor public art projects on behalf of the Town of San Anselmo.
      1) The Arts Commission shall be solely responsible for selecting and approving the artist and artwork for Commission-sponsored projects in accordance with the process outlined in section 7 below.
   d. Encourage public-private partnerships, including the raising of funds, to assure the survival of the arts in the Ross Valley.
   e. Report projects, shows, future endeavors, etc. to the San Anselmo Town Council.

3. Goals:

a. Providing a structure to facilitate the creation of art in all disciplines in the community to provide enrichment and enjoyment for the public.
b. Promoting and exhibiting art and cultural works produced by Ross Valley artists.
c. Promoting art education in the community and supporting art education in the schools using art displayed as a community outreach project.
d. Using funds raised by the Commission for the development and implementation of projects and programs that promote the purpose of the Commission.
e. Establishing a relationship between artists and the local business community.
f. Organizing local community resources to better serve local artists and art groups in the Ross Valley and its citizens.

4. Organization: Commission membership shall consist of seven (7) members appointed by the Town Council and shall serve without pay. The commission shall include up to two youth Commissioners appointed by commission. The Council shall consider, but is not restricted to, the following criteria in making appointments to the commission:

a. Residency in the Ross Valley. No more than four (4) members of the commission shall be non-residents of the Town.
b. Representation to include a wide range of residents, with a variety of art disciplines and ability levels on the Commission.
c. Availability of time to participate actively as a working member of the commission, and to represent a broad cross section of interests.

5. Guidelines: The guidelines for the commission are as follows:

a. The commission shall annually elect a chairperson, vice chairperson, secretary, and such other officers-as deemed necessary for the efficient functioning of the commission.
b. All meetings of the commission shall be held in accordance with the Ralph M. Brown Act.
c. Regular meetings shall be held no less frequently than quarterly at a scheduled time and place in the Ross Valley.
d. Except as herein limited, the commission shall follow Rosenberg's Rules of Order.
e. The Commission may establish Ad Hoc Committees as it deems necessary to accomplish its goals and objectives.

6. Terms: Members will serve three (3) one-year terms, except when a member is appointed for a shorter period to fill the end of a vacated term. A goal is to stagger the appointment schedule so that no more than one-half of the seats shall expire in any one year. Any member who misses more than three (3) unexcused consecutive meetings will be removed from the commission.

7. Process for developing public art projects.

a. Review and approval of each project will occur through a multi-step process with the Arts Commission.

1. The Arts Commission will present a proposed project type and location to Town Council for a non-formal pre-approval.
2. Once a project is pre-approved by Town Council it will undergo a staff review.
3. All projects on public or private property will be reviewed by the Planning Director or Planning Commission to ensure compliance with the sign ordinance and other relevant Town regulations.
4. The Arts Commission will work with Town staff and private property owners to establish designated guidelines for each project.
5. A sub-committee of the Arts Commission will work with property owners and any specific stakeholders to identify a project theme, create an Open or Invitational Request for Proposals, review proposals, develop a short list, and select an artist.
6. All neighbors within 300 feet of the proposed project location will be notified of the project at least ten (10) days before the Arts Commission considers approval of the project.
7. The sub-committee of the Arts Commission will present the selection to the full Arts Commission for approval.
8. The Town Council will review and approve the use of public property or review and approve the location on private property

b. The Arts Commission retains the right to terminate an agreement with the artist at any time based on a majority vote of the commission and subject to the terms of the agreement.

I hereby certify that the foregoing resolution was duly passed and adopted at the regular meeting of the San Anselmo Town Council on September 13, 2022, by the following vote, to wit:

AYES: Fineman, Burdo, Colbert

NOES: Greene, Burke

ABSENT: None

ABSTAIN: None

Alexis Fineman, Mayor

ATTEST:

Serge Avila, Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.5

MEETING DATE: March 10, 2026

AGENDA TITLE: Downtown Hanging Flower Baskets Funding Request

FROM: Serge Avila- Town Clerk

RECOMMENDATION: For the Town Council to consider approval of a donation of $6,500 to the Friends of San Anselmo Parks Foundation for use in the 2026 hanging flower basket program.

BACKGROUND

In 2018, a group of merchants in downtown San Anselmo got together and held a fundraiser to start a hanging flower basket program in the downtown area. This group raised over $3,000, paying for pole brackets, a portable watering system, and twelve hanging flower baskets. The baskets were watered by a team of volunteers.

DISCUSSION

In 2019, a group of residents, led by Nancy Altman and Jeanne Imai, started the San Anselmo Beautification Committee and raised funds to not only continue the hanging basket program but to expand it from 12 to 24 baskets. This increased the program costs due to the increased number of baskets along with the cost of hiring an individual to manage the watering and maintenance of the baskets. Moving forward, fundraising for the program was managed by Nancy with assistance from Tayra Caine, a San Anselmo resident with experience in fundraising with funds being deposited into the San Anselmo Chamber of Commerce's non-profit organization, San Anselmo Community Foundation's account. Costs of the program include purchase of the planted baskets, delivery and pick-up, ongoing watering and maintenance of the baskets along with maintenance of the watering cart. The Town contributed the provision and use of the water cart's storage garage, the water used on the baskets, and staff assistance in the receiving, hanging and removal of the baskets and other assistance as needed.

At the end of 2024, Nancy Altman retired from the Chamber of Commerce and from the San Anselmo Beautification Committee. Since then, the Town has been managing the ongoing watering and maintenance of the baskets, using fundraised dollars to employ a part time staff member, along with managing the ordering, delivery and pick-up of the baskets annually. Tayra Caine took over the fundraising program and the board of the Friends of San Anselmo Parks agreed to allow their 501c3 and bank account to receive

donations. Nancy Altman transfer the remaining balance in the San Anselmo Foundation's Flower Basket account to the Friends of San Anselmo Parks account to be used for upfront costs.

The 2025 Flower basket season included 24 abundant baskets, which were funded by: the Town's donation of $5000, $5000 from the annual Sip 'n Stroll event (started by Nancy Altman) that the Chamber promotes as a fundraiser for the Flower Basket program, and a growing sponsorship program. Donors who contributed $350+ to the program were noted on plaques that were hung on the light poles beneath the flower baskets.

The program sustained a deficit last year of $7,300 – labor is the most expensive element of the program. In our hot, dry climate the baskets require watering nearly every day of the season. And a new cart, hose and wand were required at the start of the season as well.

The response from the community, including business owners on the Avenue, is overwhelmingly positive that the baskets really add beauty to our quaint downtown.

Staff did some research regarding special baskets that hold more water and the possibility of irrigating any of the baskets, but those either have significant drawbacks on the quality of the basket plantings and, significant expense to install, and lack of accessible public water nearby for irrigation.

The decision was made, however, to reduce the number of baskets this year from 24 to 22 to reduce upfront costs and provide some relief in the labor costs. In addition, the plaque sponsorship was raised from $350 to $450 – and with two months into the fundraising kick-off the community has responded positively.

FUNDING REQUEST

Staff is recommending a contribution of $6,500 towards the program in 2026, which is $1,500 above the amount the Town donated in 2025.

FISCAL IMPACT

If approved, this donation will be paid to the Friends of San Anselmo Parks 501c3 account for exclusive use within the Flower Basket program.

ENVIRONMENTAL REVIEW

Approving this proposed contribution 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

None

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.6

MEETING DATE: 3/10/26

AGENDA TITLE: Consideration of Special Event Application – Sip n' Stroll Fundraiser 2026

FROM: Mattie O'Grady – Director of Community Services

RECOMMENDATION: That the Town Council approve the application for the 2026 Sip n' Stroll Fundraiser scheduled for Saturday, May 9th.

BACKGROUND

In 2018, a group of local merchants organized a fundraiser to launch a hanging flower basket program in the downtown area. The event raised over $3,000, which covered the cost of light pole brackets to hold the baskets, a portable watering system, and twelve hanging flower baskets. Watering was initially managed by a team of volunteers.

In 2019, Nancy Altman and Jeanne Imai led additional fundraising efforts to sustain and expand the program from 12 to 24 baskets. The increased budget reflected both the larger number of baskets and the cost of hiring an individual to manage watering. In 2026, the program will include 22 baskets.

To support the ongoing flower basket program and encourage community engagement with local shops and restaurants, the Town proposes to host the annual Flower Basket Fundraiser on Saturday, May 9, from 4:00 to 7:00 p.m. This year's event is co-sponsored by the Town of San Anselmo and the Chamber of Commerce. The program will have a booth for participants to check-in on the Town Hall Plaza, with participating merchants throughout the downtown area contributing to an active and welcoming environment.

Participating businesses will offer wine tastings or non-alcoholic beverages, along with small bites from local restaurants.

Attendees will pre-purchase a commemorative glass to "Sip 'n Stroll" along the Avenue, collecting their glasses at Town Hall on the day of the event. IDs will be checked at registration, and wristbands will be required for service. Designated drivers and minors

will receive wristbands of a different color and will have access to an assortment of non-alcoholic beverages.

No street closures are requested for this event as the only dedicated public property being requested is the plaza.

DISCUSSION/ANALYSIS

In past years the Chamber of Commerce has produced this event. Due to the Chamber's current status with the IRS, the Town will act as the fiscal agent for the 2026 Sip & Stroll event. The Town will collect the revenue from the ticket sales and will retain the net profit (gross revenue minus event expenses) to be used to defray costs on operating the 2026 flower basket program. A program budget has been developed in partnership with the Chamber.

The following conditions will be required as part of the operation of the event:

- A single-event ABC license will be issued in accordance with CMPA requirements.
- An event Certificate of Insurance naming the Town of San Anselmo as an additional insured will be issued by the Chamber of Commerce.
- Compliance with all ADA requirements (e.g., sidewalks must remain unobstructed).
- The event must comply with Ordinance No. 1136, which requires all food vendors to use reusable foodware or certified compostable disposable foodware.

All conditions listed above must be satisfied prior to the event. The attached application provides further event details, along with comments and conditions from Town staff.

FISCAL IMPACT

There is no additional cost to the Town for hosting this event aside from staff time.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed project is exempt from the California Environmental Quality Act (CEQA), under the "common sense" exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Cal. Code Regs. tit. 14, § 15061).

ATTACHMENTS

Attachment 1- Event Application
Attachment 2 – ABC Assistance form for CMPA

TOWN OF SAN ANSELMO
1000 Sir Francis Drake Blvd, Suite # 14
San Anselmo, CA 94960
415-258-4640

APPLICATION FOR COMMUNITY-BASED EVENTS

Please complete this application if you wish to conduct a community-based event (non-commercial) in San Anselmo on public property for more than 50 people or involving the closure of a downtown street for more than fifteen minutes. The application will be reviewed by staff and forwarded to the Town Council for approval.

EVENT INFORMATION

Name of event: Sip n' Stroll

Organization(s) presenting the event: Town of San Anselmo

Other event sponsor(s), if any: Chamber of Commerce

Contact Person: Mattie O'Grady **Phone Number:** 415-258-4640

Address: 1000 Sir Francis Drake Blvd **Email:** mogrady@sananselmo.gov

Event Date(s): Saturday, May 9th, 2026

Start and end times: 4:00 - 7:00pm **Number of attendees (estimate):** 350

Location:

Will alcohol be served or sold?

Yes ☑ No ☐

Brief Event Description:

This is a Spring event to raise funds for the downtown flower baskets and to introduce the public to our many businesses. Ludwig's will be curating the wines for the merchants. Each business that is pouring a 1oz sample will have an RBS (responsible beverage server) person in the shop. There will also be other shops serving non-alcoholic beverages. All businesses will be serving bites to each. Each attendee will purchase a commemorative glass to Sip, Stroll and shop the Avenue. ID's will be checked and wristbands will be worn. Designated drivers and minors will be given a different color wristband. This is a co-sponsored event between the Town and Chamber of Commerce.

Public space requested:

- ☐ **Creek Park**
- ☐ **Pine Street Parking Lot**
- ☑ **Town Hall Lawn**
- ☑ **Imagination Park**
- ☐ **Other:** _____
- ☐ **Creek Park Parking Lot**
- ☐ **Magnolia Parking Lot**
- ☐ **Council Chamber**
- ☐ **Memorial Park**

☐ **San Anselmo Avenue: from (cross streets) _____ to _____**
☐ **Tunstead Avenue: from (cross streets) _____ to _____**
☐ **Other street(s): from (cross streets) _____ to _____**
☐ **Other space use (e.g. parking spaces) _____**
☐ **Other Facilities:_____**

Additional Comments on the Public Space Requested:

To be qualified for consideration, applicants must fall into one of the following categories:

- Town-Sponsored Events
- Ross Valley* accredited or licensed schools (pre-kindergarten through 12th grade, (both public and private schools)
- Ross Valley* Youth Organized Sporting of Cultural Events
- Organizations located in the Ross Valley* which have received tax-exempt status pursuant to Internal Revenue Service Code Section 501(c)(6)
- Merchant associations located in incorporated San Anselmo and established as of 2006

*Ross Valley is defined as incorporated and unincorporated areas of San Anselmo, Fairfax, and Ross

Standards & Objectives

The Town Council, with input from downtown merchants, property owners, and local residents, has adopted the following criteria they will consider when reviewing applications for the closure of roadways or other public space in the downtown area.

Does the event:

- ✓ Attract local residents
- ✓ Attract people throughout the Bay Area
- ✓ Attract families
- ✓ Generate interest for people to return and spend money in local businesses
- ✓ Create a positive impact for real estate stimulation
- ✓ Provide a overall positive impact on business
- ✓ Provide an opportunity for downtown merchants to participate in the event
- ✓ Provide access to neighborhood streets during the event
- ✓ Avoid conflicting with a retail holiday
- ✓ Assure public safety
- ✓ Provide adequate parking
- ✓ Benefit the Town
- ✓ Provide access for persons with disabilities
- ✓ Provide for clean-up by event organizers
- ✓ Provide emergency vehicle access
- ✓ Assure that any booths or other structures are designed and placed so that storefronts have access and visibility
- ✓ Allow local businesses to exhibit merchandise on the sidewalk area in front of their stores, without charge, while maintaining wheelchair access

CONDITIONS OF APPROVAL

The following conditions apply to downtown events, unless waived or modified by the Town. Other conditions, as set by the Town Council and staff, may apply to particular events for public safety or other objectives of the Town.

A. **Police**: Off-duty police officers may be required for the event, as determined by the Police Chief, depending on the number of people attending and the nature of the event. Off-duty police officers are required during events where alcohol is served or sold.

B. **Emergency access**: An emergency access lane of at least 14 feet wide must be maintained at all times.

C. **Insurance**: Proof of general liability insurance, naming the Town, its employees, and agents as additional insured, at limits no less than $1,000,000.

D. **Recycling and garbage**: Extra containers for recycling cans and bottles, and garbage cans must be placed throughout the area of the event. Containers and cans are to be emptied when full during the event, and picked up after the event.

E. **Compostable/Disposable Foodware:** In accordance with the Town of San Anselmo's Ordinance 1136 all food vendors will provide takeout food in reusable foodware or compostable disposable foodware, or items composed entirely of aluminum. If a compostable disposable foodware item is not available, an alternative foodware item made of other materials, except polystyrene foam and polystyrene food ware, may be substituted.

F. **Toilet facilities**: Events estimated to attract more than 100 people and lasting more than two hours must provide portable toilets, in the number and location as approved by the Parks superintendent, unless alternate arrangements for toilet facilities are otherwise required or arranged to the approval of the Parks Superintendent. Toilet facilities must be provided for disabled persons at each location where portable facilities are provided. Hand washing facilities must be provided where food is served.

G. **Traffic control**: A traffic and parking control plan, including enforcement measures, must be approved by the Police Chief.

H. **Noticing:** Events that include closure of the street will require advance written notice to businesses and residents on the street(s) that will be closed. These notices must be distributed a minimum of five days prior to the Town Council meeting date that the event application will be considered.

I. **Sales tax**: Persons or businesses selling items as part of the event shall designate San Anselmo as the point of sale for sales tax purposes.

J. **Alcoholic beverages**: A permit is required from the Police Chief and the State Department of Alcohol Beverage Control in order to serve or sell alcoholic beverages. Off-duty police officers are required if alcohol is served or sold.

K. **Fire inspection**: A fire inspection is required of any and all appliances or devices that produce an open or enclosed flame and/or hot materials, including food.

L. **Creek Park**: No more than three booths are allowed inside the turf areas of the park.

M. **Signs and barricades**: Any "No parking signs" that are needed are to be provided by the event organizers, and posted according to the traffic control plan prior to the event. Barricades, detour signs, and other traffic control devices are to be provided by the event organizers.

N. **Parking:** Temporary accessible parking must be provided if a street closure or other event condition renders permanent accessible parking unusable.

O. **Cables**: Cables must be covered so as not to create a tripping hazard. When cable covers are used, they must not create a tripping hazard and must be navigable by wheelchair. The path of travel must be no more than 1:12.

On behalf of the organization applying for the permit to conduct the event, I have read and agree to follow the standards for events, as stated in this application, and have read and agree to follow the permit conditions as stated in this application and those which may be required of me as conditions of approval.

Name: Mattie O'Grady Date: 1/28/26

NAME OF EVENT: Sip n' Stroll 2026 DATE OF EVENT: 5/9/2026

DEPARTMENT	COMMENTS/CONDITIONS	APPROVED BY
POLICE	Applicant must obtain an ABC license and complete the attached ABC Assistance Form to submit to CMPA. Chamber must follow correct protocol for Responsible Beverage Servers.	M. Norton
FIRE		D. Mahoney
RECREATION	The Town requires a Certificate of Insurance claiming the Town of San Anselmo as additional insured.	M. O'Grady
PUBLIC WORKS	Event must be ADA compliant (i.e. no blocking of sidewalks). Applicant must abide by Ordinance 1136 stating that all food vendors must provide items in reusable foodware or compostable disposable foodware.	S. Condry & J. Healy
ADMINISTRATION		D. Donery
TOWN COUNCIL		

Central Marin Police
California Department of Alcoholic Beverage Control (ABC)
Assistance Form

All applicants wishing to temporarily sell alcohol in the jurisdiction of the Central Marin Police Authority (CMPA), must obtain a Daily License from the California Department of Alcoholic Beverage Control (ABC). Information regarding daily licenses and applicable forms can be found at:

https://www.abc.ca.gov/licensing/license-forms/form-abc-221-instructions/

Prior to submission to ABC, the application must be approved and signed by the Chief of Police of the CMPA. CMPA will not consider, nor sign the application unless the following are completed and submitted:

- A fully completed Daily License Application (ABC-211)
  - https://www.abc.ca.gov/wp-content/uploads/forms/ABC-221.pdf
- A fully completed Supplemental Diagram (ABC-253) specifically detailing every area of the event where the sales and consumption of alcohol will occur, including how many servers and how many Responsible Beverage Service (RBS) servers will be at each serving location.
  - https://www.abc.ca.gov/wp-content/uploads/forms/ABC-253.pdf
- A completed version of this form.

Organization name: _____

Contact Person's name: _____

Contact Person's telephone number: _____

Contact person's email address: _____

1. How many people will be serving alcohol at your event? _____
2. Will all of the servers be at least 21 years of age at the time of the event?

   Yes _____ No _____

   If NO, please explain _____

3. How many servers will be RBS trained at the time of the event? _____

   Pursuant to AB 1221: At least one person must be RBS trained and certified for events occurring on or after July 1, 2022. This person must be present at the event and **actively oversee** the alcohol service for the entire duration of the event. Additionally, this person must also create and implement policies for the event that mandate and foster responsible alcoholic beverage service. ABC recommends that everyone who serves alcohol for consumption complete the certification, however it is not mandated. Local jurisdictions may have additional requirements. Refer to the website below for further information and how to get trained:

   RBS Training Program | Alcoholic Beverage Control (ca.gov)

4. Please list the names and Server ID numbers for the servers who are RBS trained (attached additional pages if necessary):

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

   Name: _____ RBS server ID number: _____

I hereby certify that this form was prepared by me or under my direct supervision, and was completed to best of my knowledge:

Signature: _____ Date: _____

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.7

MEETING DATE: March 10, 2026

AGENDA TITLE: Alternative Compliance Examination Engagement

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council receive and accept the results of the Alternative Compliance Examination Engagement with Maze & Associates for the fiscal year ended June 30, 2025.

BACKGROUND

The Town of San Anselmo received a total of $2,984,524 in federal funding through the American Rescue Plan Act (ARPA). This funding was disbursed in two equal payments:

- July 2021 – First Disbursement
- July 2022 – Second Disbursement

Additionally, approximately $323,165 in interest earnings has been generated from these funds, which is helping to extend the available funding for critical infrastructure projects.

AMERICAN RESCUE PLAN ACT – ELIGIBLE SPENDING CATEGORIES

The American Rescue Plan Act (ARPA) established the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) program, which allows local governments to spend funds in the following four eligible categories:

1. **Public Health & Economic Impacts** – Addressing public health challenges and economic hardships caused by the COVID-19 pandemic.
2. **Premium Pay for Essential Workers** – Providing additional compensation to workers performing essential duties during the pandemic.
3. **Revenue Loss for Government Services** – Replacing lost revenue to sustain government services.
4. **Water, Sewer, and Broadband Infrastructure** – Investing in necessary water, sewer, and broadband infrastructure projects.

TOWN'S REVENUE LOSS STANDARD ALLOWANCE ELECTION

The U.S. Department of Treasury allowed municipalities to elect a standard revenue loss allowance of up to $10 million, simplifying the process for using funds under the provision of government services category.

The Town of San Anselmo elected the full standard revenue loss allowance for the $2.984M received, meaning all ARPA funds received by the Town were eligible to be spent on government services expenditures. This allowed the Town to maximize flexibility in fund usage while ensuring compliance with federal guidelines.

FUNDING ALLOCATION

The initial funding plan was received and discussed by Town Council at the March 14, 2023 meeting, allocating ARPA funds to multiple infrastructure projects, including:

- Town Hall Roof and HVAC
- Library Roof and HVAC
- Fire Station 20
- Robson House Painting Project
- Town Hall 2nd Floor Remodel
- Project management costs

However, after receiving and awarding the bid for the Town Hall Roof and HVAC projects, the funding plan was changed to focus solely on completing:

- Town Hall Roof and HVAC
- Fire Station 20

EXPENDITURES TO DATE

To date, all of ARPA funds including interest have been expended. These funds have been used for the following projects:

- $55,299 to the County of Marin to provide funding for Housing First Case Management (approved at the July 27, 2021, meeting)
- $1,523,851 on the Town Hall Roof and HVAC Project
- $1,692,078 on the Fire Station 20 Project
- $36,461 on the Library Roof and HVAC Project

SINGLE AUDIT REQUIREMENT & ALTERNATIVE COMPLIANCE

Under federal regulations, any municipality that expends more than $750,000 in federal awards during a fiscal year is required to undergo a Single Audit in accordance with 2 CFR Part 200, Subpart F.

Recognizing that many recipients of CSLFRF would exceed this threshold and be newly subject to federal audit requirements, the U.S. Department of Treasury created an alternative approach for compliance.

Treasury's Alternative Compliance Examination Engagement

- Section IV of the CSLFRF Compliance Supplement provides an alternative compliance approach for CSLFRF recipients that would not otherwise be required to undergo an audit under 2 CFR Part 200, Subpart F, if not for the expenditure of CSLFRF funds.
- This approach allows eligible recipients to elect to complete an Alternative Compliance Examination Engagement instead of a Single Audit or Program-Specific Audit.
- However, an CSLFRF recipient may still choose to undergo a traditional Single Audit or Program-Specific Audit in accordance with federal guidelines.

DISCUSSION

The Town of San Anselmo opted for the Alternative Compliance Examination Engagement and engaged an independent accounting firm to conduct the examination in accordance with:

- Government Auditing Standards,
- American Institute of Certified Public Accountants (AICPA) attestation standards, and
- The CSLFRF Compliance Supplement.

This examination specifically reviewed the Town's compliance with CSLFRF program requirements, including:

- Activities allowed or unallowed
- Allowable costs/cost principles

The independent accountant's report concluded that the Town of San Anselmo complied, in all material respects, with the specified requirements. No material weaknesses, significant deficiencies, or instances of noncompliance were identified.

Additionally, the examination confirms that the Town has managed its CSLFRF funds appropriately and in accordance with federal guidelines, ensuring transparency and accountability in fund utilization.

FISCAL IMPACT

There is no direct fiscal impact associated with accepting the Alternative Compliance Examination results.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

CONCLUSION

The Alternative Compliance Examination Engagement states the Town complied, in all material respects, with the specified requirements and met all federal compliance requirements related to ARPA and CSLFRF funding. Staff recommends that the Town Council receive and accept the results of the audit.

ATTACHMENTS

- Attachment 1 Independent Accountant's Report on Compliance for CSLFRF Alternative Compliance Examination Engagement

REPORT ON COMPLIANCE FOR THE
U.S. DEPARTMENT OF TREASURY CORONAVIRUS
STATE AND LOCAL FISCAL RECOVERY FUNDS PROGRAM (CSLFRF)
REQUIREMENTS FOR AN ALTERNATIVE CSLFRF
COMPLIANCE EXAMINATION ENGAGEMENT

INDEPENDENT ACCOUNTANT'S REPORT

To the Honorable Members of the Town Council
Town of San Anselmo, California

We have examined the Town of San Anselmo (Town) compliance with the compliance requirements "activities allowed or unallowed" and "allowable costs/cost principles" (the specified requirements) as described in Part IV "Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State And Local Fiscal Recovery Funds" of the CSLFRF section of the November 2025 OMB *Compliance Supplement* (referred to herein as "Requirements for an Alternative CSLFRF Compliance Examination Engagement") during the year ended June 30, 2025. Management of the Town is responsible for the Town's compliance with the specified requirements. Our responsibility is to express an opinion on the Town's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants; the standards applicable to attestation engagements contained in the *Government Auditing Standards*, issued by the Controller General of the United States; and in the Requirements for an Alternative CSLFRF Compliance Examination Engagement. Those standards and requirements require that we plan and perform the examination to obtain reasonable assurance about whether the Town complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Town complied with the specified requirements. The nature, timing and extent of procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Town's compliance with the specified requirements.

In our opinion, the Town complied, in all material respects, with the specified requirements referenced above during the year ended June 30, 2025.

Accountancy Corporation
3478 Buskirk Avenue, Suite 217
Pleasant Hill, CA 94523

T 925.228.2800
E maze@mazeassociates.com
W mazeassociates.com

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud, and noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the Town's compliance with the specified requirements and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on the Town's compliance with the specified requirements and not for the purpose of expressing an opinion on the internal control over the specified requirements or on compliance or other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under *Government Auditing Standards.*

Intended Purpose

The purpose of this examination report is solely to express an opinion on whether the Town complied, in all material respects, with the specified requirements referenced above during the year ended June 30, 2025. Accordingly, this report is not suitable for any other purpose.

Maze & Associates

Pleasant Hill, California
January 30, 2026

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: March 10, 2026

AGENDA TITLE: Report on Sorich Park Goat Grazing Monitoring Results

FROM: Will Messinger, Department of Public Works

RECOMMENDATION: That the Town Council acknowledges and files the Goat Grazing Monitoring Report and Draft Grazing Workplan.

BACKGROUND

The Town of San Anselmo has participated in a prescribed grazing program since 2018 with other local agencies. The Town was an early adopter of prescribed grazing, but since the formation of the Marin Wildfire Prevention Authority (MWPA) in 2020, grazing is now utilized throughout Marin County.

In 2023 the Town filed a notice of exemption (NOE) for the annual grazing program, hired Star Creek Land Stewards ("Star Creek") to carry out prescribed grazing in Sorich Park, and enlisted Sequoia Ecological Consulting to perform a monitoring study to determine the impact of the goat grazing on the local plant populations.

Each year, Public Works staff has worked closely with Star Creek and Sequoia Ecological Consulting to identify and protect sensitive habitats and trees within Sorich Park. Fencing is used to prevent the goats and sheep from entering riparian areas and trees are wrapped in mesh for protection. To prevent erosion, fencing is also used to keep grazing away from steep slopes. Before grazing begins, the Town provides Star Creek with a map outlining the areas planned for grazing. (See Attachment 2). Following grazing, the plan is reassessed to determine alternate methods and precautions, such as reducing the amount of grazing time in each area, protection of new trees and erosion-sensitive areas, and fencing off vulnerable trees.

DISCUSSION/ANALYSIS

In 2024, Sequoia Ecological completed a "Focused Special-Status Plant Survey and Monitoring Report for the Town of San Anselmo Sorich Park" (Botanical Survey Report) and developed a monitoring program to inform the Town's understanding of the impacts

of the annual grazing program. Sequoia conducted vegetation monitoring in the Sorich Park project area before and after goat grazing treatment in April 2025 and June 2025. The attached 2025 Monitoring Report summarizes the results, concluding the first successive year of vegetation monitoring efforts (Year 1) and it compares the results of Year 1 to 2024 baseline data from the Botanical Survey Report (Year 0).

The 2025 Monitoring Report finds that biologists did not observe any special-status plant species, which would be protected under California law. (Report at p. 3). Moreover, monitoring revealed an increase in native cover and decrease in non-native cover, which is a documented benefit of targeted goat grazing, especially when combined with additional fuel reduction treatments. (Report at p. 6, see also Table 1, at p. 3). In addition, monitors did not observe erosion in the project area. (Report at p. 4).

The Report recommends continuing to use fencing that targets goat grazing to certain habitats or land features. (Report at p. 6). The 2025 Monitoring Report concludes, “With continued planning and adaptive management, these methods can effectively aid wildfire risk reduction and prevention, control the establishment and spread of non-native and invasive species populations, and support reestablishment and protection of native plant species and sensitive natural communities.” (Report at p. 6).

Grazing, and the associated monitoring performed by Sequoia Ecological Consulting is planned again for this coming spring in Sorich Park. Using the 2025 Monitoring Report as well as input from MWPA, Star Creek Land Stewards and the San Anselmo Open Space Committee, Town Staff is drafting a workplan that will serve as a guiding document for the goat grazing program. This workplan will address the protection of trees, riparian zones and other sensitive habitats during grazing.

FISCAL IMPACT

The estimated costs are as follows:

2025 Vegetation Monitoring Study Cost	$14,729.94
2025 Goat Grazing Cost	$13,621.92
Total 2025 Cost	$28,351.86

The cost of grazing was $14,408 in 2023, $24,613 in 2024, and $13,621.92 in 2025. The cost was reduced from 2024 to 2025 because the goat’s grazing time in each area was decreased from three days to two days. The cost of Sequoia Ecological Consulting’s vegetation monitoring and reports for the 2025-2026 Fiscal Year is $14,729.94. For 2024-2025 the total cost from Sequoia Ecological Consulting was $17,712.71, and $13,204.83 in Fiscal Year 2023-2024. Grazing is paid for using Marin Wildfire Prevention Authority (MWPA) funding.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

On May 31, 2023, the Town filed a Notice of Exemption for the Sorich Park and Hawthorne Canyon Prescribed Grazing Project under California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4, for minor alterations to land, and

Section 15301, Class 1, for Existing Facilities. (Attachment 3). That NOE recognized that this project would continue on an annual basis.

The prescribed grazing program is not directly related to Town's Climate Action Plan (CAP) 2030; however, the CAP encourages adaptation to climate change and reducing fire fuels is a form of adaptation. (CAP p. 37).

ATTACHMENTS

Attachment 1 – Sorich Park Year 1 Monitoring Report
Attachment 2 – 2026 Sorich Park Grazing Map
Attachment 3 – Notice of Exemption for Sorich Park Grazing
Attachment 4 – Draft Workplan
Attachment 5 – Sequoia Eco Presentation

SEQUOIA
Ecological Consulting, Inc.

Date: February 2, 2026

To: Sean Condry, P.E., C.B.O.
Public Works and Building Director
Department of Public Works
Town of San Anselmo

From: Vinnie Minervini-Zick
Botanist | Staff Biologist
Sequoia Ecological Consulting, Inc.

Rachelle Cardona
Project Manager | Ecologist
Sequoia Ecological Consulting, Inc.

RE: **Town of San Anselmo Sorich Park Monitoring Program**
Monitoring Report 2025—Year 1

INTRODUCTION

Sequoia Ecological Consulting, Inc. (Sequoia) botanists performed vegetation monitoring in Sorich Park (project area) for the Town of San Anselmo (Town) located in Marin County, California (Figure 1). The Town implements goat-grazing as a method of fuel reduction treatment to reduce the risk of wildfire, and Sequoia developed "Recommendations for the Town of San Anselmo Sorich Park Monitoring Program" (Monitoring Program) to aid the Town in understanding the impacts of goat-grazing in the project area (Figure 2). The Monitoring Program, in addition to pertinent information about the project location (topography, hydrology, climate, geology, soils, plant communities, and sensitive habitats), the botanical survey, and initial monitoring documentation can be found in "Focused Special-Status Plant Survey and Monitoring Report for the Town of San Anselmo Sorich Park" (Botanical Survey Report) completed by Sequoia in 2024. The goals of the Monitoring Program include the following:

1. To quantify grazing impact on vegetation for each treatment area (project)
2. To better design future projects for maximum biodiversity
3. To understand certain ecological changes over time, specifically those that result from grazing

In accordance with the Monitoring Program, Sequoia conducted vegetation monitoring in the project area before and after goat grazing treatment in April 2025 and June 2025. This report summarizes the 2025 results, concluding the first successive year of vegetation monitoring efforts (Year 1). Additionally, this report compares the results of Year 1 to 2024 baseline data (Year 0).

MONITORING METHODS

Biologists conducted monitoring in accordance with the protocols outlined in the Monitoring Program. Pre-treatment surveys coincided appropriately with the blooming periods of special-status plant species with potential to occur in the project area as identified in the Botanical Survey Report (Sequoia 2024) before goat grazing, and post-treatment surveys occurred after goat grazing. To prepare for monitoring, Sequoia botanists reviewed aerial imagery, gathered tools and materials, and reviewed the data collection guidelines to inform 2025 monitoring efforts and retain consistency in survey methodology. Included in this effort are photo monitoring, invasive species early detection monitoring, and transect quadrat monitoring.

Each year, Sequoia botanists conduct pre-treatment monitoring surveys prior to goat grazing and post-treatment surveys after goat grazing along two permanent transects in each of the grazed and ungrazed plots (four transects total), in the same locations monitored in 2024 (Figure 3). Each permanent transect is 100 feet in length, and botanists conduct assessments using 1-square-meter quadrats to record estimates of plant species diversity and cover class. Photos are taken at the origin and terminus of each transect. Additionally, photos are taken at each of the eight permanent Photo Point locations identified in Year 0 to objectively collect visual data of the treatment areas at representative locations before and after treatment occurs and with each successive year of monitoring.

Field Surveys

Sequoia botanist Vinnie Minervini-Zick and Sequoia biologists Benji Fine and Cristiana Antonino conducted pre-treatment monitoring within the project area on April 24–25, 2025, and post-treatment monitoring on July 29–30, 2025. Goat grazing treatment terminated on April 30, 2025, and May 1, 2025. The surveys followed published guidelines, which state that special-status plant surveys should be conducted at the time of year when target species would be identifiable if present (CDFW 2018; CNPS 2001). All plant species observed were documented and identified to the level necessary to determine rarity status, including non-target, common, and invasive species (Attachment A). Photo monitoring of the grazed areas occurred during both April and July surveys, and photo monitoring in the ungrazed areas occurred during the July survey (Attachment B).

MONITORING RESULTS

Transect Monitoring Results

Sequoia botanists identified 133 distinct species of vascular plants along transects in grazed and ungrazed areas during the April and July 2025 surveys (Attachment A). Additionally, six plants were documented as unknowns or only identified to family or genus due to lack of identifiable characteristics present. Biologists did not observe any special-status plant species. Of the 133 identified plants, 63 species (25 native and 28 non-native) occurred in both grazed and ungrazed areas, 24 species (12 native and 12 non-native) were uniquely observed within the grazed treatment area, and 45 species (29 native and 16 non-native) were uniquely observed within the ungrazed area. In total, 87 species were observed in the grazed area, and 108 species were observed in the ungrazed area. A comparison of the composition of native and non-native species observed in grazed and ungrazed treatment areas during baseline monitoring in 2024 and Year 1 monitoring in 2025 is presented in Table 1.

Table 1. Native and non-native composition of species observed in 2024 and 2025 monitoring.

Composition of Species Observed	2024		2025	
	Grazed Transect	Ungrazed Transect	Grazed Transect	Ungrazed Transect
Native	41%	49%	43%	50%
Non-native	59%	51%	57%	50%

During pre-treatment monitoring prior to goat grazing and post-treatment monitoring after goat grazing, biologists assessed the percent cover of grasses and forbs within each sample plot along all four permanent transects. Grass cover increased in both the grazed and ungrazed areas after goat grazing, approximately 25 percent and 15 percent, respectively (Table 2). A corresponding decrease in forb cover was recorded. Monitoring forms associated with the pre- and post-grazing visits can be found in Attachment C.

Table 2. Average percent cover of grasses and forbs within grazed and ungrazed areas recorded during 2025 monitoring before and after goat grazing treatment.

Average percent cover within transect	Grazed Treatment Area		Ungrazed Treatment Area	
	Pre-treatment (April 2025)	Post-treatment (July 2025)	Pre-treatment (April 2025)	Post-treatment (July 2025)
Grass	56.6%	81.7%	60.5%	75%
Forb	43.4%	18.3%	39.5%	25%

Invasive Species Early Detection Monitoring Results

Surveyors recorded 20 non-native invasive plant species with California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory ranking of "Moderate" or "High" (Cal-IPC 2022). Two species observed throughout the project area are ranked "High." These species include yellow star thistle (*Centaurea solstitialis*) and French broom (*Genista monspessulana*). The remaining 18 plants that were documented by surveyors and ranked "moderate," in addition to all non-native plants observed, can be found in Attachment A.

Additional Observations

Oak and California bay laurel (*Umbellularia californica*) trees were inspected for symptoms of sudden oak death and other plant pathogens and diseases. There were no signs of sudden oak death or other diseases observed by botanists. Additionally, there was no observed increase in erosion or potential for erosion caused by grazing or other natural means.

Photo Monitoring Results

Attachment B contains a photolog of photographs captured at the eight permanent Photo Points established during baseline monitoring in 2024. Photos were captured at Photo Points 1–4 prior to goat grazing treatment (Tables B-1–B-4), and photographs were captured at Photo Points 5–8 after goat grazing treatment (Table B-5–B-12).

DISCUSSION

Baseline Monitoring Results (2024)

Data collected during baseline monitoring in 2024 shows that native species represented 41 percent of species detected in the grazed area, and non-native species represented 59 percent. In the ungrazed area, native species represented 49 percent of the species detected, and non-native species represented 51 percent (Table 2). Post-grazing monitoring indicated an 80–95 percent reduction in vegetation within grazed areas, with only 8–12 species observed per monitoring line and many plants unidentifiable due to grazing impacts. In contrast, ungrazed areas showed only minor changes in species composition and cover. Inspections of oak and California bay laurel trees revealed no symptoms of sudden oak death, and no erosion or erosion potential was observed in either grazed or ungrazed areas.

Year 1 Monitoring Results (2025)

In collaboration with Sequoia, the Town amended the goat grazing treatment areas in 2025 prior to monitoring surveys. Sensitive natural communities, such as those associated with rocky outcrops, serpentine soils, and a natural drainage identified in the project area, could be impacted by goat grazing and benefit from exclusion to prevent potential negative impacts (Bush 2006; Sage Environmental Group 2020). Additionally, fencing installed around trees prevents goats from browsing the bark and potential negative impacts to the health of trees in the project area.

Data recorded in 2025 monitoring shows that native species represented 43 percent of species detected in the grazed area, and non-native species represented 57 percent. In the ungrazed area, native and non-native species were equally represented at 50 percent of the species detected (Table 2). Notably, biologists recorded a 30 percent increase in grass cover and corresponding decrease in forb cover in the grazed transects after treatment. Data from both grazed and ungrazed transects shows an increase in native presence and reduction on non-native presence from 2024 to 2025, though the difference is 1 percent greater in the grazed transects compared to the ungrazed transects. Additionally, biologists recorded an increase in grass cover and corresponding decrease in forb cover within both grazed and ungrazed areas after treatment in 2025, but the transects within grazed area showed a 10 percent greater increase in grass cover and forb reduction (Table 1).

Several species documented in 2024 were not detected in 2025, and, alternatively, some species detected in 2025 were not recorded in 2024 (Attachment A). These differences are likely to be due to variability in survey timing, plant phenology, climate, and limited grazing in some quadrats. Changes species composition and cover between years underscore the importance of consistent and longer-term data sets to better understand the influence of both grazing and environmental conditions on vegetation dynamics. Sequoia recommends continuing annual monitoring to assess changes in cover and species diversity.

CONCLUSION

Early results of monitoring show an increase in native cover and decrease in non-native cover, which is a documented benefit of targeted goat grazing, most notably when combined with additional fuel reduction treatments (Gill et al. 2023). Goat grazing also provides ecological benefits in reducing shrub encroachment into grasslands and is known to improve grassland diversity and density of native species (Huntsinger et al. 2007; Bartolome et al. 2014; D'Antonio 2015; Startin 2022). Additionally, species such as purple needlegrass (*Stipa pulchra*) are threatened by encroachment of invasive species, such as Italian rye grass (*Festuca perennis*), wild oat (*Avena fatua*), and ripgut brome (*Bromus diandrus*), all species that have been documented during monitoring. Grazing offers a method to reduce these commonly encountered invasive species and increase native cover in degraded native grasslands (Gennet et al. 2017).

One of the most dominant and "High Risk" invasive species documented, yellow star thistle, is most browsable for goats when effectively timed with its germination in fall and spring and is least edible in May and June (Thomsen et al. 1993). Goat grazing that occurs in late April and May is within the suggested window for browsing, though shifting grazing earlier may offer additional reduction in this particularly noxious species.

Goat grazing is also non-selective and can reduce both native and non-native vegetation, potentially leading to shifts in species composition, increased or decreased prevalence of invasive species, and long-term impacts, such as soil compaction or erosion, if not managed optimally. Grazing with fencing that targets goat browsing to certain habitats or land features can assist in keeping grazing to specific areas targeted by land managers and prevent impacts to areas of concern (riparian vegetation, non-targeted sensitive natural communities, etc.). While no major erosion or compaction was observed during this monitoring effort, prolonged grazing could affect soil health, vegetation recovery, and wildlife use of the habitat.

The seasonal timing of treatment, livestock management, and exclusion of sensitive areas and resources support the success of goat grazing treatment in Sorich Park. Management opportunities may include post-grazing native grass seeding to promote native species diversity and cover, exclusion of sensitive habitats from grazing, and mechanical removal of encroaching woody vegetation. These approaches will help maintain grassland diversity, minimize habitat conversion, reduce potential negative impacts of grazing, and support long-term ecological health (Barry et al. 2011). With continued planning and adaptive management, these methods can effectively aid wildfire risk reduction and prevention, control the establishment and spread of non-native and invasive species populations, and support reestablishment and protection of native plant species and sensitive natural communities.

If you have any questions or concerns regarding the findings in this report, please do not hesitate to contact us at the email addresses or phone numbers listed below. Thank you for the opportunity to support you with this project.

Sincerely,

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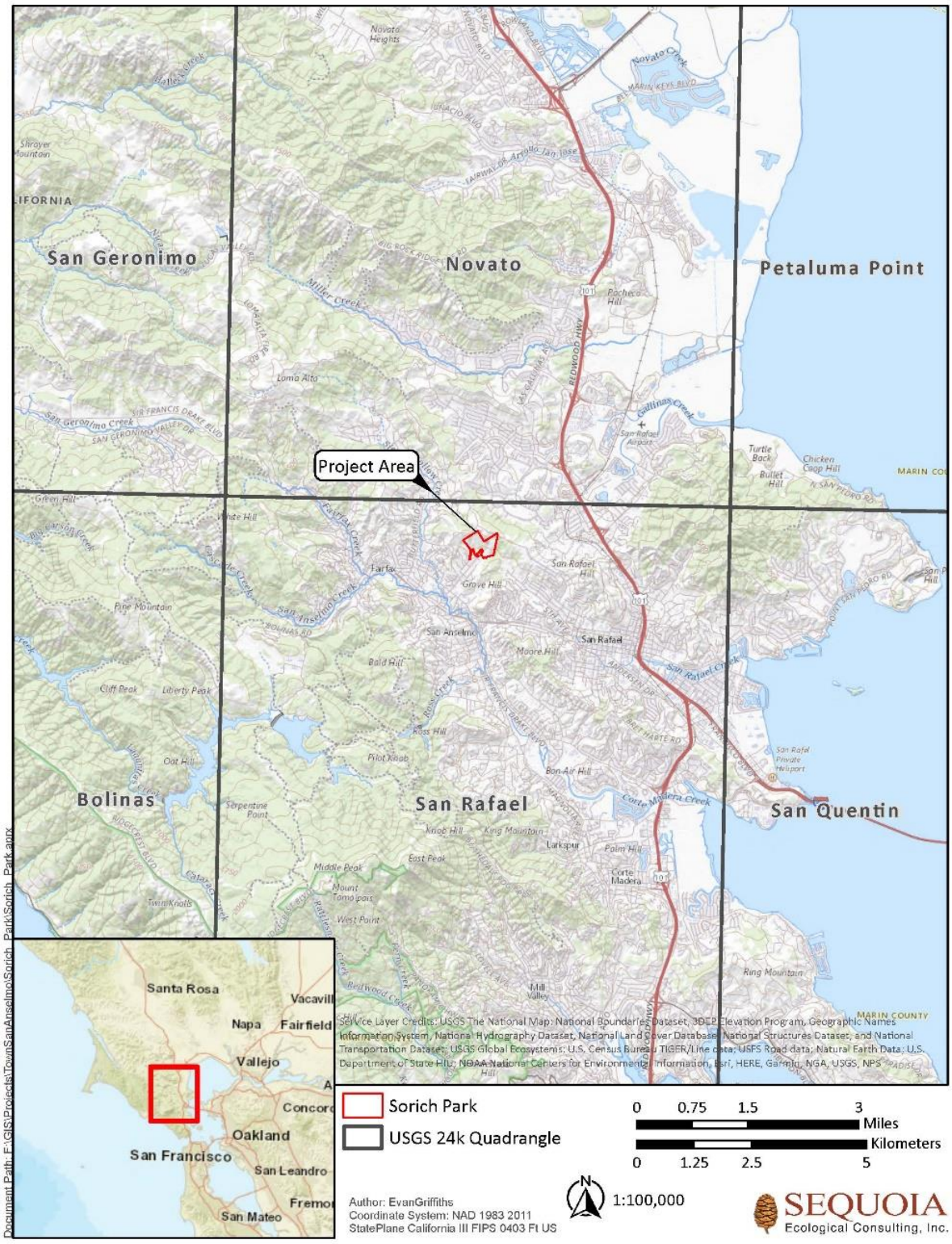


Figure 1. Regional location of the Sorich Park project area.

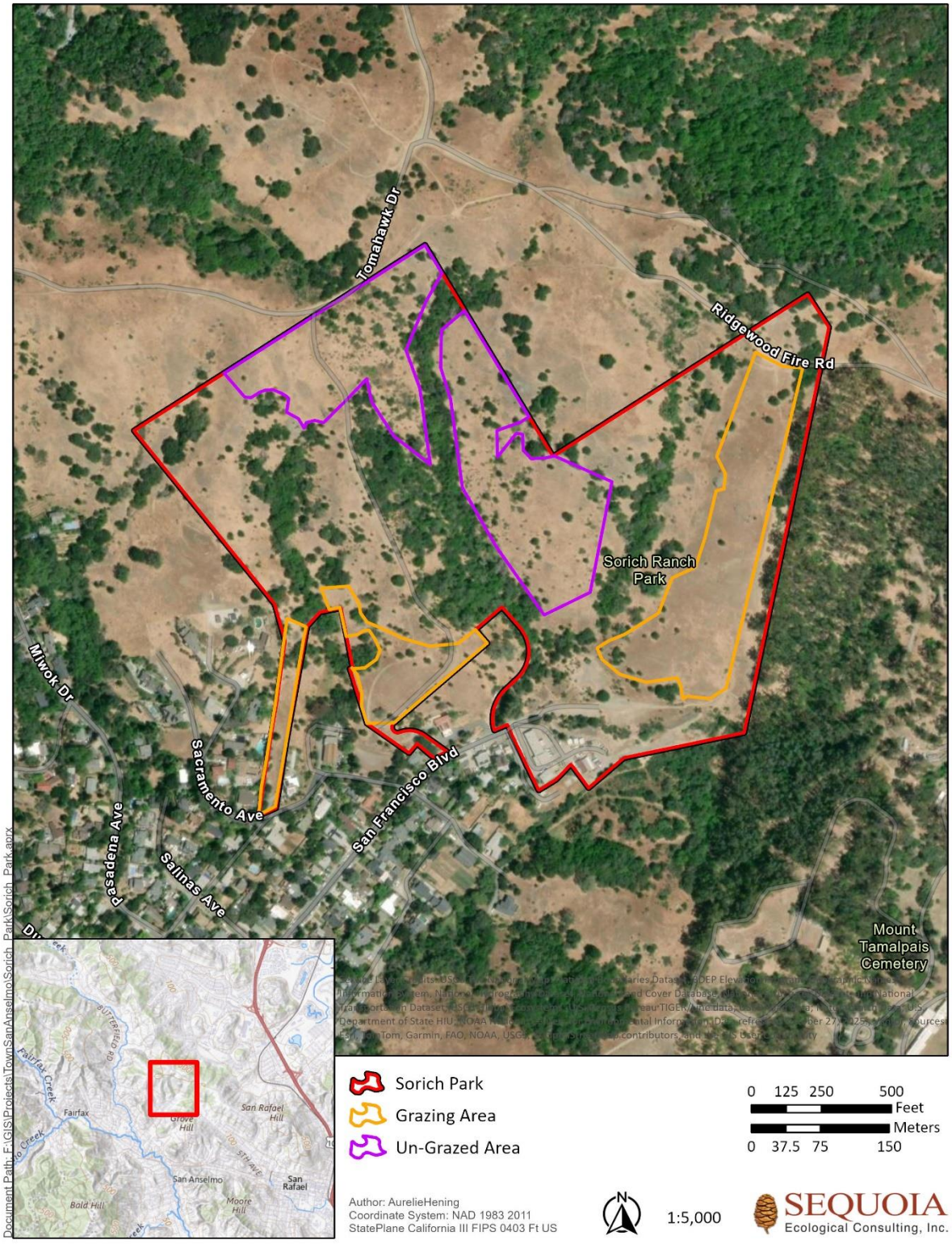


Figure 2. Grazing and un-grazed areas within Sorich Park.

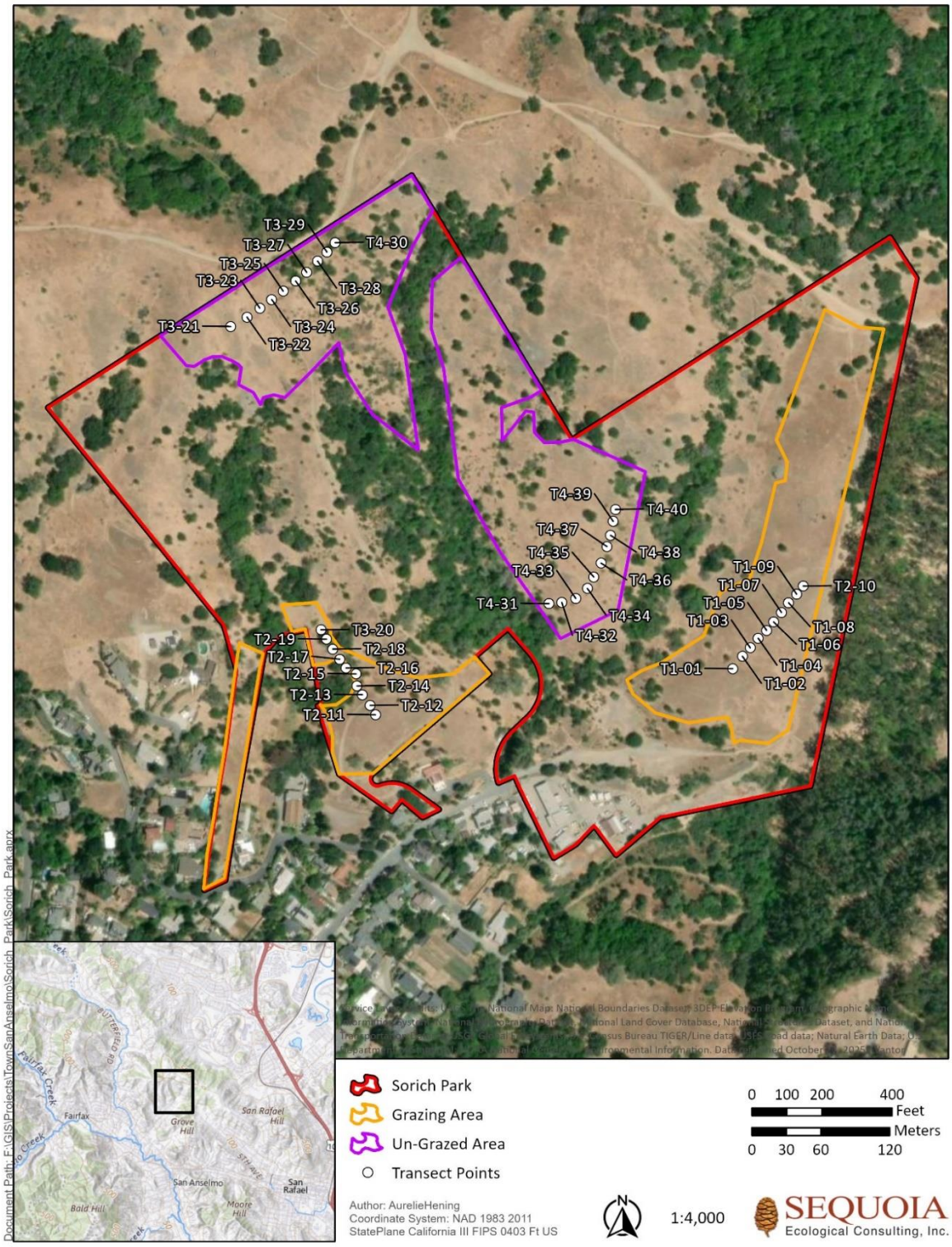


Figure 3. Four permanent transects in the Sorich Park project area, two within grazing and two within un-grazed areas.

Attachment A

Plant Species List (2024 and 2025)

Table A-1. Plant species observed in survey area.

Scientific Name	Common Name	Family	Native (Y/N)	CNPS Ranking	State Listing	Federal Listing	Cal-IPC Rating	Present in Grazed 2025	Present in Grazed 2024	Present in Ungrazed 2025	Present in Ungrazed 2024
Achillea millefolium	Yarrow	*Asteraceae*	Y	--	--	--	--	X	X	X	X
Acmispon americanus	Spanish lotus	*Fabaceae*	Y	--	--	--	--	--	--	X	X
Acmispon wrangelianus	Chilean bird's foot trefoil	*Fabaceae*	Y	--	--	--	--	X	--	X	X
Adiantum jordanii	California maidenhair fern	*Pteridaceae*	Y	--	--	--	--	--	--	X	X
Aesculus californica	California buckeye	*Sapindaceae*	Y	--	--	--	--	X	X	X	X
Aira caryophyllea	Silver hairgrass	*Poaceae*	N	--	--	--	--	X	X	X	X
Amsinckia menziesii	Farmer's fiddleneck	*Boraginaceae*	Y	--	--	--	--	X	X	X	X
Anaphalis margaritacea	Pearly everlasting	*Asteraceae*	Y	--	--	--	--	--	--	X	--
Artemisia californica	California sagebrush	*Asteraceae*	Y	--	--	--	--	--	--	X	X
Avena fatua	Wild oats	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Baccharis pilularis	Coyote brush	*Asteraceae*	Y	--	--	--	--	X	X	X	X
Bellardia trixago	Mediterranean linseed	*Orobanchaceae*	N	--	--	--	Limited	X	X	--	--
Brachypodium distachyon	Purple false brome	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Brassica nigra	Black mustard	*Brassicaceae*	N	--	--	--	Moderate	X	X	X	X
Briza maxima	Rattlesnake grass	*Poaceae*	N	--	--	--	Limited	X	X	X	X
Briza minor	Little quaking grass	*Poaceae*	N	--	--	--	--	--	--	X	X
Bromus carinatus	California brome	*Poaceae*	Y	--	--	--	--	--	--	X	X
Bromus diandrus	Ripgut brome	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Bromus hordeaceus	Soft chess	*Poaceae*	N	--	--	--	Limited	X	X	X	X
Calystegia spp.	--	*Convolvulaceae*	--					X		--	--
Calystegia purpurea	False bindweed	*Convolvulaceae*	Y	--	--	--	--	--	--	X	X
Calystegia subacaulis	Hillside false bindweed	*Convolvulaceae*	Y	--	--	--	--	X	X	X	X
Capsella bursa-pastoris	Shepherd's purse	*Brassicaceae*	N	--	--	--	--	X	X	X	X
Carduus pycnocephalus spp. *pycnocephalus*	Italian thistle	*Asteraceae*	N	--	--	--	Moderate	X	X	X	X
Castilleja attenuata	Coast paintbrush	*Orobanchaceae*	Y	--	--	--	--	--	--	X	X
Castilleja exigua ssp. *exigua*	Purple owl's clover	*Orobanchaceae*	Y	--	--	--	--	--	--	X	X
Centaurea melitensis	Maltese star thistle	*Asteraceae*	N	--	--	--	--	X	--	--	--
Centaurea solstitialis	Yellow star thistle	*Asteraceae*	N	--	--	--	High	X	X	X	X
Centranthus ruber	Red valerian	*Caprifoliaceae*	N	--	--	--	--	X	X	--	--
Clarkia sp.	--	*Onagraceae*	Y	--	--	--	--	X	--	--	--
Chlorogalum pomeridianum	Wavy leaf soaproot	*Agavaceae*	Y	--	--	--	--	X	X	X	X
Cirsium vulgare	Bull thistle	*Asteraceae*	N	--	--	--	Moderate	X	X	X	X
Convolvulus arvensis	Field bindweed	*Convolvulaceae*	N	--	--	--	--	X	X	X	X
Cotoneaster pannosus	Cotoneaster	*Rosaceae*	N	--	--	--	Moderate	--	--	X	X
Crataegus monogyna	One-seeded hawthorn	*Rosaceae*	N	--	--	--	Limited	X	X	--	--
Croton setiger	Turkey mullein	*Euphorbiaceae*	Y	--	--	--	--	X	X	--	--
Cryptantha hispidus	Napa cryptantha	*Boraginaceae*	Y	--	--	--	--	--	--	X	x
Cynosurus echinatus	Dogstail grass	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Diplacus aurantiacus	Bush monkeyflower	*Phrymaceae*	Y	--	--	--	--	--	--	X	X
Dipterostemon capitatus	Blue dicks	*Themidaceae*	Y	--	--	--	--	X	X	X	X
Dudleya cymosa	Coast dudleya	*Crassulaceae*	Y	--	--	--	--	X	X	--	--
Elymus glaucus	Blue wild rye	*Poaceae*	Y	--	--	--	--	--	--	X	X
Epilobium brachycarpum	Tall annual willowherb	*Onagraceae*	Y	--	--	--		--	--	X	--

Scientific Name	Common Name	Family	Native (Y/N)	CNPS Ranking	State Listing	Federal Listing	Cal-IPC Rating	Present in Grazed 2025	Present in Grazed 2024	Present in Ungrazed 2025	Present in Ungrazed 2024
Erigeron canadensis	Canada horseweed	*Asteraceae*	Y	--	--	--	--	--	--	X	X
Eriogonum nudum var. *nudum*	Naked buckwheat	*Polygonaceae*	Y	--	--	--	--	--	--	X	X
Erodium botrys	Long-beaked stork's bill	*Geraniaceae*	N	--	--	--	--	X	X	X	X
Erodium cicutarium	Redstem filaree	*Geraniaceae*	N	--	--	--	Limited	X	X	X	X
Erodium moschatum	Whitestem filaree	*Geraniaceae*	N	--	--	--	--	--	--	X	--
Erodium malacoides	Mediterranean stork's bill	*Geraniaceae*	N	--	--	--	Limited	X	--	--	--
Erythranthe guttata	Common monkeyflower	*Phrymaceae*	Y	--	--	--	--	--	--	X	X
Eschscholzia californica	California poppy	*Papaveraceae*	Y	--	--	--	--	X	X	X	X
Eucalyptus globulus	Blue gum	*Myrtaceae*	N	--	--	--	Limited	X	X	--	--
Euphorbia oblongata	Eggleaf spurge	*Euphorbiaceae*	N	--	--	--	Limited	X	--	X	X
Euphorbia peplus	Petty spurge	*Euphorbiaceae*	N	--	--	--	--	--	--	X	X
Festuca microstachys	Sixweeks fescue	*Poaceae*	Y	--	--	--	--	X	X	X	X
Festuca myuros	Rattail sixweeks fescue	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Festuca perennis	Italian ryegrass	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Foeniculum vulgare	Fennel	*Apiaceae*	N	--	--	--	Moderate	X	X	X	X
Gallium aparine	Common cleavers	*Rubiaceae*	Y	--	--	--	--	X	--	X	X
Genista monspessulana	French broom	*Fabaceae*	N	--	--	--	High	--	--	X	X
Geranium cicutarium	Common stork's-bill	*Geraniaceae*	N	--	--	--	Limited	X	--	--	--
Geranium dissectum	Cutleaf geranium	*Geraniaceae*	N	--	--	--	Limited	X	X	X	X
Geranium molle	Dovesfoot geranium	*Geraniaceae*	N	--	--	--	--	X	X	X	X
Helminthotheca echioides	Bristly oxtongue	*Asteraceae*	N	--	--	--	Limited	X	X	X	X
Hemizonia congesta	Hayfield tarweed	*Asteraceae*	Y	--	--	--	--	X	--	X	--
Heteromeles arbutifolia	Toyon	*Rosaceae*	Y	--	--	--	--	X	X	X	X
Hirschfeldia incana	Shortpod mustard	*Brassicaceae*	N	--	--	--	Moderate	--	--	X	X
Hordeum jubatum	Foxtail barley	*Poaceae*	Y	--	--	--	--	--	--	X	X
Hordeum murinum	Mouse barley	*Poaceae*	N	--	--	--	Moderate	X	X	X	X
Hypochaeris radicata	Rough cat's ear	*Asteraceae*	N	--	--	--	Moderate	X	X	X	X
Lactuca serriola	Prickly Lettuce	*Asteraceae*	N	--	--	--	--	--	--	X	--
Lepidium nitidum	Shining pepperweed	*Brassicaceae*	Y	--	--	--	--	X	X	X	X
Leontodon sp.	Hawkbit	*Asteraceae*	N	--	--	--	--	X	--	--	--
Linum bienne	Pale flax	*Linaceae*	N	--	--	--	--	X	X	X	X
Logfia gallica	Narrowleaf cottonrose	*Asteraceae*	N	--	--	--	--	X	--	--	--
Logfia filaginoides	California cottonrose	*Asteraceae*	Y	--	--	--	--	X	X	--	--
Lupinus albifrons	Silver lupine	*Fabaceae*	Y	--	--	--	--	X	--	--	--
Lupinus bicolor	Miniature lupine	*Fabaceae*	Y	--	--	--	--	--	--	X	X
Lupinus spp.	--	*Fabaceae*	Y	--	--	--	--	X	--	--	--
Lysimachia arvensis	Scarlet pimpernel	*Myrsinaceae*	N	--	--	--	--	X	X	X	X
Madia elegans	Common madia	*Asteraceae*	Y	--	--	--	--	--	--	X	--
Madia gracilis	Slender tarweed	*Asteraceae*	Y	--	--	--	--	X	--	X	--
Madia sativa	Coast tarweed	*Asteraceae*	Y	--	--	--	--	X	--	--	--
Madia spp.	--	*Asteraceae*	Y	--	--	--	--	X	--	X	--
Matricaria discoidea	Pineappleweed	*Asteraceae*	Y	--	--	--	--	X	X	--	--
Medicago polymorpha	California bur clover	*Fabaceae*	N	--	--	--	Limited	X	X	X	X
Melica californica	California melic	*Poaceae*	Y	--	--	--	--	--	--	X	X
Melica torreyana	Torrey's melic	*Poaceae*	Y	--	--	--	--	--	--	X	X

Scientific Name	Common Name	Family	Native (Y/N)	CNPS Ranking	State Listing	Federal Listing	Cal-IPC Rating	Present in Grazed 2025	Present in Grazed 2024	Present in Ungrazed 2025	Present in Ungrazed 2024
Mentha pulegium	Pennyroyal	*Lamiaceae*	N	--	--	--	Moderate	--	--	X	X
Micropus californicus	Slender cottonweed	*Asteraceae*	Y	--	--	--	--	X	X	X	X
Monardella villosa	Coyote mint	*Lamiaceae*	Y	--	--	--	--	--	--	X	X
Osmorhiza berteroi	Sweet cicely	*Apiaceae*	Y	--	--	--	--	--	--	X	X
Pentagramma triangularis	Goldback fern	*Pteridaceae*	Y	--	--	--	--	X	X	--	--
Phyla nodiflora	Common lippia	*Verbenaceae*	Y	--	--	--	--	--	--	X	X
Pinus radiata	Monterey pine	*Pinaceae*	N	--	--	--	--	--	--	X	X
Plantago lanceolata	Lanceleaf plantain	*Plantaginaceae*	N	--	--	--	Limited	X	X	X	--
Poa annua	Annual bluegrass	*Poaceae*	N	--	--	--	--	--	--	X	X
Polypodium californicum	California polypody	*Polypodiaceae*	Y	--	--	--	--	X	X	X	X
Quercus agrifolia	Coast live oak	*Fagaceae*	Y	--	--	--	--	X	X	X	X
Quercus lobata	Valley oak	*Fagaceae*	Y	--	--	--	--	X	X	X	X
Ranunculus californica	California buttercup	*Ranunculaceae*	Y	--	--	--	--	X	X	--	--
Ranunculus muricatus	Spinyfruit buttercup	*Ranunculaceae*	N	--	--	--	--	--	--	X	X
Raphanus sativa	Wild radish	*Brassicaceae*	N	--	--	--	Limited	X	X	--	--
Romney coulteri	Matilija poppy	*Papaveraceae*	N	--	--	--	--	X	X	--	--
Rubus ursinus	California blackberry	*Rosaceae*	Y	--	--	--	--	--	--	X	X
Rumex acetosella	Sheep sorrel	*Polygonaceae*	N	--	--	--	Moderate	X	X	X	X
Rumex crispus	Curly dock	*Polygonaceae*	N	--	--	--	Limited	--	--	X	X
Rumex pulcher	fiddle dock	*Polygonaceae*	N	--	--	--	--	X	X	X	X
Sambucus mexicana	Blue elderberry	*Adoxaceae*	Y	--	--	--	--	X	X	X	X
Sanicula bipinnatifida	Purple sanicle	*Apiaceae*	Y	--	--	--	--	--	--	X	X
Sanicula spp.	--	*Apiaceae*	--	--	--	--	--	X	--	--	--
Sanicula crassicaulis	Pacific black snakeroot	*Apiaceae*	Y	--	--	--	--	--	--	X	X
Sequoia sempervirens[*]	Coast redwood	*Cupressaceae*	Y	--	--	--	--	X	X	--	--
Sherardia arvensis	Field madder	*Rubiaceae*	N	--	--	--	--	X	X	X	X
Silene gallica	Common catchfly	*Caryophyllaceae*	N	--	--	--	--	X	X	X	X
Sisyrinchium bellum	Blue-eyed grass	*Iridaceae*	Y	--	--	--	--	X	X	X	X
Soliva sessilis	Common soliva	*Asteraceae*	N	--	--	--	--	--	--	X	X
Sonchus asper	Spiny sowthistle	*Asteraceae*	N	--	--	--	--	X	X	X	X
Stachys bullata	Bugle hedgenettle	*Lamiaceae*	Y	--	--	--	--	--	--	X	X
Stachys spp.	--	*Lamiaceae*	--	--	--	--	--	X	--	--	--
Stipa pulchra	Purple needlegrass	*Poaceae*	Y	--	--	--	--	X	X	X	X
Streptanthus glandulosus ssp. *secundus*	One-sided jewelflower	*Brassicaceae*	Y	--	--	--	--	--	--	X	X
Torilis arvensis	Field hedgeparsley	*Apiaceae*	N	--	--	--	Moderate	X	X	X	X
Toxicodendron diversilobum	Poison oak	*Anacardiaceae*	Y	--	--	--	--	X	X	X	X
Trifolium glomeratum	Clustered clover	*Fabaceae*	N	--	--	--	--	--	--	X	--
Trifolium hirtum	Rose clover	*Fabaceae*	N	--	--	--	Limited	X	X	X	X
Trifolium incarnatum	Crimson clover	*Fabaceae*	N	--	--	--	--	X	X	X	X
Trifolium tomentosum	Woollyclover	*Fabaceae*	N	--	--	--	--	X	--	--	--
Trifolium willdenovii	Tomcat clover	*Fabaceae*	Y	--	--	--	--	X	X	--	--
Triteleia laxa	Ithuriel's spear	*Themidaceae*	Y	--	--	--	--	--	X	X	--
Umbellularia californica	California bay laurel	*Myrtaceae*	Y	--	--	--	--	X	X	X	X
Washingtonia robusta	Mexican fan palm	*Arecaceae*	N	--	--	--	Moderate-Alert	--	--	X	X
Vicia sativa	Common vetch	*Fabaceae*	N	--	--	--	--	X	--	X	--

Scientific Name	Common Name	Family	Native (Y/N)	CNPS Ranking	State Listing	Federal Listing	Cal-IPC Rating	Present in Grazed 2025	Present in Grazed 2024	Present in Ungrazed 2025	Present in Ungrazed 2024
Vicia villosa	Hairy vetch	*Fabaceae*	N	--	--	--	--	X	--	X	--
Zeltnera muehlenbergii	Muhlenberg's centaury	*Gentianaceae*	Y	--	--	--	--	--	--	X	--
Unknown	Aster	*Asteraceae*	--	--	--	--	--	X	--	X	--
Unknown 2	Aster	*Asteraceae*	--	--	--	--	--	--	--	X	--

Attachment B

Monitoring Program Photo Points

PRE-TREATMENT PHOTOS OF GRAZED AREA

Table B-1. Photo Point 1 pictures of each cardinal direction, captured on April 25, 2025.

Photo Point 1	
Photo Point Coordinates: 37.9904, -122.5590	
North	*East*
	
South	*West*
	



Photopoint 1 close-up, facing the ground, taken on April 25, 2025.

Table B-2. Photo Point 2 pictures of each cardinal direction, captured on April 25, 2025.

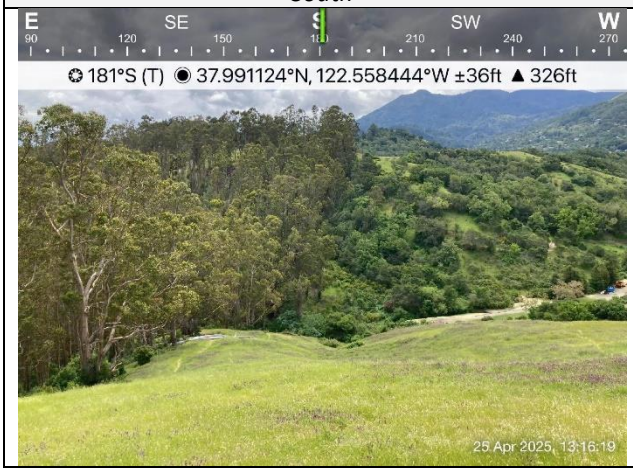
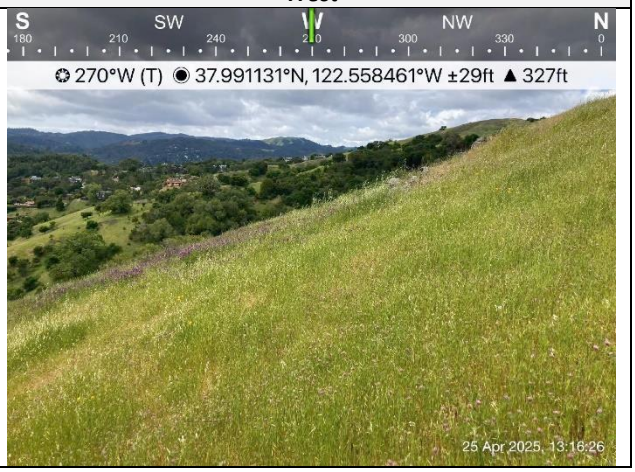
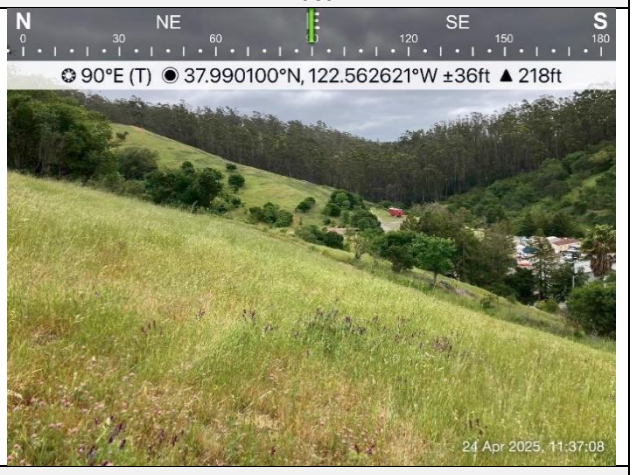
Photo Point 2	
Photo Point Coordinates: 37.9910, -122.5584	
North	*East*
	
South	*West*
	



Photo Point 2 close-up, facing the ground, taken on April 25, 2025.

Table B-3. Photo Point 3 pictures of each cardinal direction, captured on April 25, 2025.

Photo Point 3	
Photo Point Coordinates: 37.9900, -122.5626	
North	*East*
	
South	*West*
	

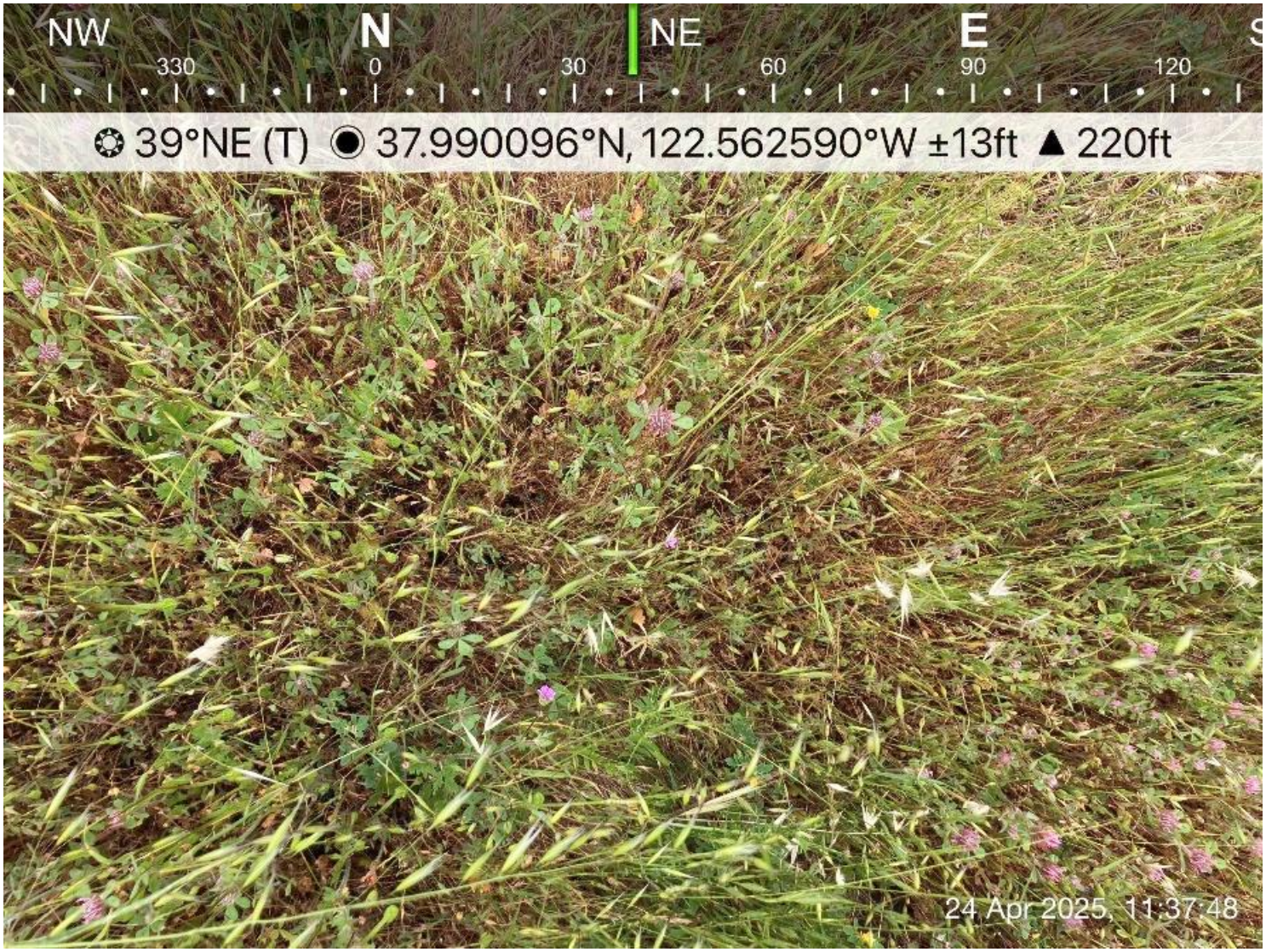


Photo Point 3 close-up, facing the ground, taken on April 24, 2025.

Table B-4. Photo Point 4 pictures of each cardinal direction, captured on April 25, 2025.

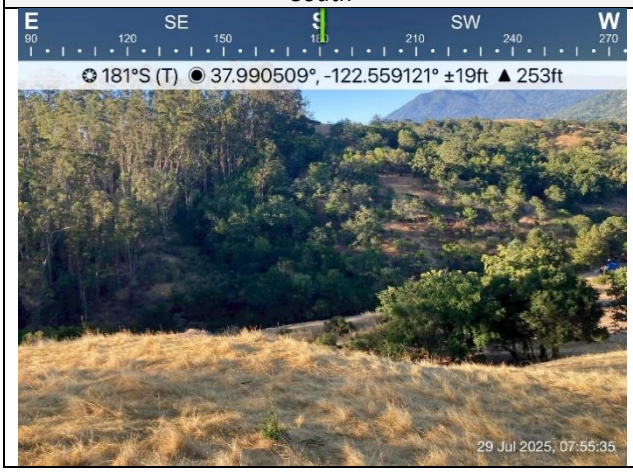
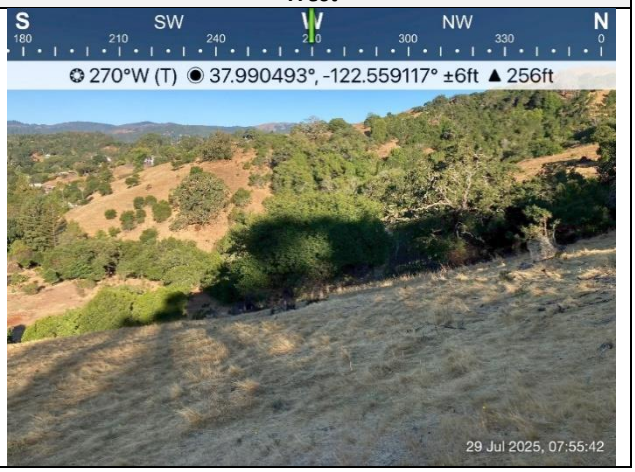
Photo Point 4	
Photo Point Coordinates: 37.9907, -122.5632	
North	*East*
	
South	*West*
	



Photo Point 4 close-up, facing the ground. Photo taken on April 25, 2025.

POST-TREATMENT PHOTOS OF GRAZED AREA

Table B-5. Photo Point 1 pictures of each cardinal direction, captured on July 29, 2025.

Photo Point 1	
Photo Point Coordinates: 37.9905, -122.5591	
North	*East*
	
South	*West*
	

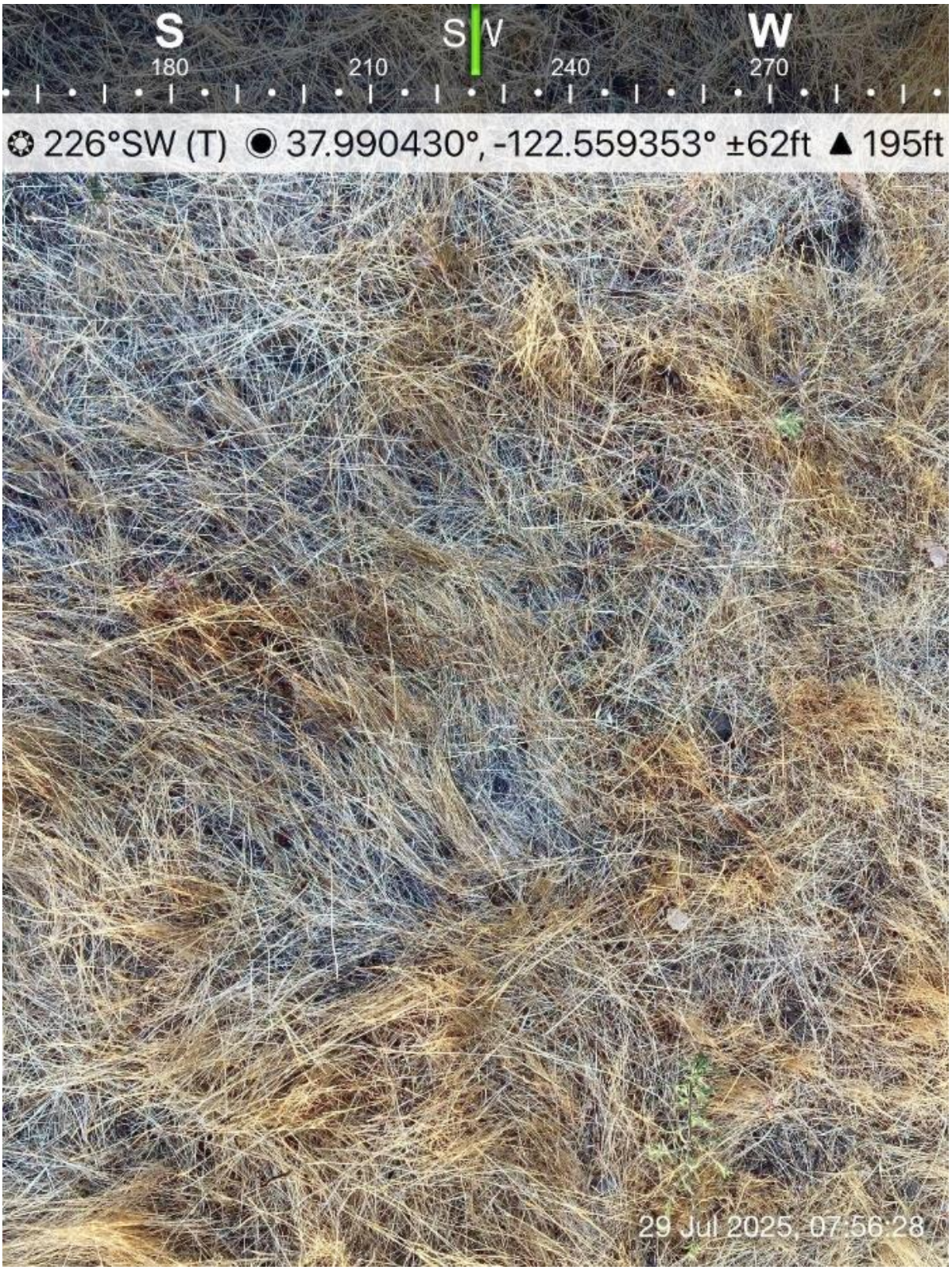


Photo Point 1 close-up, facing the ground, taken on July 29, 2025.

Table B-6. Photo Point 2 pictures of each cardinal direction, captured on July 29, 2025.

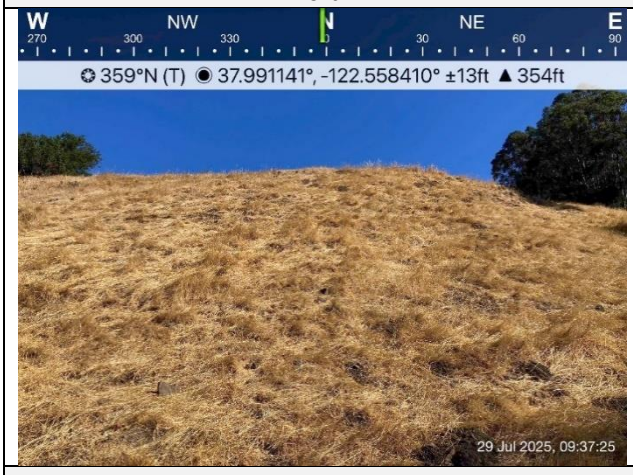
Photo Point 2	
Photo Point Coordinates: 37.9911, -122.5584	
North	*East*
	
South	*West*
	



Photo Point 2 close-up, facing the ground, taken on July 29, 2025.

Table B-7. Photo Point 3 pictures of each cardinal direction, captured on July 30, 2025.

Photo Point 3	
Photo Point Coordinates: 37.9900, -122.5626	
North	*East*
	
South	*West*
	



Photo Point 3 close-up, facing the ground, taken on July 30, 2025.

Table B-8. Photo Point 4 pictures of each cardinal direction, captured on July 30, 2025.

Photo Point 4	
Photo Point Coordinates: 37.9907, -122.5632	
North	*East*
	
South	*West*
	

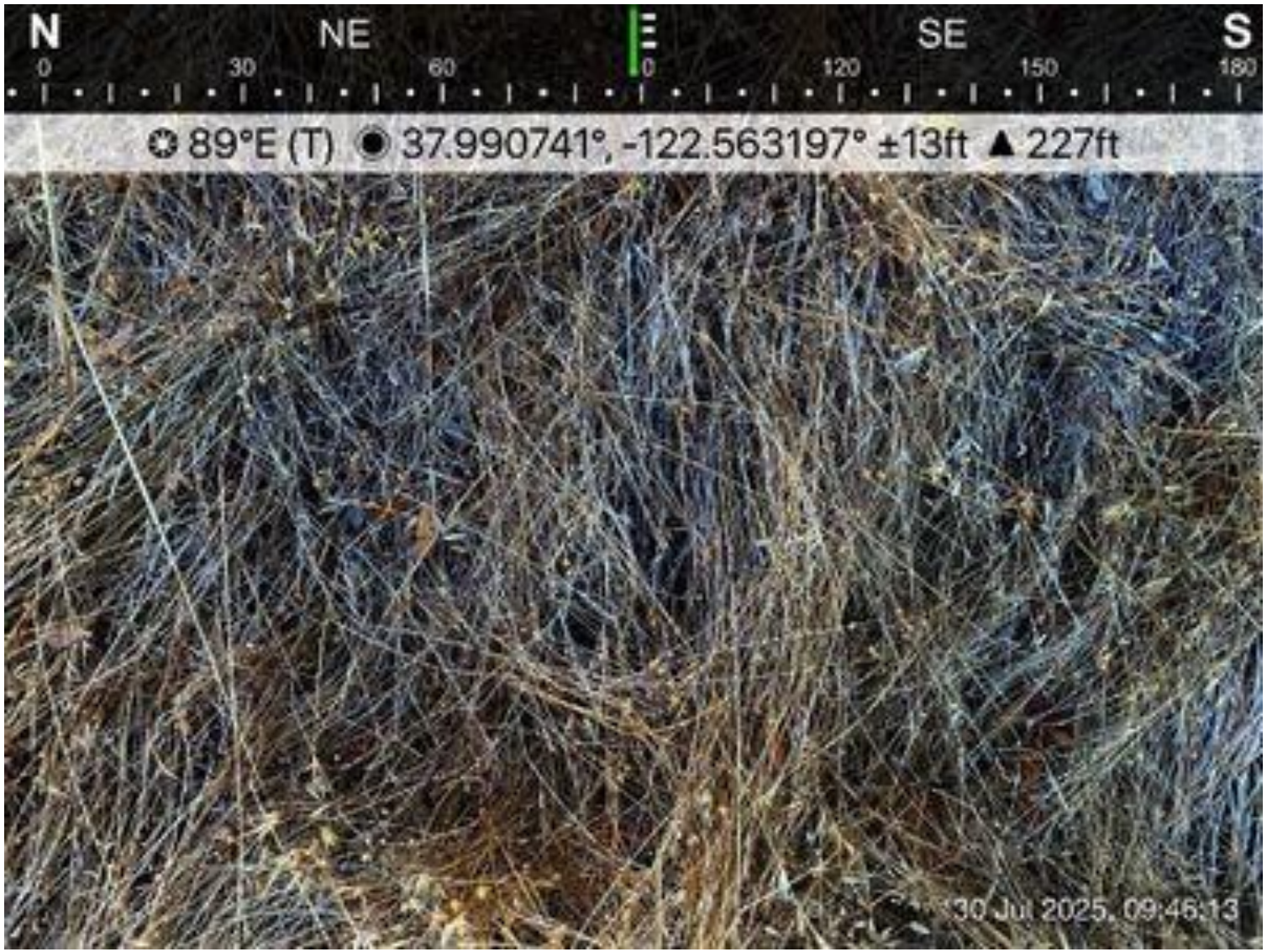


Photo Point 4 close-up, facing the ground, taken on July 30, 2025.

PHOTOS OF UNGRAZED AREA

Table B-9. Photo Point 5 pictures of each cardinal direction, captured on July 30, 2025.

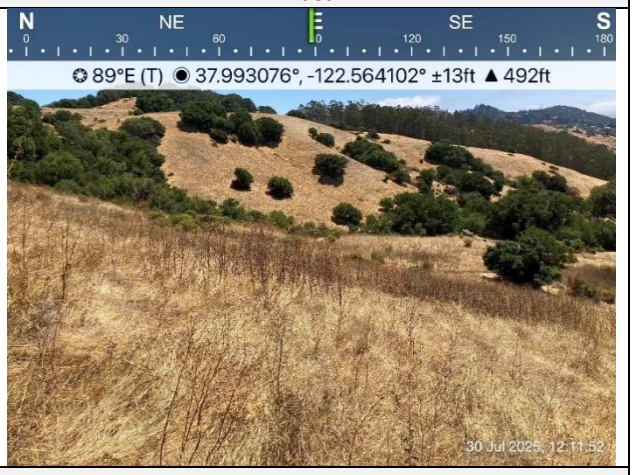
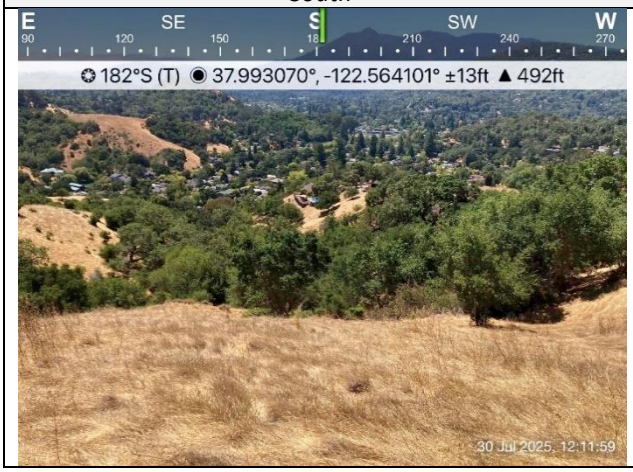
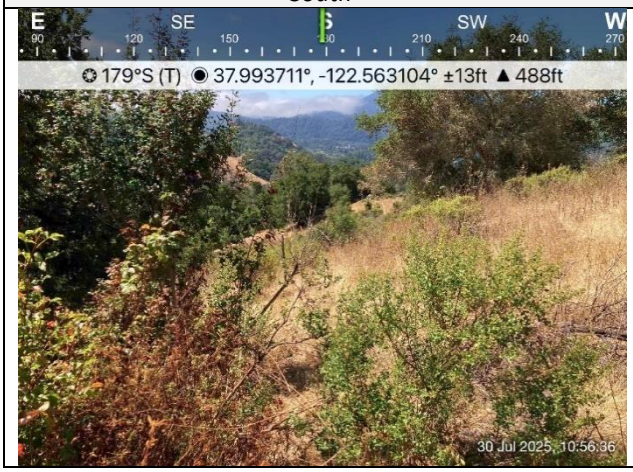
Photo Point 5	
Photo Point Coordinates: 37.9930, -122.5641	
North	*East*
	
South	*West*
	



Photo Point 5 close-up, facing the ground, taken on July 30, 2025.

Table B-10. Photo Point 6 pictures of each cardinal direction, captured on July 30, 2025.

Photo Point 6	
Photo Point Coordinates: 37.9937, -122.5630	
North	*East*
	
South	*West*
	

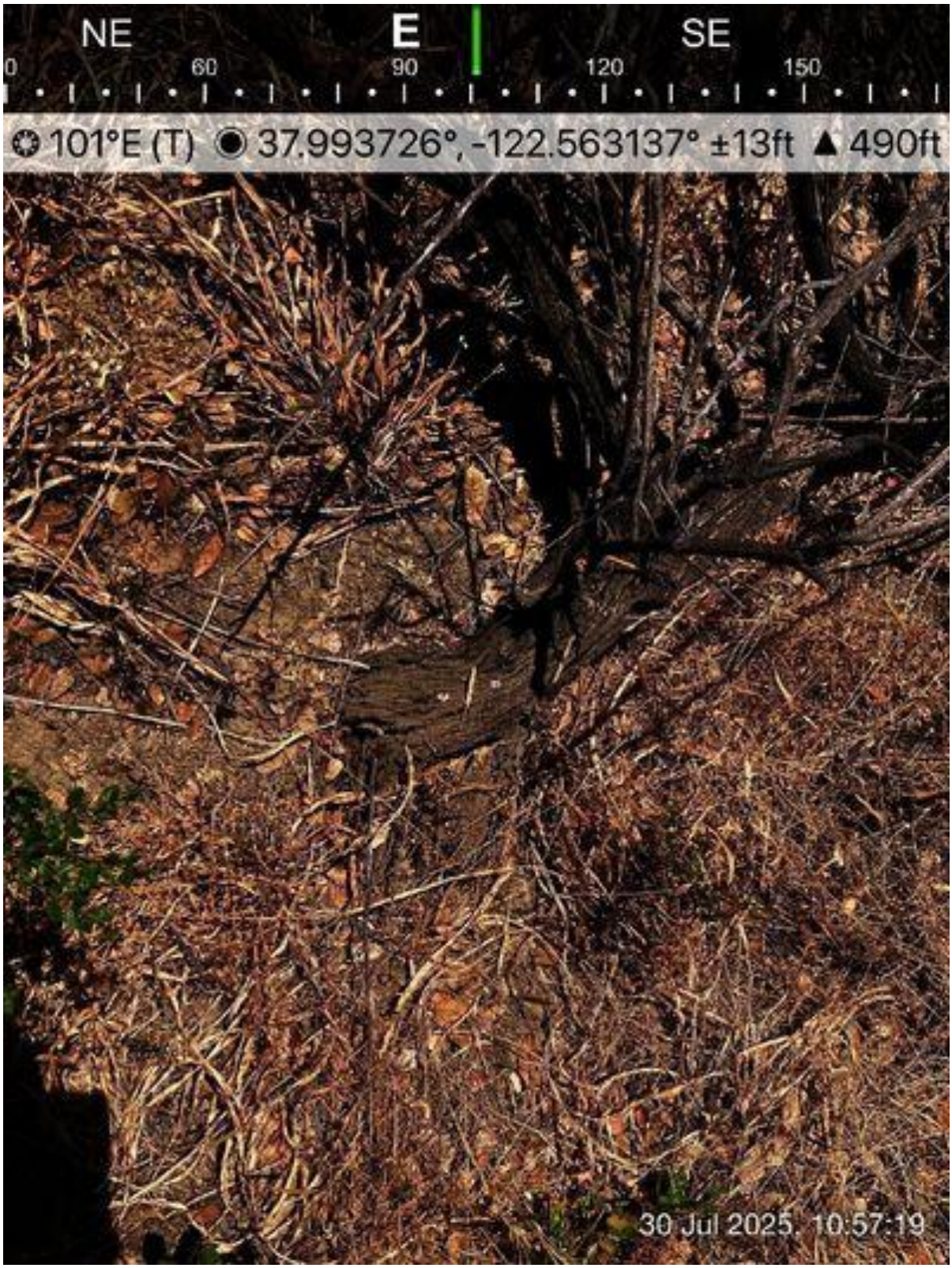


Photo Point 6 close-up, facing the ground, taken on July 30, 2025.

Table B-11. Photo Point 7 pictures of each cardinal direction, captured on July 29, 2025.

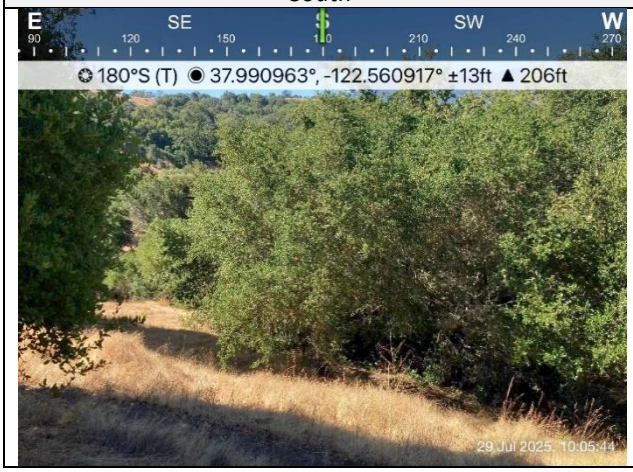
Photo Point 7	
Photo Point Coordinates: 37.9909, -122.5609	
North	*East*
	
South	*West*
	



Photo Point 7 close-up, facing the ground. Photo taken on July 29, 2025.

Table B-12. Photo Point 8 pictures of each cardinal direction, captured on July 29, 2025.

Photo Point 8	
Photo Point Coordinates: 37.9917, -122.5603	
North	*East*
	
South	*West*
	



Photo Point 8 close-up, facing the ground, taken on July 29, 2025.

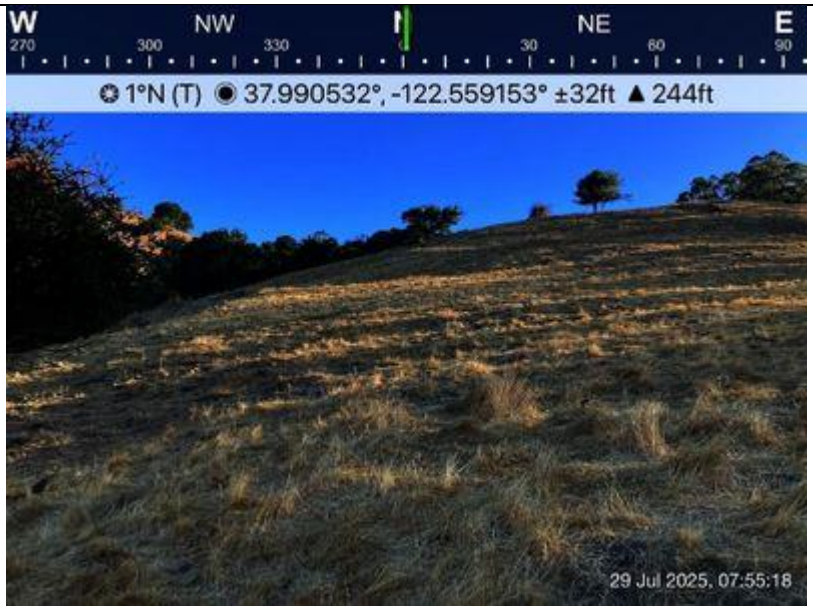
Attachment C

Monitoring Forms

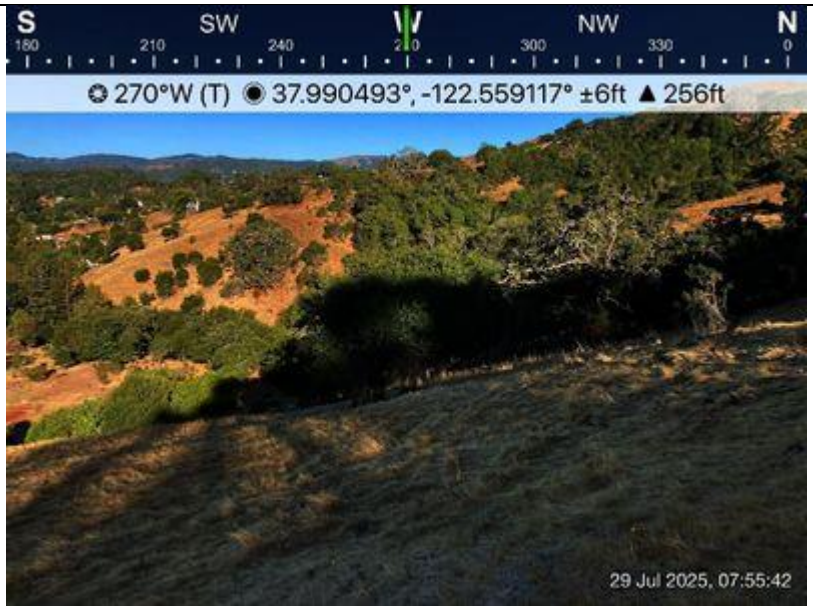
SEQUOIA
Ecological Consulting, Inc.

Town of San Anselmo Sorich Park Botanical Survey Form

GENERAL INFORMATION	
Survey Date:	July 29, 2025
Surveyor/Affiliation:	Vinnie Minervini-Zick, Cristiana Antonino/ Sequoia
GPS Start Location:	37.9904367, -122.5590486
GPS End Location:	
Length/Acreage of Survey Area:	100m Transect
Status of Project:	☐ Pre-initial treatment ☑ Post-initial treatment **Date of Last Treatment:** 04/30/2025
Invasive Species Presence:	
Total Number of Photo Points:	
Site Notes:	

PROJECT PHOTO POINTS	
Photo Point Number:	1
GPS Coordinates:	37.99048, -122.55912
North	

East	 N NE SE S 91°E (T) 37.990500°, -122.559129° ±29ft ▲250ft 29 Jul 2025, 07:55:24
South	 E SE SW W 181°S (T) 37.990509°, -122.559121° ±19ft ▲253ft 29 Jul 2025, 07:55:35

West	 S SW W NW N 180 210 240 300 330 0 270°W (T) 37.990493°, -122.559117° ±6ft 256ft 29 Jul 2025, 07:55:42

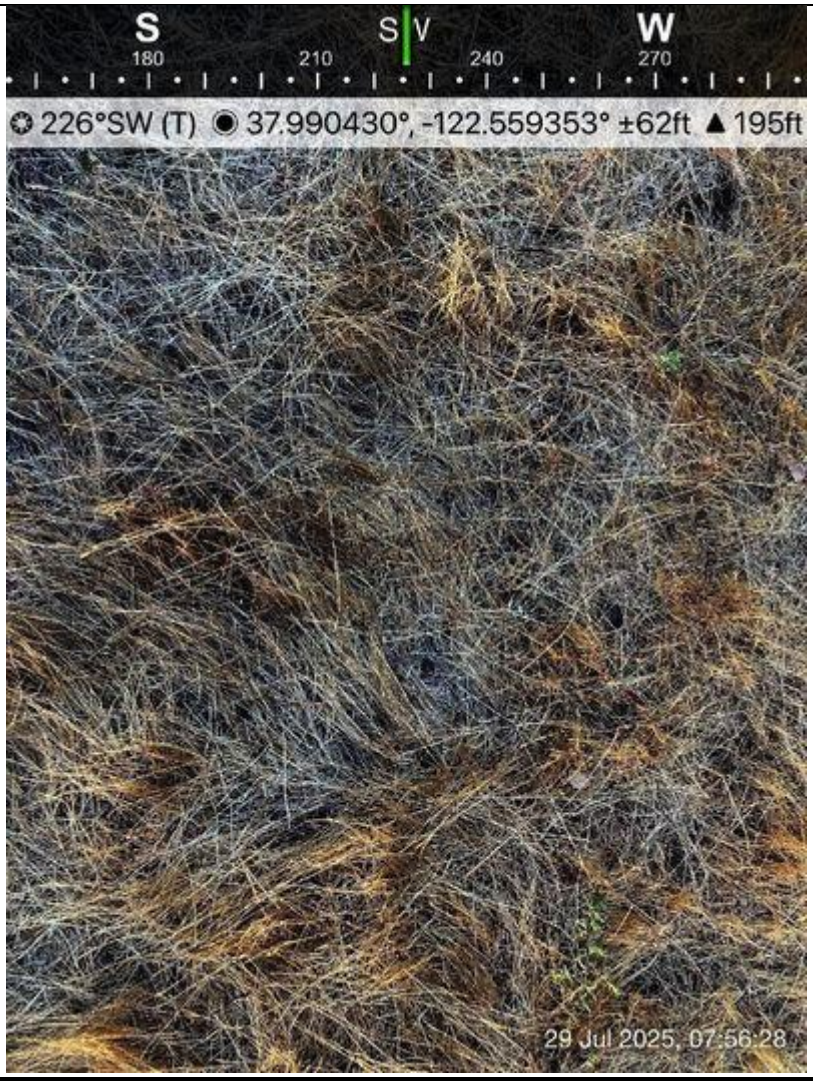
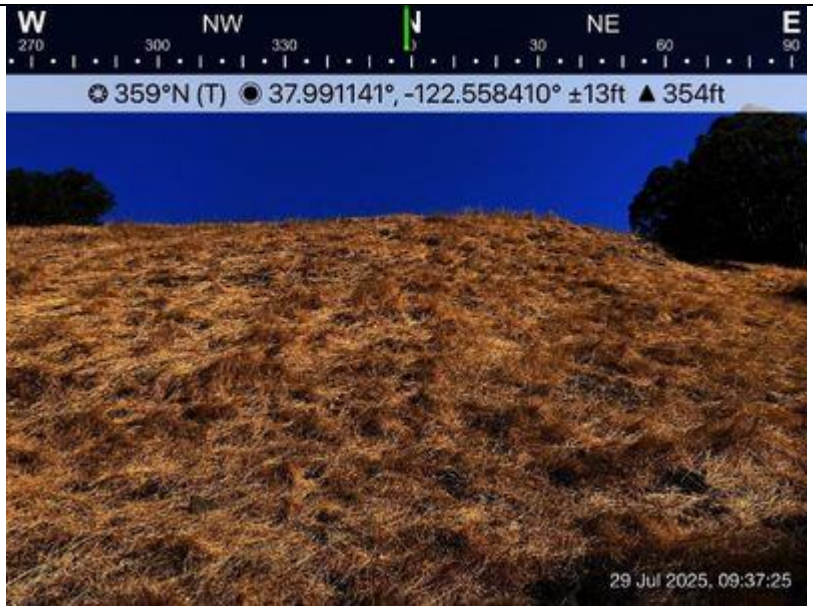
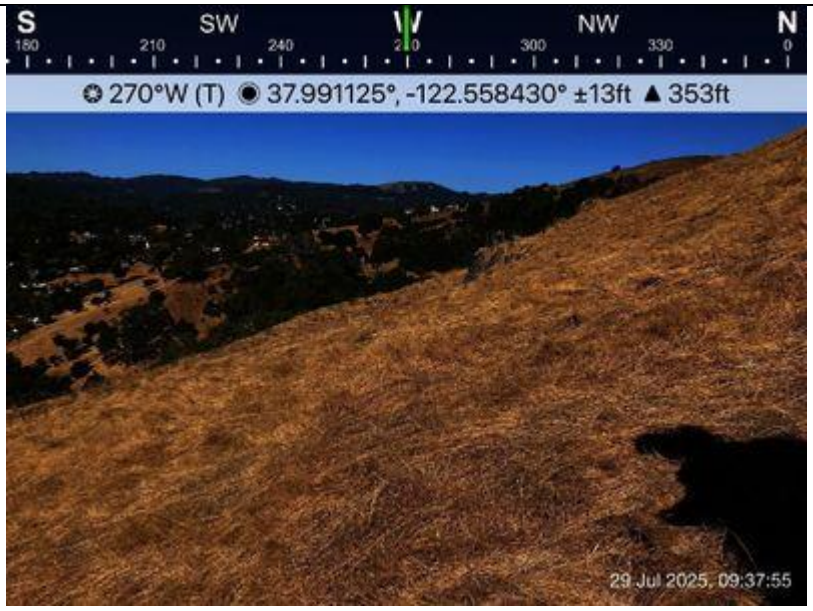
Close-up Photo	

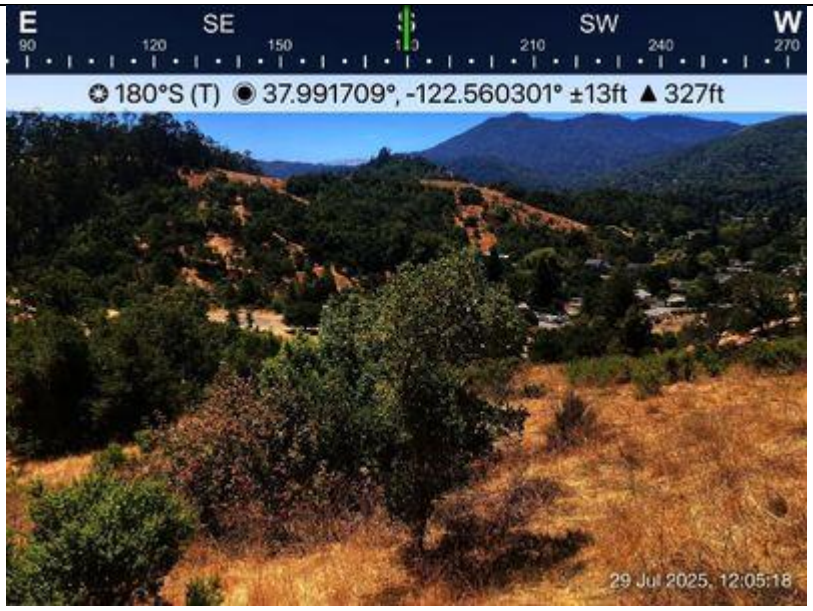
Photo Point Number:	2
GPS Coordinates:	37.99113, -122.55843

North	 W NW N NE E 270 300 330 30 60 90 359°N (T) 37.991141°, -122.558410° ±13ft 354ft 29 Jul 2025, 09:37:25
East	 N NE E SE S 0 30 60 120 150 180 88°E (T) 37.990963°, -122.560918° ±13ft 207ft 29 Jul 2025, 10:05:33

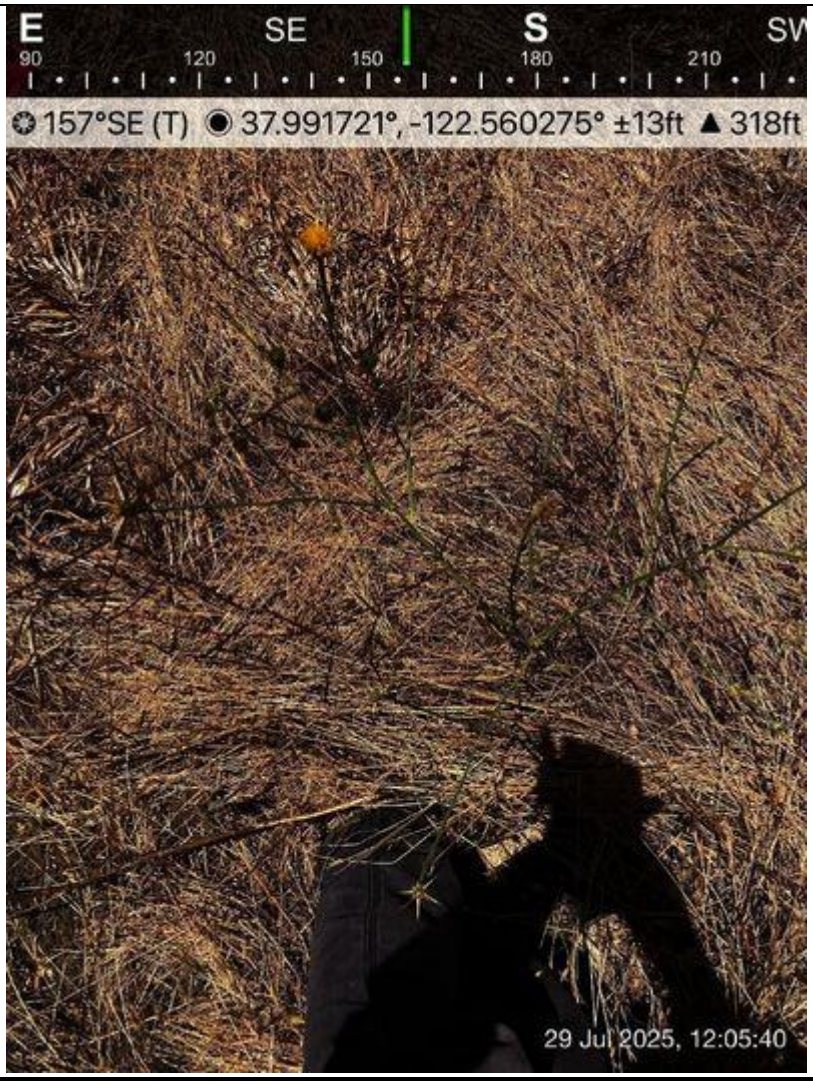
South	 E SE S SW W 90 120 150 180 210 240 270 180°S (T) 37.990963°, -122.560917° ±13ft 206ft 29 Jul 2025, 10:05:44
West	 S SW W NW N 180 210 240 270 300 330 0 270°W (T) 37.991125°, -122.558430° ±13ft 353ft 29 Jul 2025, 09:37:55

Close-up Photo	

Photo Point Number:	3
GPS Coordinates:	37.99096, -122.56092
North	

East	 N NE SE S 91°E (T) 37.991705°, -122.560292° ±13ft 325ft 29 Jul 2025, 12:05:09
South	 E SE SW W 180°S (T) 37.991709°, -122.560301° ±13ft 327ft 29 Jul 2025, 12:05:18

West	 S SW NW N 180 210 240 300 330 0 271°W (T) 37.991732°, -122.560301° ±13ft 324ft 29 Jul 2025, 12:05:28

Close-up Photo	

QUADRAT TRANSECT MONITORING

Quadrat Number:	1		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hayfield tarweed	Henizonia congeta	1	Bud
	Alogfia gallica	1	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	95
Forb Cover:	5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	89%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	1%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	2		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Ribwort plantain	Plantago lanceolata	5	Flower
Rose clover		1	Senesced
Unknown Asteraceae		1	Leaf
Unknown Forb		1	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover: 98
Forb Cover: 2

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%

Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	3		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hayfield tarweed	Hemizonia congesta	1	Bud
Saproot Lily	Chlorogalum pomeridianum	5	Senesced
Clustered clover	Trifolium glomeratum	1	Senesced
Bindweed	Convolvulus	1	Leaf
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	79%
Litter	15%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	5%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	4		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grass		1	Leaf

Unknown Grasses and Forbs		100	Senesced
Bindweed	Convolvulus	rare	Leaf

Grass Cover: The
Forb Cover:

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	40%
Litter	60%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number: 5

Common Name	Scientific Name	Percent Cover	Phenology
Bindweed	Convolvulus	5	Leaf
Soaproot Lily	Chlorogalum pomeridianum	5	Senesced
Hayfield tarweed		1	Leaf
Unknown Grasses and Forb		100	Senesced

Grass Cover: 95
Forb Cover: 5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	68%

Litter	30%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	1%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	6		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses and Forbs		100	Senesced

Grass Cover: 90
Forb Cover: 100

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	37%
Litter	35%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	1%
Gravel (2mm-7.5cm)	15%
Fines (Incl sand, mud)	10%
Rodent activity	2%
Hoof Punch	0%
Total	100%

Quadrat Number:			
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**

Grass Cover:
Forb Cover:

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	%
Litter	%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	0%

Quadrat Number:	7		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hayfield tarweed	Hemizonia congesta	5	Flower
Unknown Grasses and Forbs		100	Senesced
Rose clover	Trifolium hirtum	rare	Senesced
Soaproot lily	Chlorogalum pomeridianum	1	

Grass Cover: 90
Forb Cover: 10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	41%
Litter	40%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%

Fines (Incl sand, mud)	15%
Rodent activity	3%
Hoof Punch	0%
Total	100%

Quadrat Number:	8		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rose clover	Trifolium hirtum	5	Senesced
Hayfield tarweed	Hemizonia congesta	5	Flower
Unknown Grass		1	Leaf
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	76%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	1%
Rodent activity	2%
Hoof Punch	0%
Total	100%

Quadrat Number:	9		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90

Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	77%
Litter	15%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	3%
Fines (Incl sand, mud)	5%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	10		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	83%
Litter	15%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	1%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	31		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Yellow star thistle	Centaurea solstitialis	1	Flower
Rose clover		1	Senesced
Unknown Grasses and Forbs		100	Senesced
White Stem Filaree		1	Senesced
Rough cat's ear	Hypothesis radicata	5	Senesced
Vicia sp.	Vicia so.	5	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	94%
Litter	5%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	%
Rodent activity	1%
Hoof Punch	0%
Total	100%

Quadrat Number:	32		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Common madia	Madia elegans	15	Flower
Annual willow herb	Epilobium brachycarpum	5	Leaf
Italian thistle	Carduus pycnocephalus	rare	Senesced
Vicia sp.	Vicia sp.	15	Senesced

Unknown Grasses and Forbs		100	Senesced

Grass Cover:	80
Forb Cover:	20

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	1%
Rodent activity	1%
Hoof Punch	0%
Total	12%

Quadrat Number:	33		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Common madia	Madia elegans	1	Leaf
Soaproot lily	Chlorogalum pomeridianum	5	Fruit
Vicia sp.	Vicia sp.	5	
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	%
Litter	20%
Bedrock (Incl. outcrops)	0%

Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	15%
Rodent activity	1%
Hoof Punch	0%
Total	36%

Quadrat Number:	34		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily	Chlorogalum pomeridianum	50	Senesced
Unknown Grasses and Forbs		25	Senesced
Scarlet pimpernel	Anagallis arvensis	5	Senesced

Grass Cover:	10
Forb Cover:	90

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	65%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	25%
Rodent activity	0%
Hoof Punch	0%
Total	0%

Quadrat Number:	35		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**

Hayfield tarweed	Hemizonia congesta	15	Flower
Common madia	Madia setivia	5	Leaf
Spanish lotus	Acmispon americanus	15	Flower
Yellow star thistle	Centaurea solstitialis	5	Flower
Vicia sp.	Vicia sp.	5	Senesced
Soaproot lily	Chlorogalum pomeridianum	5	Senesced
Erodium sp.	Erodium sp.	rare	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	78%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	1%
Rodent activity	1%
Hoof Punch	0%
Total	100%

Quadrat Number:	36		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily	Chlorogalum pomeridianum	25	Senesced
Hayfield tarweed		5	Leaf
Italian thistle	Carduus pycnocephalus	5	Senesced
Vicia sp.	Vicia sp.	1	Senesced

Cut leaf geranium	Geranium dissectum	rare	Senesced
Unknown Grasses and Forbs		75	Senesced

Grass Cover:	70
Forb Cover:	30

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	60%
Litter	35%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	3%
Rodent activity	1%
Hoof Punch	0%
Total	100%

Quadrat Number:	37		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Common madia	Madia elegans	5	Bud
Hayfield tarweed	Hemizonia congesta	1	Flower
Yellow star thistle	Centaurea solstitialis	1	Flower
Bindweed	Convolvulus	1	Leaf
Vicia sp.	Vicia sp.	1	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	95
Forb Cover:	5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%

BA Stems	77%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	1%
Rodent activity	1%
Hoof Punch	0%
Total	100%

Quadrat Number:	8		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Purple needle grass	Stipa pulchra	5	Senesced
Soaproot lily	Chlorogalum pomeridianum	5	Senesced
Pearly everlasting	Anaphalis margaritacea	rare	Leaf
Bindweed	Convolvulus	rare	Leaf
Sonchus sp.	Sonchus sp.	rare	Leaf
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	95
Forb Cover:	5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	57%
Litter	40%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	2%

Rodent activity	1%
Hoof Punch	0%
Total	0%

Quadrat Number:	39		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily	Chlorogalum pomeridianum	50	Senesced
Logfia gallica	Logfia gallica	rare	Senesced

Grass Cover: 80
Forb Cover: 20

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	42%
Litter	40%
Bedrock (Incl. outcrops)	7%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	1%
Gravel (2mm-7.5cm)	3%
Fines (Incl sand, mud)	6%
Rodent activity	1%
Hoof Punch	0%
Total	0%

Quadrat Number:	40		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Yellow star thistle	Centaurea solstitialis	5	Flower
Soaproot lily	Chlorogalum pomeridianum	25	Senesced
Vicia sp.	Vicia sp.	5	Senesced
Italian thistle	Carduus pycnocephalus	rare	Senesced
Pearly everlasting	Anaphalis margaritace	rare	Leaf

Grass Cover:	70
Forb Cover:	30

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	72%
Litter	25%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	1%
Rodent activity	0%
Hoof Punch	1%
Total	100%

SEQUOIA
Ecological Consulting, Inc.

Town of San Anselmo Sorich Park Botanical Survey Form

GENERAL INFORMATION	
Survey Date:	July 30, 2025
Surveyor/Affiliation:	Vinnie Minervini-Zick, Cristiana Antonino/ Sequoia
GPS Start Location:	
GPS End Location:	
Length/Acreage of Survey Area:	100m Transect
Status of Project:	☐ Pre-initial treatment ☑ Post-initial treatment **Date of Last Treatment:** 04/30/2025
Invasive Species Presence:	
Total Number of Photo Points:	
Site Notes:	

PROJECT PHOTO POINTS	
Photo Point Number:	3
GPS Coordinates:	37.99048, -122.55912

North	 W NW NE E 270 300 330 30 60 90 0°N (T) 37.990065°, -122.562636° ±13ft 241ft 30 Jul 2025, 08:02:56
East	 N NE SE S 0 30 60 120 150 180 90°E (T) 37.990067°, -122.562651° ±13ft 233ft 30 Jul 2025, 08:03:05

South	 E SE S SW W 90 120 150 180 210 240 270 181°S (T) 37.990062°, -122.562635° ±13ft 231ft 30 Jul 2025, 08:03:13
West	 S SW W NW N 180 210 240 270 300 330 0 270°W (T) 37.990066°, -122.562632° ±13ft 230ft 30 Jul 2025, 08:03:46

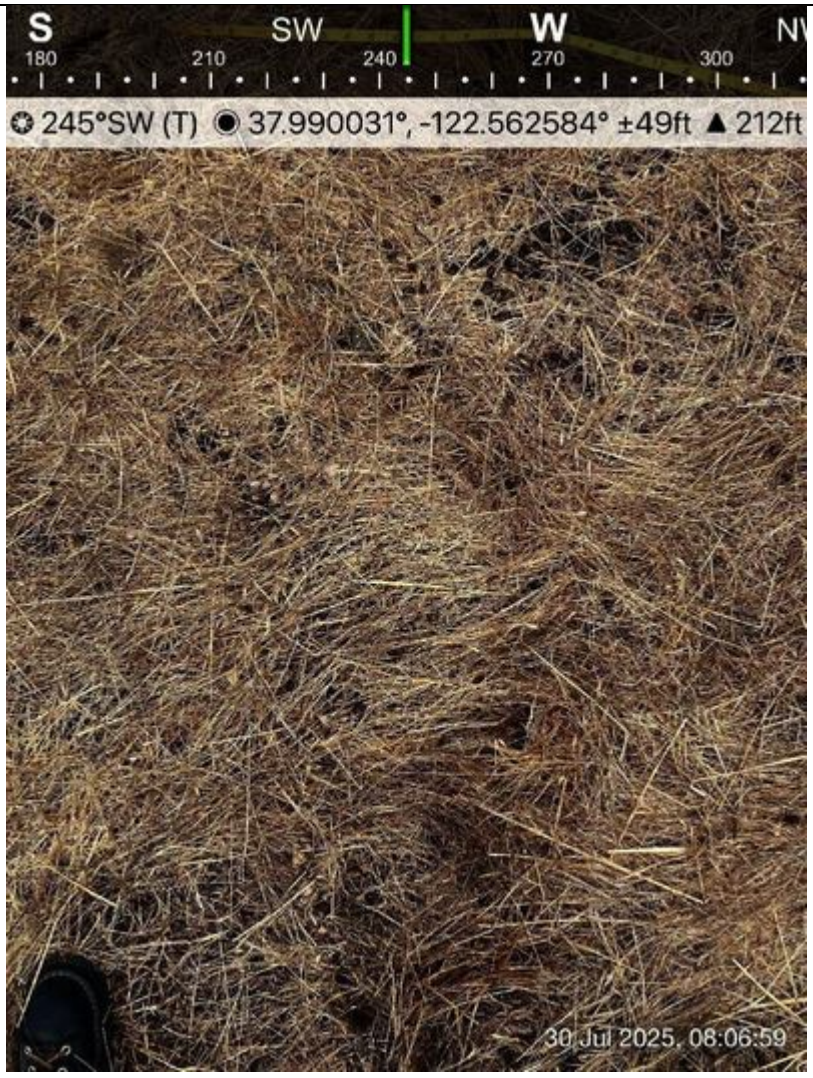
Close-up Photo	

Photo Point Number:	4
GPS Coordinates:	37.98973, -122.56028

North	 W NW N NE E 270 300 330 30 60 90 1°N (T) 37.990764°, -122.563277° ±13ft 233ft 30 Jul 2025, 09:45:41
East	 N NE SE S 0 30 60 120 150 180 90°E (T) 37.990754°, -122.563242° ±13ft 228ft 30 Jul 2025, 09:45:48

South	 E SE S SW W 90 120 150 180 210 240 270 181°S (T) 37.990734°, -122.563217° ±13ft 223ft 30 Jul 2025, 09:45:55
West	 S SW W NW N 180 210 240 270 300 330 0 271°W (T) 37.990739°, -122.563222° ±13ft 226ft 30 Jul 2025, 09:46:06

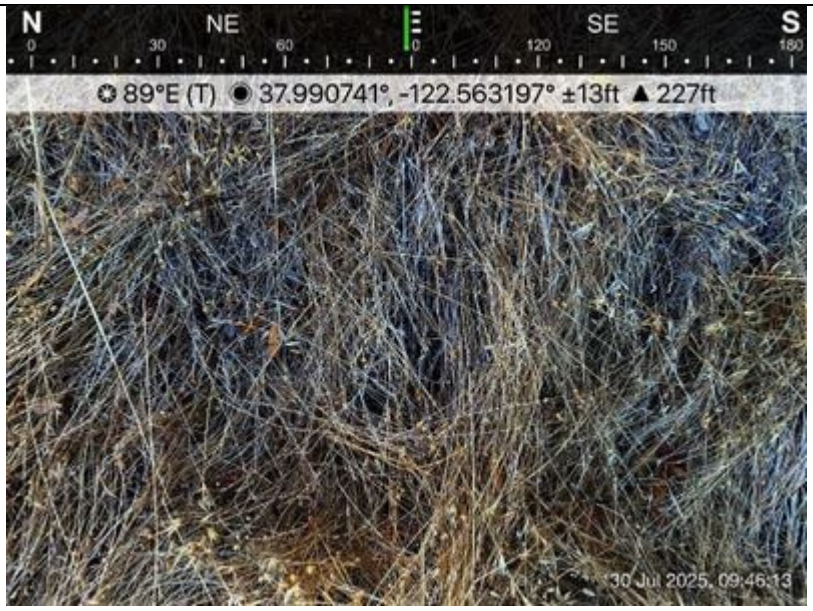
Close-up Photo	

Photo Point Number:	8
GPS Coordinates:	37.98974, -122.56029
North	

East	 N NE E SE S 89°E (T) 37.993707°, -122.563093° ±13ft ▲491ft 30 Jul 2025, 10:56:30
South	 E SE S SW W 179°S (T) 37.993711°, -122.563104° ±13ft ▲488ft 30 Jul 2025, 10:56:36

West	 S SW NW N 180 210 240 300 330 271°W (T) 37.993718°, -122.563119° ±13ft 490ft 30 Jul 2025 10:58:43

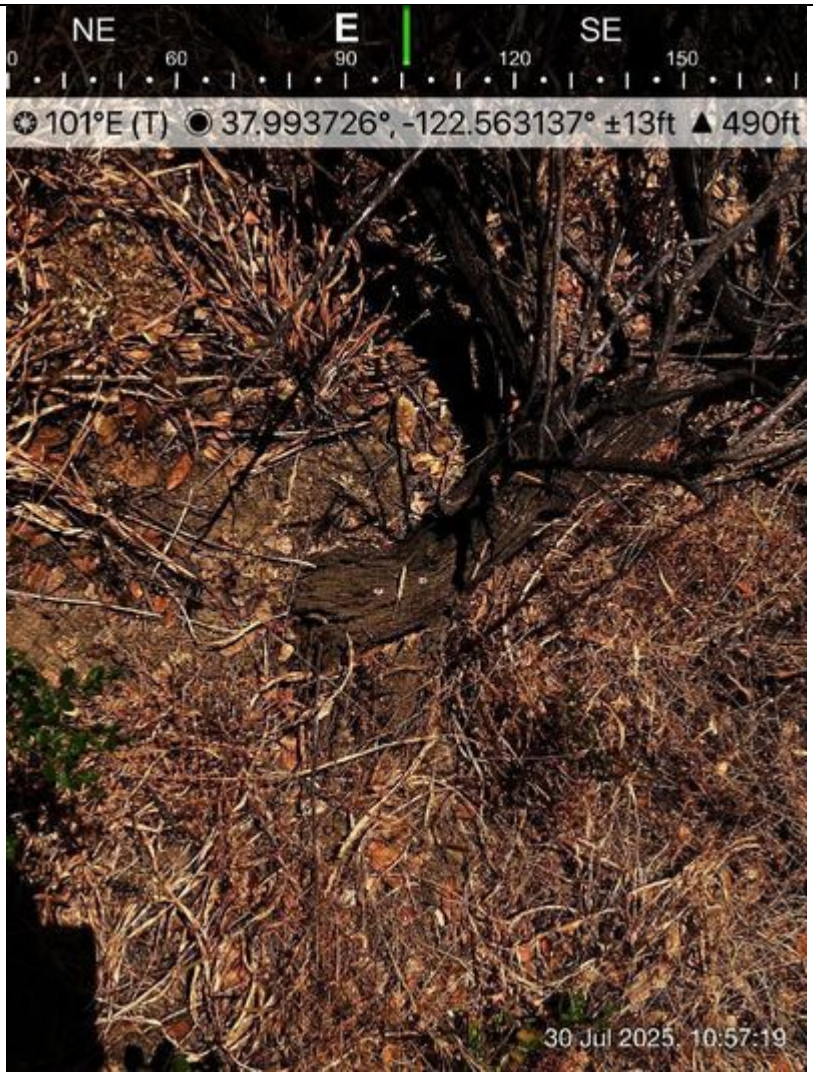
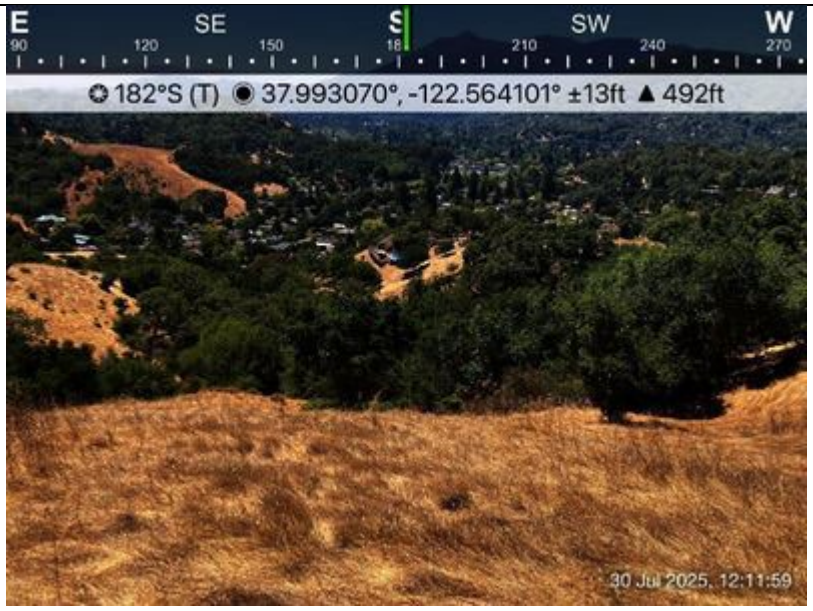
Close-up Photo	

Photo Point Number:	7
GPS Coordinates:	37.98973, -122.56029

North	 W NW N NE E 270 300 330 0 30 60 90 1°N (T) 37.993066°, -122.564105° ±13ft 494ft 30 Jul 2025, 12:11:46
East	 N NE E SE S 0 30 60 0 120 150 180 89°E (T) 37.993076°, -122.564102° ±13ft 492ft 30 Jul 2025, 12:11:52

South	 E SE S SW W 90 120 150 180 210 240 270 182°S (T) 37.993070°, -122.564101° ±13ft 492ft 30 Jul 2025, 12:11:59
West	 S SW W NW N 180 210 240 270 300 330 0 272°W (T) 37.993071°, -122.564109° ±13ft 491ft 30 Jul 2025, 12:12:06

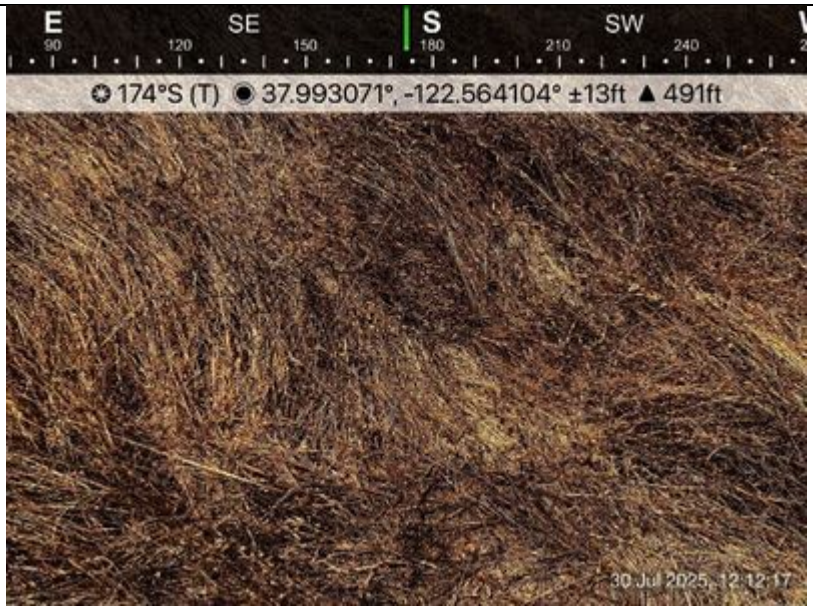
Close-up Photo	

Photo Point Number:	
GPS Coordinates:	37.98975, -122.56028
North	
East	
South	
West	
Close-up Photo	

QUADRAT TRANSECT MONITORING

Quadrat Number:	11		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	95
Forb Cover:	5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%

BA Stems	70%
Litter	30%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	12		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	95
Forb Cover:	5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	70%
Litter	30%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	13		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rattlesnake grass		50	Senesced

Rose clover		50	Senesced
Lupinus sp.	Lupinus sp.	1	Senesced
Grassy tarweed	Madia gracilis	25	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	50
Forb Cover:	50

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	89%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	1%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	14		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses and Forbs		75	Senesced
Rattlesnake grass		15	Senesced
Rose clover		15	Senesced
Grassy tarweed	Madia gracilis	15	Senesced
Vicia sp.	Vicia sp.	1	Senesced
Soaproot lily		1	Senesced

Grass Cover:	60
Forb Cover:	40

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	35%
Litter	5%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	10%
Fines (Incl sand, mud)	25%
Rodent activity	25%
Hoof Punch	0%
Total	100%

Quadrat Number:	15		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Vicia sp.		5	Senesced
Rattlesnake grass		50	Senesced
False purple brome	Brachypodium distachyon	5	Senesced
Rose clover		5	Senesced
Grassy madia	Madia gracilis	rare	Senesced
Soaproot lily		5	Senesced
Unknown Grasses and Forbs		100	Senesced
Cutleaf geranium	Geranium dissectum	1	Senesced

Grass Cover:	60
Forb Cover:	40

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	89%
Litter	10%
Bedrock (Incl. outcrops)	0%

Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	1%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	16		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Vicia sp.	Vicia sp.	15	Senesced
Wild oat		50	Senesced
Rose clover		1	Senesced
Italian thistle		1	Senesced
Rattlesnake grass		1	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover: 50
Forb Cover: 50

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	57%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	10%
Fines (Incl sand, mud)	10%
Rodent activity	3%
Hoof Punch	0%
Total	0%

Quadrat Number:	17		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rose clover		50	Senesced
Coast live oak		rare	Leaf
Vicia sp.	Vicia sp.	1	Senesced
Rattlesnake grass		5	Senesced
Rough cat's ear		5	Senesced
Grassy madia	Madia gracilis	5	Senesced
Italian thistle		1	Senesced
Unknown Grasses and Forbs		50	Senesced
Tall socks destroyer	Torilis arvensis	rare	Senesced

Grass Cover:	50
Forb Cover:	50

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	50%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	20%
Fines (Incl sand, mud)	10%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	18		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Tarweed	Madia sp.	5	Senesced

Maltese thistle		5	Senesced
Soaproot lily		15	Senesced
Italian thistle		1	Senesced
Rose clover		1	Senesced
Unknown Forbs and Grasses		100	Senesced
Bay laurel (canopy)		15	Leaf

Grass Cover:	85
Forb Cover:	15

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	75%
Litter	25%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	19		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Poison oak		1	Leaf
Vicia sp.	Vicia sp.	1	Senesced
Eggleaf spurge	Euphorbia oblongata	1	Leaf
Unknown Grasses and Forbs		100	Senesced
Bay laurel (canopy)		75	Leaf

Grass Cover:	90

Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	79%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	20		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rattlesnake grass		50	Senesced
Wild oat		50	Senesced
Italian thistle		1	Senesced
Cut leaf geranium	Geranium dissectum	5	Senesced
Vicia sp.	Vicia sp.	5	Senesced
Soaproot lily		5	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	84%
Litter	10%
Bedrock (Incl. outcrops)	0%

Boulder (>60cm diam)	0%
Stone (25-60cm)	1%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	3%
Fines (Incl sand, mud)	1%
Rodent activity	1%
Hoof Punch	0%
Total	0%

Quadrat Number:			
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Grass Cover: **Forb Cover:**			
SURFACE COVER			
Cover Type	**Percent Cover**		
Water	%		
BA Stems	%		
Litter	%		
Bedrock (Incl. outcrops)	%		
Boulder (>60cm diam)	%		
Stone (25-60cm)	%		
Cobble (7.5-25cm)	%		
Gravel (2mm-7.5cm)	%		
Fines (Incl sand, mud)	%		
Rodent activity	%		
Hoof Punch	%		
Total	0%		

Quadrat Number:	30		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily		15	Senesced
Cayote bush		15	Leaf
Unknown Grasses and Forbs		5	Senesced
Centaury	Zeltnera sp.	5	Senesced

Sticky monkey flower		rare	Leaf
Cayote bush and poison oak (canopy)		5	Leaf

Grass Cover:	30
Forb Cover:	70

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	%
Litter	35%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	5%
Fines (Incl sand, mud)	15%
Rodent activity	0%
Hoof Punch	0%
Total	55%

Quadrat Number:	29		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Crimson clover		15	Senesced
Italian thistle		5	Senesced
Vicia sp.	Vicia sp.	5	Senesced
Unknown Grasses and Forbs		100	Senesced
Rose clover		rare	Senesced
Coast live oak (canopy)		5	Leaf

Grass Cover:	80
Forb Cover:	20

SURFACE COVER	
Cover Type	**Percent Cover**

Water	0%
BA Stems	85%
Litter	15%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	28		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily		1	Senesced
Italian thistle		1	Senesced
Rough cat's ear		1	Senesced
Unknown Grasses and Forbs		100	Senesced
Coast live oak (canopy)		15	Leaf

Grass Cover: 95
Forb Cover: 5

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	62%
Litter	30%
Bedrock (Incl. outcrops)	5%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	3%
Fines (Incl sand, mud)	0%

Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	27		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Unknown Grasses		100	Senesced
Vicia sp.	Vicia sp.	rare	Senesced

Grass Cover:	100
Forb Cover:	0

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	74%
Litter	20%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	3%
Fines (Incl sand, mud)	0%
Rodent activity	3%
Hoof Punch	0%
Total	100%

Quadrat Number:	26		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily		15	Senesced
Coast live oak (canopy)		100	Leaf
Poison oak (canopy)		25	Leaf
False purple brome		15	Senesced
Scarlet pimpernel		rare	Fruit

Grass Cover:	40

Forb Cover:	60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	10%
Litter	90%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	25		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Tarweed	Madia sp.	1	Bud
California poppy		1	Flower
Vicia sp.	Vicia sp.	15	Senesced
Wild oat		15	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%

Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	24		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Yellow star thistle		5	Flower
Tarweed	Madia sp.	5	Flower
Italian thistle		1	Senesced
Crimson clover		1	Senesced
Vicia sp.	Vicia sp.	1	Senesced
Unknown Grasses and Forbs		100	Senesced
Scarlet pimpernel		1	Senesced

Grass Cover: 90
Forb Cover: 10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	35%
Litter	5%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	50%
Rodent activity	10%
Hoof Punch	0%
Total	100%

Quadrat Number:	23

Common Name	Scientific Name	Percent Cover	Phenology
Italian thistle		15	Senesced
Vicia sp.	Vicia sp.	25	Senesced
Soaproot lily		15	Senesced
Unknown Grasses and Forbs		75	Senesced

Grass Cover:	40
Forb Cover:	60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	22

Common Name	Scientific Name	Percent Cover	Phenology
Italian thistle		5	Senesced
Tarweed	Madia sp.	5	Flower
False purple brome		25	Senesced
Wild oat		15	Senesced
Vicia sp.	Vicia sp.	15	Senesced
Soaproot lily		5	Senesced

Grass Cover:	75
Forb Cover:	25

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	85%
Litter	15%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%
Rodent activity	0%
Hoof Punch	0%
Total	100%

Quadrat Number:	21		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soaproot lily		15	Senesced
Vicia sp.	Vicia sp.	5	Senesced
Rough cat's ear		rare	Senesced
Unknown Grasses and Forbs		100	Senesced

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	80%
Litter	15%
Bedrock (Incl. outcrops)	0%
Boulder (>60cm diam)	0%
Stone (25-60cm)	0%
Cobble (7.5-25cm)	0%
Gravel (2mm-7.5cm)	0%
Fines (Incl sand, mud)	0%

Rodent activity	5%
Hoof Punch	0%
Total	0%

SEQUOIA
Ecological Consulting, Inc.

Town of San Anselmo Sorich Park Botanical Survey Form

GENERAL INFORMATION

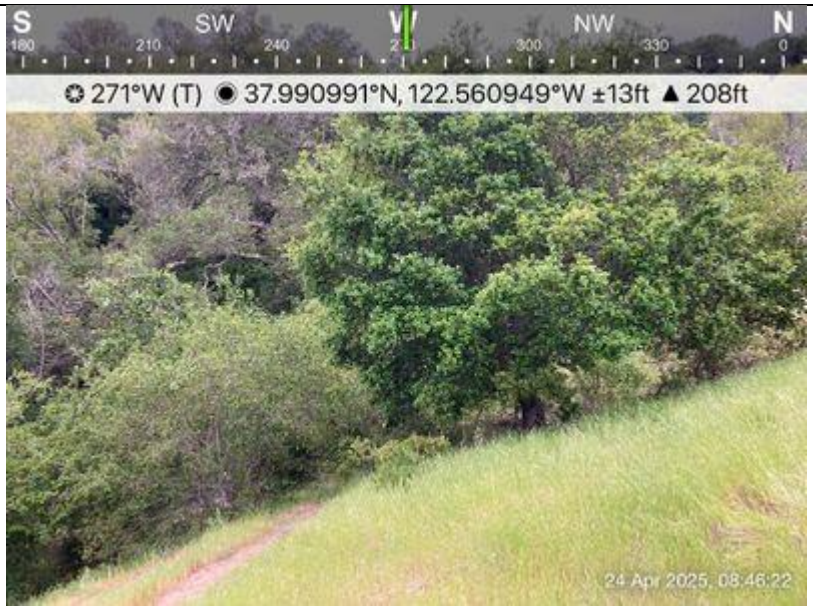
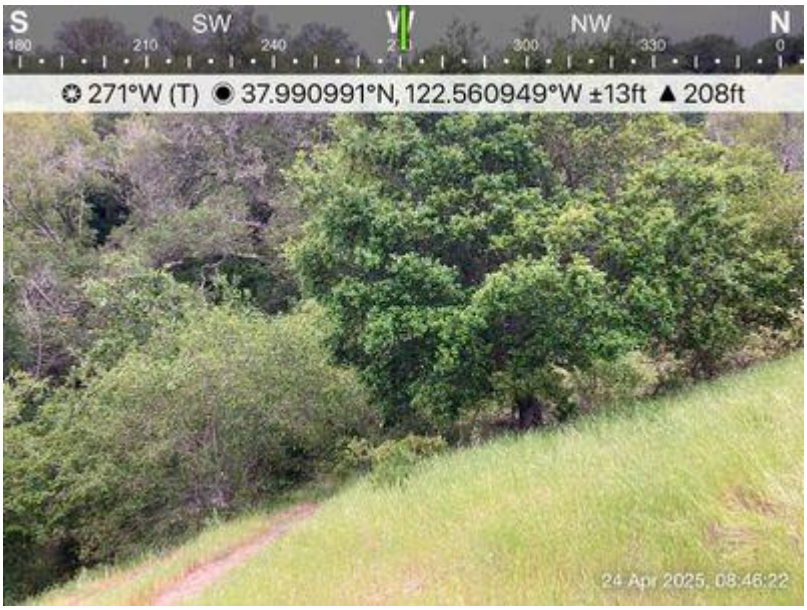
Survey Date:	April 24, 2025
Surveyor/Affiliation:	Benji Fine, Vinnie Minervini-Zick
GPS Start Location:	
GPS End Location:	
Length/Acreage of Survey Area:	
Status of Project:	☐ Pre-initial treatment ☐ Post-initial treatment
Invasive Species Presence:	• Fennel
Total Number of Photo Points:	
Site Notes:	

PROJECT PHOTO POINTS

Photo Point Number:	31
GPS Coordinates:	37.99099, -122.56095

North	 W NW NE E 270 300 330 30 60 90 0°N (T) 37.990988°N, 122.560924°W ±36ft 201ft 24 Apr 2025, 08:45:54
East	 N NE E SE S 0 30 60 120 150 180 92°E (T) 37.990995°N, 122.560924°W ±13ft 205ft 24 Apr 2025, 08:46:09

South	 E SE SW W 90 120 150 210 240 270 180°S (T) 37.990987°N, 122.560951°W ±13ft 209ft 24 Apr 2025, 08:46:16

West	 S SW W NW N 180 210 240 300 330 0 271°W (T) 37.990991°N, 122.560949°W ±13ft 208ft 24 Apr 2025, 08:46:22  S SW W NW N 180 210 240 300 330 0 271°W (T) 37.990991°N, 122.560949°W ±13ft 208ft 24 Apr 2025, 08:46:22

Close-up Photo	

Photo Point Number:	40
GPS Coordinates:	37.9917, -122.56032

North	 W NW N NE E 270 300 330 30 60 90 1°N (T) 37.991705°N, 122.560280°W ±29ft 326ft 24 Apr 2025, 11:04:03
East	 N NE E SE S 0 30 60 120 150 180 89°E (T) 37.991696°N, 122.560327°W ±16ft 314ft 24 Apr 2025, 11:04:12

South	 E SE S SW W 90 120 150 180 210 240 270 181°S (T) 37.991709°N, 122.560341°W ±13ft 309ft 24 Apr 2025, 11:04:38
West	 S SW W NW N 180 210 240 270 300 330 0 270°W (T) 37.991719°N, 122.560332°W ±13ft 311ft 24 Apr 2025, 11:04:57

Close-up Photo	

QUADRAT TRANSECT MONITORING

Quadrat Number: 31

Common Name	Scientific Name	Percent Cover	Phenology
Wild oat	*Avena fatua*	5	Flower
Purple false brome	*Brachypodium distachyon*	75	Flower
Soap root	*Chlorogalum pomeridianum*	1	
Sky lupine	*Lupinus bicolor*	rare	
Yellow star-thistle	*Centaurea solstitialis*	rare	Senesced
Rough cats ear	*Hypochaeris radicata*	5	
Long-beaked storks bill	*Erodium botrys*	1	
hayfield tarweed	*Hemizonia congesta*	1	
Scarlet pimpernel	*Lysimachia arvensis*	5	
Hairy vetch	*Vicia villosa*	5	

Grass Cover: 80
Forb Cover: 20

SURFACE COVER	
Cover Type	**Percent Cover**
Water	0%
BA Stems	50%
Litter	47%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	2%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	32		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Purple needlegrass	*Stipa pulchra*	5	
Wild oat	*Avena Fatua*	15	
Hairy vetch	*Vicia villosa*	25	
Soap root	*Chlorogalum pomeridianum*	5	
Purple false brome	*Brachypodium distachyon*	15	
Tall willowherb	*Epilobium brachycarpum*	rare	
Rose clover	*Trifolium hirtum*	rare	
Scarlet pimpernel	*Lysimachia arvensis*	rare	
Common madia	*Madia elegans*	1	

Grass Cover:	70
Forb Cover:	30

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	69%

Litter	30%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	1%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	33		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soap root	*Chlorogalum pomeridianum*	15	
Purple false brome	*Brachypodium distachyon*	25	
Hairy vetch	*Vicia villosa*	5	
Wild oat	*Avena fatua*	5	
Scarlet pimpernel	*Lysimachia arvensis*	5	
Common Madia	*Madia elegans*	rare	

Grass Cover:	80
Forb Cover:	20

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	43%
Litter	50%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	4%
Rodent activity	2%
Hoof Punch	%

Total	100%

Quadrat Number:	34		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soap root	*Chlorogalum pomeridianum*	25	
Purple false brome	*Brachypodium distachyon*	15	
Wild oat	*Avena fatua*	1	
Scarlet pimpernel	*Lysimachia arvensis*	1	
Spanish Lotus	*Acmispon americanus*	rare	
	Madia sp.	rare	

Grass Cover:	45
Forb Cover:	55

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	25%
Litter	75%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	35		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soap root	*Chlorogalum pomeridianum*	5	
Scarlet pimpernel	*Lysimachia arvensis*	1	

Hairy vetch	*Vicia villosa*	5	
Wild oat	*Avena fatua*	25	
Purple false brome	*Brachypodium distachyon*	15	
Italian thistle	*Carduus pycnocephalus*	1	
Spanish lotus	*Acmispon americanus*	1	
Unknown aster	Asteraceae	5	
Ithuriel's Spear	*Triteleia laxa*	rare	

Grass Cover: 85
Forb Cover: 15

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	55%
Litter	40%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	5%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	36		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Italian thistle	*Carduus pycnocephalus*	15	
Soap root	*Chlorogalum pomeridianum*	25	
Scarlet pimpernel	*Lysimachia arvensis*	5	
Hairy vetch	*Vicia villosa*	1	
Wild oat	*Avena fatua*	5	

Purple false brome	*Brachypodium distachyon*	50	
Italian wild rye	*Festuca perennis*	1	
Cuttleaf geranium	*Geranium dissectum*	1	

Grass Cover: 40
Forb Cover: 60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	75%
Litter	25%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number: 37

Common Name	Scientific Name	Percent Cover	Phenology
Soap root	*Chlorogalum pomeridianum*	5	
Purple false brome	*Brachypodium distachyon*	50	
Field bindweed	*Convolvulus arvensis*	1	
Wild oat	*Avena fatua*	15	
Purple needle grass	*Stipa pulchra*	1	
Hairy vetch	*Vicia villosa*	5	
Italian thistle	*Carduus pycnocephalus*	rare	
Scarlet pimpernel	*Lysimachia arvensis*	1	
Unknown aster	Asteraceae	rare	

Common vetch	*Vicia sativa*		

Grass Cover:	85
Forb Cover:	15

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	69%
Litter	30%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	1%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	38		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Scarlet pimpernel	*Lysimachia arvensis*	1	
Wild oat	*Avena fatua*	5	
Purple false brome	*Brachypodium distachyon*	15	
Soap root	*Chlorogalum pomeridianum*	5	
Cut-leaved cranes-bill	*Geranium dissectum*	rare	
sow thistle	*Sonchus sp.*	1	
Unknown aster	Asteraceae	1	
Coyote brush	*Baccharis pilularis*	1	
Italian thistle	*Carduus pycnocephalus*	rare	
	Asteraceae sp. 2	rare	

Grass Cover:	90

Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	52%
Litter	45%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	2%
Rodent activity	1%
Hoof Punch	%
Total	0%

Quadrat Number:	39		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soap root	*Chlorogalum pomeridianum*	50	
Purple false brome	*Brachypodium distachyon*	15	
Wild oat	*Avena fatua*	5	
Hairy vetch	*Vicia villosa*	15	

Grass Cover:	40
Forb Cover:	60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	56%
Litter	35%
Bedrock (Incl. outcrops)	7%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	1%

Fines (Incl sand, mud)	1%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	40		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Soap root	*Chlorogalum pomeridianum*	75	
False purple broom	*Brachypodium distachyon*	5	
Italian thistle	*Carduus pycnocephalus*	1	
Ripgut brome	*Bromus Diandrus*	rare	
Pearly everlasting	*Anaphalis margaritacea*	1	Senesced
Asteraceae sp. (probably pearly everlasting)		1	
Scarlet pimpernel	*Lysimachia arvensis*	1	

Grass Cover:	10
Forb Cover:	90

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	75%
Litter	20%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	5%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	11		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Wild oat	*Avena fatua*	25	
Rose clover	*Trifolium hirtum*	50	
Hairy vetch	*Vicia villosa*	1	
Mediterranean Storks-bill	*Erodium botrys*	15	
Chile trefoil	*Acmispon wrangelianus*	1	
Italian wild rye	*Festuca perennis*	5	
Purple needle grass	*Stipa pulchra*	1	
Purple false brome	*Brachypodium distachyon*	15	

Grass Cover: 55
Forb Cover: 45

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	12		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	5	
Rose clover	*Trifolium hirtum*	50	

Mediterranean storks-bill	*Erodium botrys*	15	
Wild oat	*Avena fatua*	15	
Italian wild rye	*Festuca perennis*	1	
Chile trefoil	*Acmispon wrangelianus*	rare	
purple false brome	*Brachypodium distachyon*	5	
Coast live oak	*Quercus agrifolia*	rare	

Grass Cover: 40
Forb Cover: 60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	88%
Litter	12%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

SEQUOIA
Ecological Consulting, Inc.

Town of San Anselmo Sorich Park Botanical Survey Form

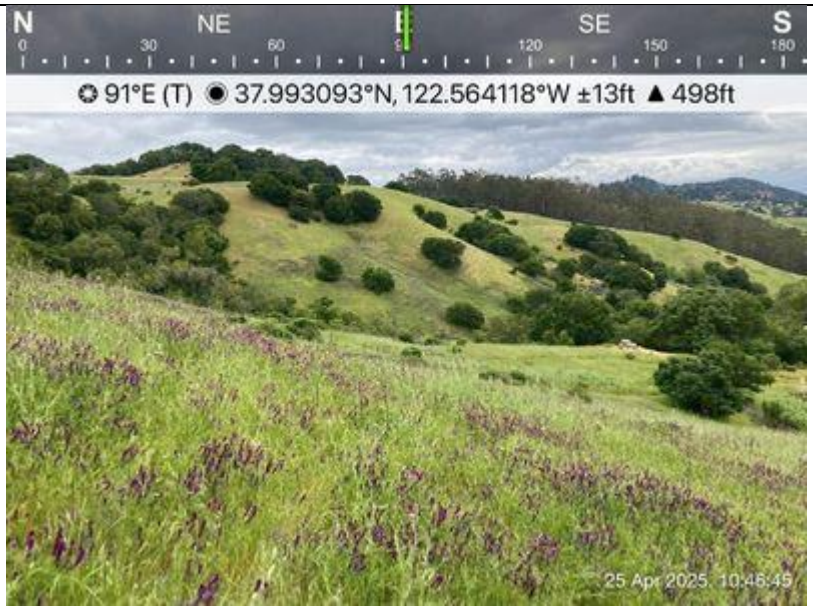
GENERAL INFORMATION	
Survey Date:	April 25, 2025
Surveyor/Affiliation:	Benji Fine and Vinnie Minervini-Zick
GPS Start Location:	
GPS End Location:	
Length/Acreage of Survey Area:	
Status of Project:	☐ Pre-initial treatment ☐ Post-initial treatment
Invasive Species Presence:	
Total Number of Photo Points:	5
Site Notes:	

PROJECT PHOTO POINTS	
Photo Point Number:	19
GPS Coordinates:	37.99082, -122.56322
North	

East	 N NE E SE S 90°E (T) 37.990725°N, 122.563206°W ±13ft 216ft 25 Apr 2025, 09:36:46
South	 E SE S SW W 179°S (T) 37.990706°N, 122.563235°W ±13ft 235ft 25 Apr 2025, 09:37:07

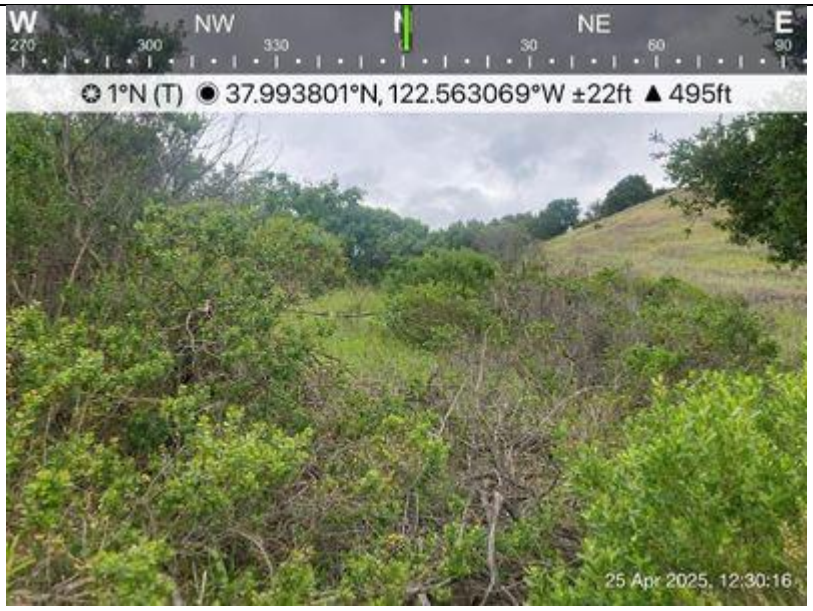
West	
Close-up Photo	

Photo Point Number:	21
GPS Coordinates:	37.99309, -122.56413

North	 W NW N NE E 270 300 330 30 60 90 1°N (T) 37.993100°N, 122.564122°W ±13ft 498ft 25 Apr 2025, 10:46:37
East	 N NE E SE S 0 30 60 120 150 180 91°E (T) 37.993093°N, 122.564118°W ±13ft 498ft 25 Apr 2025, 10:46:49

South	 E SE S SW W 180°S (T) 37.993090°N, 122.564126°W ±13ft 498ft 25 Apr 2025, 10:46:52
West	 S SW W NW N 270°W (T) 37.993088°N, 122.564125°W ±13ft 498ft 25 Apr 2025, 10:47:01

Close-up Photo	

Photo Point Number:	30
GPS Coordinates:	37.99378, -122.56309
North	

East	 N NE E SE S 90°E (T) 37.993781°N, 122.563050°W ±19ft ▲ 494ft 25 Apr 2025, 12:30:26
South	 E SE S SW 167°S (T) 37.993778°N, 122.563068°W ±13ft ▲ 498ft 25 Apr 2025, 12:30:58

West	

S
SW
W
NW
N
180
210
240
270
300
330
0
271°W (T)
37.993774°N, 122.563080°W ±13ft
496ft
25 Apr 2025

Close-up Photo	

Photo Point Number:	1
GPS Coordinates:	37.99044, -122.55908

North	 W NW NE E 270 300 330 30 60 90 360°N (T) 37.990438°N, 122.559077°W ±26ft 232ft 25 Apr 2025, 12:59:08
East	 N NE E SE S 0 30 60 90 120 150 180 92°E (T) 37.990473°N, 122.559080°W ±22ft 239ft 25 Apr 2025, 12:59:17

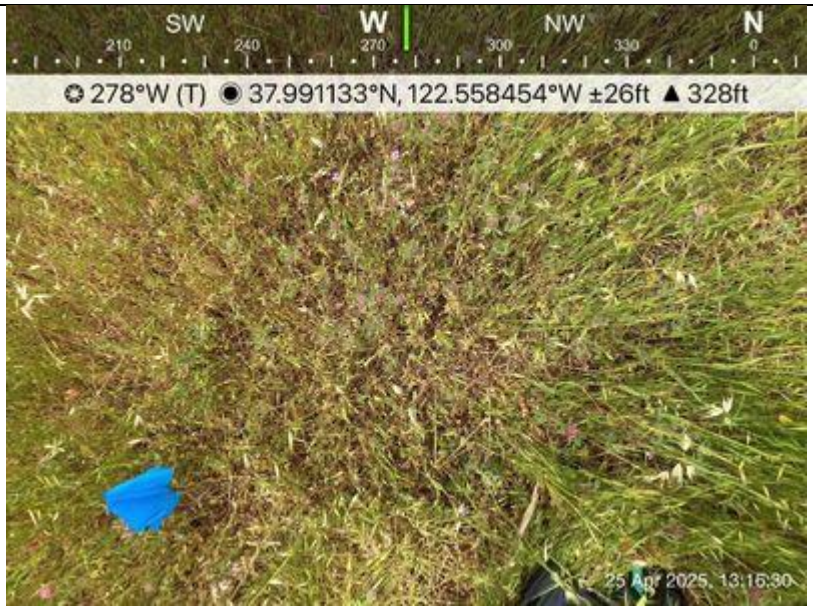
South	 E SE S SW W 90 120 150 180 210 240 270 181°S (T) 37.990497°N, 122.559090°W ±29ft 242ft 25 Apr 2025, 12:59:26
West	 S SW W NW N 180 210 240 270 300 330 0 270°W (T) 37.990505°N, 122.559113°W ±13ft 245ft 25 Apr 2025, 12:59:39

Close-up Photo	

Photo Point Number:	10
GPS Coordinates:	37.99106, -122.55834

North	 W NW N NE E 270 300 330 0 30 60 90 359°N (T) 37.991060°N, 122.558341°W ±45ft 182ft 25 Apr 2025, 13:16:06
East	 N NE E SE S 0 30 60 90 120 150 180 90°E (T) 37.991125°N, 122.558435°W ±42ft 335ft 25 Apr 2025, 13:16:12

South	 E SE S SW W 90 120 150 180 210 240 270 181°S (T) 37.991124°N, 122.558444°W ±36ft 326ft 25 Apr 2025, 13:16:19
West	 S SW W NW N 180 210 240 270 300 330 0 270°W (T) 37.991131°N, 122.558461°W ±29ft 327ft 25 Apr 2025, 13:16:26

Close-up Photo	

QUADRAT TRANSECT MONITORING

Quadrat Number:	13

Common Name	Scientific Name	Percent Cover	Phenology
Lupin	*Lupinus albifrons*	15	
Rattlesnake grass	*Briza maxima*	25	
Rose clover	*Trifolium hirtum*	50	
Wild oat	*Avena fatua*	5	
Blue dicks	*Dipterostemon capitatum*	1	
Grassy tarweed	*Madia gracilis*	15	
False purple brome	*Brachypodium distachyon*	15	
Redstem filaree	*Erodium cicutarium*	rare	
Hairy vetch	*Vicia villosa*	1	

Grass Cover:	55
Forb Cover:	45

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%

BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	14		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rose clover	*Trifolium hirtum*	15	
Bush lupine	*Lupinus albifrons*	1	
Rattlesnake grass	*Briza maxima*	25	
Soap root	*Chlorogalum pomeridianum*	5	
Coast live oak	*Quercus agrifolia*	1	
Wild oat	*Avena fatua*	5	
False purple brome	*Brachypodium distachyon*	15	
Grassy tarweed	*Madia gracilis*	15	
California buttercup	*Ranunculus californicus*	5	
Chile trefoil	*Acmispon wrangelianus*	1	
Redstem filaree	*Erodium cicutarium*	1	
Common cleavers	*Gallium aparine*	rare	
Hairy vetch	*Vicia villosa*	1	
clarkia	*Clarkia sp.*	rare	
Rough cats ear	Hypochaeris radicata	5	
Grass Cover:	55		

Forb Cover:	45

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	88%
Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	1%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	15		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	50	
Soap root	*Chlorogalum pomeridianum*	50	
Rattlesnake grass	*Briza maxima*	25	
False purple brome	*Brachypodium distachyon*	25	
Italian thistle	*Carduus pycnocephalus*	1	
Cutleaf geranium	*Geranium dissectum*	15	
Poison oak	*Toxicodendron diversilobum*	5	
Scarlet pimpernel	*Lysimachia arvensis*	5	
Wild oat	*Avena fatua*	1	
Italian wild rye	*Festuca perennis*	5	

Grass Cover:	30
Forb Cover:	70

SURFACE COVER

Cover Type	Percent Cover
Water	%
BA Stems	95%
Litter	5%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	16		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	50	
Common vetch	*Vicia sativa*	5	
Wild oat	*Avena fatua*	25	
Italian wild rye	*Festuca perennis*	1	
Italian thistle	*Carduus pycnocephalus*	15	
Rattlesnake grass	*Briza maxima*	5	
Common hedge parsley	*Torilis arvensis*	5	
Scarlet pimpernel	*Lysimachia arvensis*	1	
False purple brome	*Brachypodium distachyon*	15	
Valey oak (canopy)	*Quercus lobata*	1	

Grass Cover:	55
Forb Cover:	45

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	90%

Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	17		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rattlesnake grass	*Briza maxima*	50	
Wild oat	*Avena fatua*	5	
Italian wild rye	*Festuca perennis*	5	
Ripgut brome	*Bromus diandrus*	1	
False purple brome	*Brachypodium distachyon*	25	
Italian thistle	*Carduus pycnocephalus*	5	
Scarlet pimpernel	*Lysimachia arvensis*	5	
Soap root	*Chlorogalum pomeridianum*	5	
Common vetch	*Vicia villosa*	5	
Coast live oak (canopy)	*Quercus agrifolia*	50	
common hedge parsley	*Torilis arvensis*	1	
Rough cats ear	*Hypochaeris radicata*	1	
Cuttleaf geranium	*Geranium dissectum*	1	
redstem storks-bill	*Geranium cicutarium*	1	
Hawkbit	*Leontodon* sp.	1	

Rose clover	*Trifolium hirtum*	1	
storks bill	*Erodium botrys*	1	
narrowleaf cottonrose	*Logfia gallica*	rare	

Grass Cover: 65
Forb Cover: 36

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	85%
Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	5%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number: 18

Common Name	Scientific Name	Percent Cover	Phenology
Wild oat	*Avena fatua*	5	
Italian thistle	*Carduus pycnocephalus*	1	
False purple brome	*Brachypodium distachyon*	25	
Coast madia	*Madia sativa*	5	
Rose clover	*Trifolium hirtum*	5	
Bay laurel (canopy)	*Umbellularia californica*	25	
toothed bur-clover	*Metacogo polymorpha*	rare	
Purple needle grass	*Stipa pulchra*	5	
Tocolote	*Centaurea melitensis*	5	
Scarlet pimpernel	*Lysimachia arvensis*	1	

Grass Cover:	80
Forb Cover:	20

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	75%
Litter	25%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	19		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Purple needle grass	*Stipa pulchra*	5	
Wild oat	*Avena fatua*	5	
Rattlesnake grass	*Briza maxima*	15	
Soap root	*Chlorogalum pomeridianum*	15	
False purple brome	*Brachypodium distachyon*	25	
Coast live oak (seedling)	*Quercus agrifolia*	rare	
Cuttleaf geranium	*Geranium dissectum*	1	
Common vetch	*Vicia sativa*	1	
	Madia sp.	5	
California bur clover	*Medicago polymorpha*	rare	
Scarlet pimpernel	*Lysimachia arvensis*	1	

Cleavers	*Gallium aparine*	5	
Italian thistle	*Carduus pycnocephalus*	1	
hedgenettle	*Stachys* sp.	rare	
Eggleaf spurge	*Euphorbia oblongata*	1	
Spreading Hedge Parsley	*Torilis arvensis*	5	
sanicle	*Sanicula* sp.	1	

Grass Cover:	80
Forb Cover:	20

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	50%
Litter	50%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	0%

Quadrat Number:	20		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rattlesnake grass	*Briza maxima*	75	
Wild oat	*Avena fatua*	15	
False purple brome	*Brachypodium distachyon*	25	
Italian thistle	*Carduus pycnocephalus*	5	
Common vetch	*Vicia sativa*	5	
Italian wild rye	*Lolium multiflorum*	5	

Eggleaf spurge	*Euphorbia oblongata*	1	
Cleavers	*Galium aparine*	rare	
Soap root	*Chlorogalum pomeridianum*	1	
Cuttleaf geranium	*Geranium dissectum*	1	
Ookow	*Dipterostemon capitatum*	1	
	Madia Sp.	1	

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	95%
Litter	5%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	21		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	50	
Wild oat	*Avena fatua*	15	
Italian thistle	*Carduus pycnocephalus*	5	
Purple needle grass	*Stipa pulchra*	1	
False purple brome	*Brachypodium distachyon*	25	
Rough cats ear	*Hypochaeris radicata*	1	

California poppy	*Eschscholzia californica*	1	
Soft brome	*Bromus hordeaceus*	1	

Grass Cover: 55
Forb Cover: 45

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number: 22

Common Name	Scientific Name	Percent Cover	Phenology
Hairy vetch	*Vicia villosa*	50	
Italian thistle	*Carduus pycnocephalus*	25	
Wild oat	*Avena fatua*	15	
California poppy	*Eschscholzia californica*	5	
False purple brome	*Brachypodium distachyon*	50	
Wavy-leaved soaproot	*Chlorogalum pomeridianum*	5	
Spiny sowthistle	Sonchus asper	1	

Grass Cover: 40
Forb Cover: 60

SURFACE COVER	
Cover Type	**Percent Cover**

Water	%
BA Stems	95%
Litter	5%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	23		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	25	
Wild oat	*Avena fatua*	5	
Italian thistle	*Carduus pycnocephalus*	5	
False purple brome	*Brachypodium distachyon*	50	
Wavy-leaved soaproot	*Chlorogalum pomeridianum*	1	
Spiny sowthistle	*Sonchus asper*	1	
Scarlet pimpernel	*Lysimachia arvensis*	1	

Grass Cover:	65
Forb Cover:	35

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	85%
Litter	15%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%

Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	24		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Italian thistle	*Carduus pycnocephalus*	5	
Hairy vetch	*Vicia villosa*	5	
Wild oat	*Avena fatua*	5	
False purple brome	*Brachypodium distachyon*	50	
Purple needle grass	*Stipa pulchra*	1	
Soft brome	*Bromus hordeaceus*	rare	

Grass Cover: 90
Forb Cover: 10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	78%
Litter	%
Bedrock (Incl. outcrops)	20%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	2%
Hoof Punch	%
Total	100%

Quadrat Number:	25		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	50	

Wild oat	*Avena fatua*	25	
False purple brome	*Brachypodium distachyon*	50	
Italian thistle	*Carduus pycnocephalus*	5	
Prickly lettuce	*Lactuca serriola*	1	
Redstem filaree	*Erodium cicutarium*	1	
Pearly everlasting (?)	*Anaphalis margaritacea*	1	
Spiny sowthistle	*Sonchus asper*	1	
California poppy	*Eschscholzia californica*	1	
Scarlet pimpernel	*Lysimachia arvensis*	1	

Grass Cover: 60
Forb Cover: 40

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	95%
Litter	5%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	26		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Wavy-leaved soaproot	*Chlorogalum pomeridianum*	50	
Coast live oak (overhang)	*Quercus agrifolia*	100	

Poison oak (overhang)	*Toxicodendron diversilobum*	50	
False purple brome	*Brachypodium distachyon*	15	
Scarlet pimpernel	*Lysimachia arvensis*	1	
Hairy vetch	*Vicia villosa*	1	

Grass Cover: 10
Forb Cover: 90

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	30%
Litter	67%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	3%
Hoof Punch	%
Total	100%

Quadrat Number: 27

Common Name	Scientific Name	Percent Cover	Phenology
Italian wild rye	*Festuca perennis*	5	
Hairy vetch	*Vicia villosa*	15	
False purple brome	*Brachypodium distachyon*	50	
Wild oat	*Avena fatua*	5	
Redstem filaree	*Erodium cicutarium*	1	
Scarlet pimpernel	*Lysimachia arvensis*	1	
Italian thistle	*Carduus pycnocephalus*	1	

Grass Cover: 70

Forb Cover:	30

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	74%
Litter	25%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	1%
Hoof Punch	%
Total	0%

Quadrat Number:	28		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rattlesnake grass	*Briza maxima*	1	
Ripgut brome	*Bromus diandrus*	1	
Italian wild rye	*Festuca perennis*	5	
Soap root	*Chlorogalum pomeridianum*	5	
Italian thistle	*Carduus pycnocephalus*	5	
Rough cats ear	*Hypochaeris radicata*	5	
Cuttleaf geranium	*Geranium dissectum*	1	
Hairy vetch	*Vicia villosa*	1	
False purple brome	*Brachypodium distachyon*	50	
Soft brome	*Bromus hordeaceus*	1	
Wild oat	*Avena fatua*	1	

Grass Cover:	90
Forb Cover:	10

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	50%
Litter	40%
Bedrock (Incl. outcrops)	10%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	29		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	50	
Crimson clover	*Trifolium incarnatum*	5	
Grassy tarweed	*Madia gracilIs*	1	
Scarlet pimpernel	*Lysimachia arvensis*	rare	
Italian thistle	*Carduus pycnocephalus*	15	
Italian wild rye	*Festuca perennis*	5	
Purple needle grass	*Stipa pulchra*	5	
Bur clover	*Medicago polymorpha*	rare	
False purple broom	*Brachypodium distachyon*	50	
Narrowleaf plantain	*Plantago lanceolata*	rare	
Dog tail grass	*Cynosurus echinatus*	1	
Soap root	*Chlorogalum pomeridianum*	5	
Coast live oak (overhang)	*Quercus agrifolia*	25	

Cuttleaf geranium	*Geranium dissectum*	1	
Clustered clover	*Trifolium glomeratum*	rare	
Wild oat	*Avena fatua*	1	

Grass Cover: 40
Forb Cover: 60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	63%
Litter	35%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	2%
Hoof Punch	%
Total	100%

Quadrat Number: 30

Common Name	Scientific Name	Percent Cover	Phenology
Soap root	*Chlorogalum pomeridianum*	15	
Coyote brush	*Baccharis pilularis*	5	
Hairy vetch	*Vicia villosa*	5	
False purple brome	*Brachypodium distachyon*	50	
Wild oat	*Avena fatua*	5	
Scarlet pimpernel	*Lysimachia arvensis*	5	
Coast live oak (seedling)	*Quercus agrifolium*	rare	
Soft brome	*Bromus hordeaceus*	5	

Rat's tail fescue	*Festuca myuros*	5	

Grass Cover:	65
Forb Cover:	35

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	80%
Litter	20%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	1		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Redstem filaree	*Erodium cicutarium*	15	
False purple brome	*Brachypodium distachyon*	50	
Hairy vetch	*Vicia villosa*	1	
Rose clover	*Trifolium hirtum*	25	
Wild oat	*Avena fatua*	5	
Grassy tarweed	*Madia gracilis*	1	
Narrowleaf cottonrose	*Logfia gallica*	1	
Mediterranean linseed	*Bellardia trixago*	1	
	Madia sp.	5	

Grass Cover:	60
Forb Cover:	40

SURFACE COVER

Cover Type	Percent Cover
Water	%
BA Stems	78%
Litter	20%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	2%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	10		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Rose clover	*Trifolium hirtum*	75	
Hairy vetch	*Vicia villosa*	5	
redstem filaree	*Erodium cicutarium*	15	
False purple brome	*Brachypodium distachyon*	50	
Wild oat	*Avena fatua*	25	
Bush lupine	*Lupinus albifrons*	1	
Purple needle grass	*Stipa pulchra*	rare	
Italian wild rye	*Festuca perennis*	1	
Wooly clover	*Trifolium tomentosum*	rare	
Rough cats ear	*Hypochaeris radicata*	1	

Grass Cover: 50
Forb Cover: 50

SURFACE COVER

Cover Type	Percent Cover
Water	%
BA Stems	93%
Litter	5%

Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	1%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	1%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	9		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
California poppy	*Eschscholzia californica*	1	
Bush lupine	*Lupinus albifrons*	1	
Rose clover	*Trifolium hirtum*	15	
Wild oat	*Avena fatua*	15	
Hairy vetch	*Vicia villosa*	1	
Mediterranean storks bill	*Erodium botrys*	5	
False purple brome	*Brachypodium distachyon*	50	
	Logfia sp.	rare	
Chile trefoil	*Acmispon wrangelianus*	1	
Soap root	*Chlorogalum pomeridianum*	rare	
Rattlesnake grass	*Briza maxima*	rare	
Purple needle grass	*Stipa pulchra*	1	

Grass Cover:	70
Forb Cover:	30

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	94%

Litter	5%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	1%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%

Quadrat Number:	8		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	50	
Chile trefoil	*Acmispon wrangelianus*	5	
False purple brome	*Brachypodium distachyon*	50	
Wild oat	*Avena fatua*	5	
Mediterranean storks bill	*Erodium botrys*	5	
Rose clover	*Trifolium hirtum*	15	
Italian wild rye	*Festuca perennis*	1	
Unknown aster	Asteraceae	1	
Wavy leaved soaproot	*Chlorogalum pomeridianum*	1	

Grass Cover:	40
Forb Cover:	60

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	85%
Litter	7%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%

Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	2%
Fines (Incl sand, mud)	2%
Rodent activity	4%
Hoof Punch	%
Total	100%

Quadrat Number:	7		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
cottonrose	*Logfia* sp.	1	
Rose clover	*Trifolium hirtum*	5	
Mediterranean stork bill	*Erodium malacoides*	15	
Wavy-leaved soaproot	*Chlorogalum pomeridianum*	15	
bindweed	*Calystegia* sp.	5	
Wild oat	*Avena fatua*	15	
False purple brome	*Brachypodium distachyon*	25	
California poppy	*Eschscholzia californica*	5	
Rough cats ear	*Hypochaeris radicata*	1	

Grass Cover:	50
Forb Cover:	50

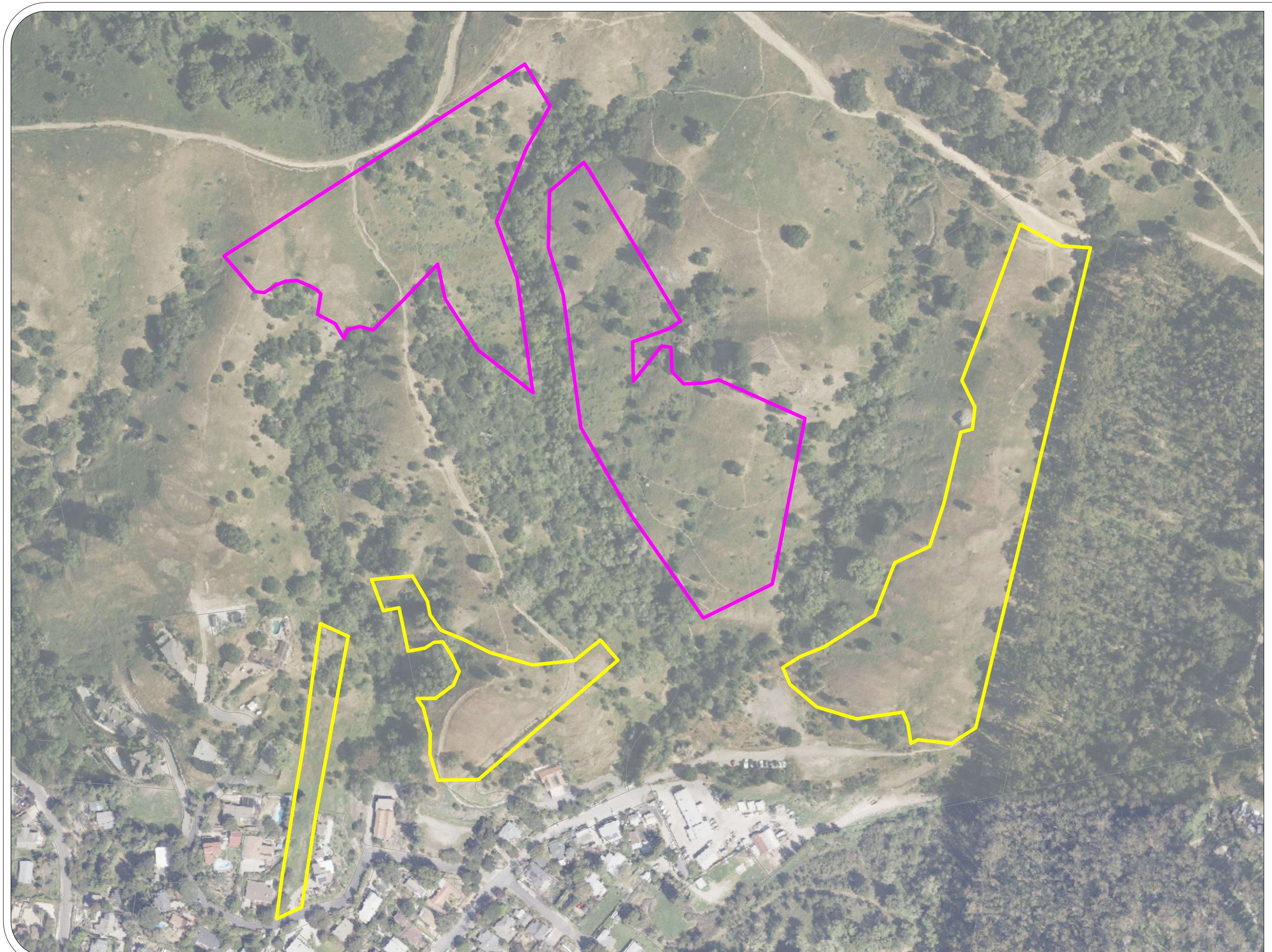
SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	81%
Litter	2%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	7%
Gravel (2mm-7.5cm)	3%
Fines (Incl sand, mud)	7%
Rodent activity	%

Hoof Punch	%
Total	100%

Quadrat Number:	6		
Common Name	**Scientific Name**	**Percent Cover**	**Phenology**
Hairy vetch	*Vicia villosa*	75	
Chile trefoil	*Acmispon wrangelianus*	5	
Rose clover	*Trifolium hirtum*	5	
Mediterranean stork bill	*Erodium malacoides*	5	
False purple brome	*Brachypodium distachyon*	25	
Wild oat	*Avena fatua*	15	
Italian thistle	*Carduus pycnocephalus*	1	
Unknown grass	Poaceae	5	Senesced

Grass Cover: 30
Forb Cover: 70

SURFACE COVER	
Cover Type	**Percent Cover**
Water	%
BA Stems	90%
Litter	10%
Bedrock (Incl. outcrops)	%
Boulder (>60cm diam)	%
Stone (25-60cm)	%
Cobble (7.5-25cm)	%
Gravel (2mm-7.5cm)	%
Fines (Incl sand, mud)	%
Rodent activity	%
Hoof Punch	%
Total	100%



TOWN OF
SAN ANSELMO
EST. 1907

Ver.	Changes

Town of San Anselmo
2026 Sorich Park
Grazing Map

Legend
UN-GRAZED
GRAZED
Date: 2/2/2026

Notice of Exemption

21-2023-120

To:	Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044 County Clerk County of: Marin Marin Civic Center 3501 Civic Center Dr., Suite 234 San Rafael, CA 94903	From:	(Public Agency) Town of San Anselmo 525 San Anselmo Avenue San Anselmo, CA 95960

FILED
MAY 31 2023
SHELLY SCOTT
MARIN COUNTY CLERK
By J. GILARDI Deputy

Project Title: Sorich Park and Hawthorne Canyon Prescribed Grazing

Project Applicant: Town of San Anselmo

Project Location – Specific: The proposed project would be conducted within Town of San Anselmo open space, which is owned and managed by the Town of San Anselmo.

Project Location – City: Town of San Anselmo

Project Location – County: Marin County

Description of Nature, Purpose and Beneficiaries of Project:

The purpose of the project would be to reduce fire fuels in open space areas through goat and sheep grazing, with the intention of reducing wildfire intensity and rate of spread in the event of ignition in the wildland or built environment. The project area is adjacent to occupied structures and abuts Marin County Open Space. Carefully managed and targeted grazing in high-vegetation open space areas has been shown to be an effective and efficient tool to meaningfully reduce the risk of wildfire. Targeted grazing reduces fire fuel load in open space areas that are adjacent to residential development. Grazing not only decreases the total fire fuel amount, but also decreases the overall height of underlying excessive vegetation, thereby improving suppression by reducing flame lengths, rate of fire spread, and fire severity. Herds can typically graze 1.5 acres per day. Manually removing this amount of fire fuel load in large areas of open space is impractical, inefficient, and cost prohibitive. By reducing fire fuels in the Town Open Space, the proposed project would also provide defensible space for fire suppression crews to safely defend the community from wildfire.

Name of Public Agency Approving Project: Town of San Anselmo

Name of Person or Agency Carrying Out Project: Town of San Anselmo

Exempt Status (Check one):

Ministerial (Sec. 21080(b)(1); 15268);

POSTED 5/31/23 TO 6/30/23

Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Common Sense Exemption (Sec. 15061(b)(3));
✓ Categorical Exemption. State type and section number: 15304, minor alterations to land for fire fuel reduction / fuel management activities and 15301, maintenance of existing public facilities or topographical features, involving negligible or no expansion of existing or former use.
Statutory Exemptions. State Code number:_____

Reasons why project is exempt:
The project is categorically exempt under California Environmental Quality Act (CEQA) Guidelines section 15304, Class 4 for Minor Alterations to Land and CEQA Guidelines section 15301, Class 1 for Exiting Facilities. A CEQA Class 4 exempt project consists of minor public or private alterations in the condition of land, water, and/or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The Project constitutes a minor alteration to the condition of land under CEQA Guidelines section 15304. The Project will provide protection for trees by wrapping certain tree trunks to prevent damage to bark. The Project utilizes a grazing herd composition that causes less damage to tree bark. The Project will not cause significant erosion or sedimentation of any waters, and will not result in the taking of an endangered, rare, or threatened plant of animal species. The scope of the proposed project as shown in the attached (Figure 1) is consistent with a minor alteration to the condition of the vegetation at discrete prescribed grazing sites.

In addition, a CEQA Class 1 exempt project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project will involve a minor alteration to open space land by removing excess fire fuel load vegetation through targeted and limited grazing. There is no expansion of existing or former use.

Additionally, no healthy, mature, scenic trees would be removed; no work would take place within sensitive habitat, including wetted wetlands or flowing waterways; and no ground disturbance, such as excavation, would take place. There are no facts or circumstances specific to this project that would support an exception to the categorical exemption. No exceptions listed under Section 15300.2 apply.

Lead Agency Contact Person	Area Code/Telephone/Extension
Sean Condry, Town of San Anselmo	415-258-4676

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project:
   Yes No

Signature:_____ Date: 5/30/23 Title: PUBLIC WORKS DIRECTOR
Signed by Lead Agency

Memorandum supporting NOE for Sorich Park and Hawthorne Canyon Prescribed Grazing

Categorical Exemption Summary

The Town of San Anselmo's Sorich Park and Hawthorne Canyon Prescribed Grazing Project (project) is categorically exempt under CEQA Guidelines Section 15304, Class 4 for Minor Alterations to Land and CEQA Guidelines Section 15301 for Existing Facilities. A CEQA Class 4 exempt project consists of minor public or private alterations in the condition of land, water, and/or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The project constitutes a minor alteration to the condition of land under CEQA Guidelines section 15304. The project will provide protection for trees by wrapping certain tree trunks to prevent damage to bark. The project utilizes a grazing herd composition that causes less damage to tree bark. The project will not cause significant erosion or sedimentation of any waters and will not result in the taking of an endangered, rare, or threatened plant or animal species. The scope of the project as shown in the attached (Figure 1) is consistent with a minor alteration to the condition of the vegetation at discrete prescribed grazing sites.

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Project Description

Treatment Area

The project would create fuel reduction zones in open spaces adjacent to communities within the Town of San Anselmo. The fuel reduction zones would be implemented across approximately 42 acres of land owned and managed by the Town of San Anselmo in the Sorich Park and Hawthorne Canyon areas. The residences directly adjacent to the work area and the broader nearby communities would benefit from the project treatments.

Grazing activities would occur within grassy areas containing light, flashing fuels, which are well suited for grazing for fuel management. Grazing would not occur in areas where slopes exceed 50 percent. Herds would be excluded from roadways, seasonal streams when actively flowing, and riparian zones.

Treatment Method

The project would involve transporting a herd of goats and sheep to the designated prescribed grazing sites. Site preparation would involve installation of a portable, solar-powered electric fence and water trough. The goats would be contained by the temporary fencing. The herder would determine the area to be grazed based on site conditions but would typically range from 1

to 2 acres at one time. The herd of 400 goats and sheep are not wether goats and are therefore less likely to eat bark or cause damage to trees.

Workers

A herd of goats and sheep is typically managed by one herder. The herd is comprised of up to 400 animals as well as herding dogs and a livestock guardian dog. A goat herder would accompany each herd continuously to provide security and monitoring of the goats and temporary fence. The herder would live out of a trailer staged at a suitable location, such as a parking lot or unimproved road.

Site Access

Prescribed grazing sites would be accessed using existing paved public and fire roads, and treatments along fire roads would be conducted entirely from existing roads. The herd may also gain access as it moves from Marin County Open Space property into Town Open Space lands.

Schedule and Duration

Goats and sheep would be in one location until it is determined to be comprehensively and evenly grazed, typically 2 to 3 days, depending upon stocking rate, before being moved to a new location, at which time the temporary fence would be moved. Goat herds would be unloaded and loaded during business hours (between 8:00 am and 5:00 pm).

The initial grazing activities could begin as early as June 2, 2023 and take place over about 16 days for Sorich Park and 10 days in Hawthorne Canyon based on previous years' experience. All prescribed grazing sites are planned to be grazed annually.

Project Design and Implementation Features
The Town has developed specific design and implementation features for this project, which will be implemented as follows:

Tree Wrapping – Central Marin Fire Department will wrap trees in Sorich Park to protect tree bark against damage.

Herd Composition - Star Creek Land Stewards will use a new type of herd for this grazing season, which will provide less damaging fuel reduction. Last year the herd was comprised of solely wether goats (males castrated at a young age) whereas this year the herd will be mixed female goats and sheep, which are less likely to eat tree bark.

Fencing Around Riparian Areas - Town staff will flag riparian areas that should be avoided and the herder will arrange the electric fence accordingly to ensure that the herd does not enter the riparian and other selected areas.

Discussion of Potential Exceptions (CEQA Section Guidelines 15300.2)

(a) Location:

Sensitive habitats, including flowing watercourses and wetland areas would be avoided by vehicles operated by the herder and goat grazing. Goats would be excluded from flowing waterways and riparian areas designated by staff. Due to the scope and design of the proposed project, the proposed project would not adversely affect riparian habitats as the work would not affect shade over a waterway or species diversity within riparian corridors, therefore, exception (a) does not apply.

(b) Cumulative Impact:

Though the herd would visit the site repeatedly, cumulative impacts as defined in CEQA Guidelines Section 15300.2, would not occur. Ongoing maintenance of the prescribed grazing sites would be limited to the types of activities previously described under this project or the cumulative projects mentioned above, which would be performed periodically to maintain fuel reduction areas to help slow or stop the spread of wildfire. Desktop review and surveys for avoidance, as needed, are anticipated to be conducted for cumulative fuel treatment projects, which would avoid significant cumulative impacts on biological and cultural resources. The proposed grazing would not significantly impact special-status plants and nesting birds due to the type of activity proposed, existing disturbances at the prescribed grazing sites, and short-term nature of the grazing each year, where the grazed vegetation grows back, often in the next season. The proposed project would not contribute to any potential significant cumulative effect and therefore, exception (b) does not apply.

(c) Significant Effects due to "Unusual Circumstances":

All grazing activities proposed by this project, and future maintenance grazing are considered routine and are prevalent and typical throughout the County and Bay Area region. Sensitive flowing waterways would be avoided. Significant effects on special-status species would not occur. The proposed project would modify the vegetation, but the natural character would remain, and the aesthetic change would not be substantial. Therefore, there are no unusual circumstances associated with the proposed project or the environment in which it would be implemented would occur, and exception (c) does not apply.

(d) Scenic Highways:

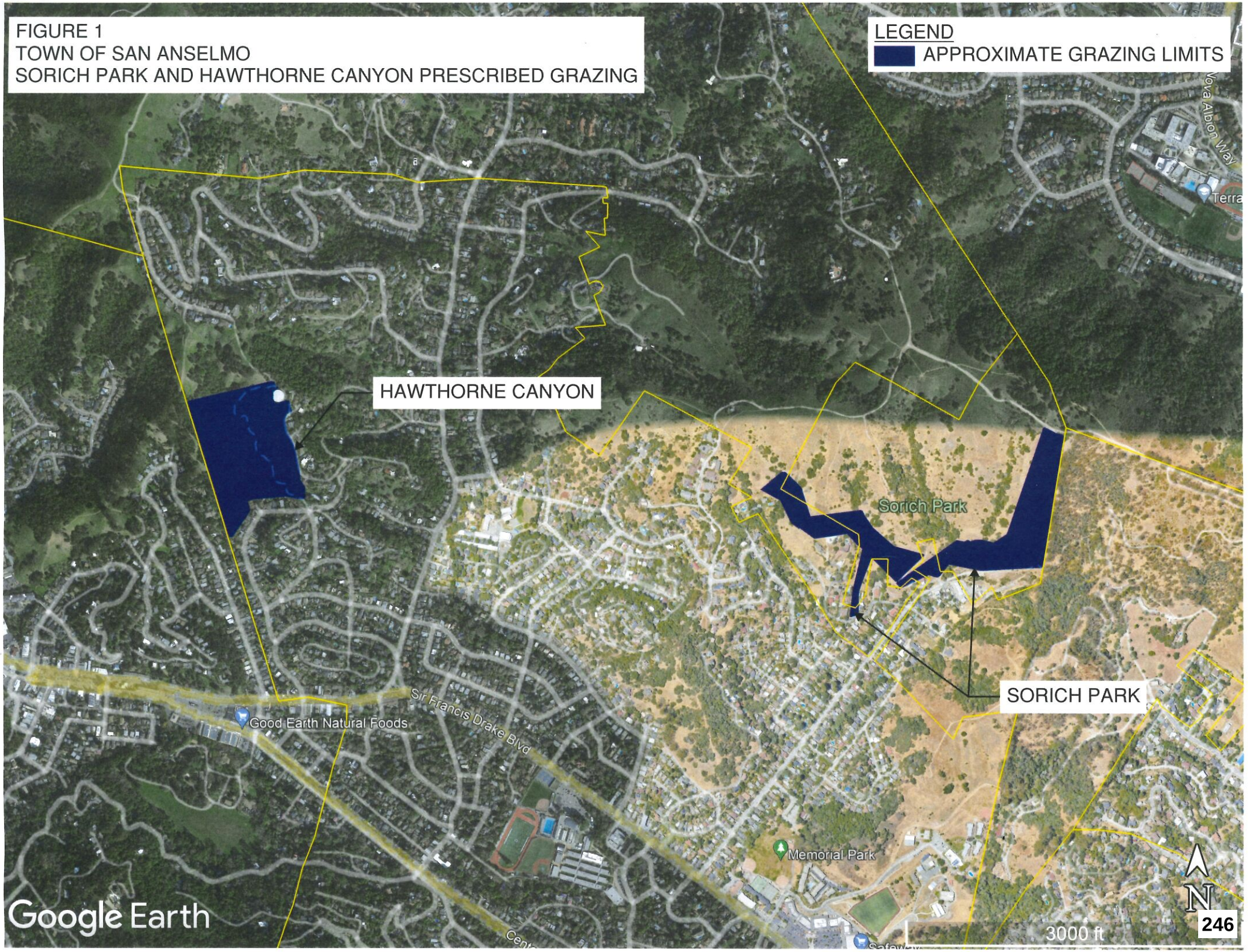
No designated California State Scenic Highways occur in the vicinity of the work areas; therefore, exception (d) does not apply (Caltrans, 2021).

(e) Hazardous Waste Sites:

Per the current government database of hazardous waste sites at the time of this filing, there are no hazardous waste sites located within or adjacent to the work areas (SWRCB, 2021). No ground disturbing activities that could unearth potentially contaminated soils would occur; therefore, exception (e) does not apply.

(f) Historical Resources:

Prescribed grazing would not alter any built environment features and would not cause a substantial adverse change in the significance of a known or previously undiscovered historical resource. Therefore, exception (f) does not apply.


FIGURE 1
TOWN OF SAN ANSELMO
SORICH PARK AND HAWTHORNE CANYON PRESCRIBED GRAZING
LEGEND
APPROXIMATE GRAZING LIMITS
HAWTHORNE CANYON
SORICH PARK
Sorich Park
Sir Francis Drake Blvd
Good Earth Natural Foods
Memorial Park
Nova Albion Way
Google Earth
3000 ft
N
246

SORICH RANCH PARK

Goat Grazing Workplan

Fire Fuel Reduction & Invasive Species Management

Prepared for	Town of San Anselmo Public Works Department
Site	Sorich Ranch Park, San Anselmo, CA 94960
Site Size	Approximately 60 acres
Prepared in coordination with	Marin Wildfire Prevention Authority (MWPA) PDIFs
Document Status	DRAFT — For Review and Comment
Date	March 10, 2026

Note: This document is a draft workplan prepared as a guiding framework for the implementation of prescribed goat grazing at Sorich Ranch Park. It draws on the Marin Wildfire Prevention Authority (MWPA) Evaluation of Potential Impacts of Livestock Grazing on Special-Status Plants and Sensitive Natural Communities (Sequoia Ecological Consulting, Inc., 2022, updated 2025) and Town of San Anselmo Sorich Park Monitoring Program Monitoring Report 2025 – Year 1 (Sequoia Ecological Consulting, Inc., 2026).

1. PURPOSE & BACKGROUND

1.1 Purpose of This Workplan

This workplan guides the implementation of a prescribed goat grazing program at Sorich Ranch Park (the Park) in San Anselmo, California. The primary goals are to: (1) reduce accumulation of fine fuels and flammable biomass to lower wildfire risk along the wildland urban interface (“WUI”); (2) control and reduce populations of invasive plant species, particularly French broom (Genista monspessulana), Scotch broom (Cytisus scoparius), and invasive annual grasses; and (3) support the long-term health and diversity of the Park's native grassland and oak savanna communities.

Prescribed goat grazing has been identified in the Marin County Community Wildfire Protection Plan (Fire Safe Marin 2020) as a preferred tool for fuel reduction, and this workplan incorporates the Project Design and Implementation Features (PDIFs) developed by the Marin Wildfire Prevention Authority (MWPA) to protect sensitive plant species and natural communities during grazing activities. The workplan also adheres to the notice of exemption prepared for the Town’s annual grazing program in Sorich Ranch Park in May 2023.

1.2 Site Description

Sorich Ranch Park is a 60-acre public open space located at the end of San Francisco Boulevard in San Anselmo, Marin County, California. The Park is managed by the Town of San Anselmo and

serves as a gateway to more than 9,000 acres of connected regional open space. The site is bordered by residential neighborhoods to the south and west, and connects to the Marin County Open Space District network to the north and east.

The Park features a mosaic of habitat types, including:

- Native coastal oak woodland, dominated by coast live oak (Quercus agrifolia) and valley oak (Quercus lobata)
- Grassland and oak savanna, with a mix of native and non-native annual and perennial grasses
- Redwood (Sequoia sempervirens) groves and bay laurel (Umbellularia californica) stands in shaded, mesic areas
- Riparian corridor along Sorich Creek, a seasonal stream draining toward San Anselmo Creek
- Eucalyptus woodland in the upper reaches of the Park

Invasive species posing the greatest threat to the Park's ecological health and fuel load include French broom, Scotch broom, coyote brush encroachment into grasslands, and invasive annual grasses such as ripgut brome (Bromus diandrus) and wild oat (Avena barbata). The Town has carried out annual goat grazing in the Park for several years, which has proven to be a cost-effective approach to accelerate fuel reduction and invasive species control at a landscape scale. In addition, volunteer efforts by the Friends of Sorich Park have sought to address invasive species through hand-pulling and mowing work parties.

2. PROGRAM OBJECTIVES

The Sorich Ranch Park goat grazing program has the following measurable objectives:

Objective	Target Outcome
Fuel Reduction	Reduce fine fuel load (standing biomass) by ≥50% within treatment zones; decrease flame length and fire spread potential
Broom Control	Reduce cover and vigor of French broom and Scotch broom within treatment areas; prevent seed set in treated zones
Invasive Grass Control	Reduce cover of ripgut brome and wild oat; create competitive advantage for native grasses and forbs
Coyote Brush Management	Reduce shrub encroachment into target grassland zones to prevent habitat type conversion
Native Plant Support	Maintain or increase native grass and forb cover; avoid direct damage to native or special-status plant populations
Soil & Water Protection	Implement grazing to avoid accelerated erosion, soil compaction, and/or increased turbidity in Sorich Creek

3. LIVESTOCK SELECTION

Goats are the recommended livestock species for this program. They are the most appropriate choice for Sorich Ranch Park given the site's target vegetation, terrain, and ecological sensitivities. Key reasons for selecting goats include:

- Goats are highly effective browsers of woody invasive plants, including French broom and Scotch broom, which are unpalatable to most other livestock species.
- Goats consume a wide range of invasive annual grasses and forbs, including ripgut brome, wild oat, artichoke thistle, black mustard (Brassica nigra), and wild radish (Raphanus spp.).
- Goats can easily access steep slopes that humans/machinery cannot.
- Goats preferentially consume seedlings and immature seed heads, reducing viable seed output from invasive plants.

Herd size and stocking rate will be determined by the contractor in consultation with the Town of San Anselmo and the supervising biologist, based on treatment area acreage, available forage, and target intensity. Goats may browse the bark of oak trees if understory forage is depleted; therefore, exclusion fencing will be maintained around established oak trees. This and other measures are discussed in Section 6 (Sensitive Area Exclusions). A moderate intensity approach is recommended for most treatment areas to balance effective fuel reduction with protection of native plant resources.

4. TREATMENT ZONES

Treatment zones are defined based on habitat type, fuel load, invasive species distribution, and presence of sensitive resources. Zones are divided into primary treatment areas and exclusion zones. Final zone boundaries must be confirmed through pre-treatment site surveys conducted by a qualified biologist.

4.1 Exclusion Zones (No Grazing)

The following areas will be excluded from all grazing activities. Exclusion fencing will be installed prior to introducing the herd (MWPA PDIF: SH-2):

- Sorich Creek riparian corridor and a minimum 50-foot buffer on each side
- All known native plant restoration plots and irrigation-maintained native plantings
- Redwood grove and adjacent mesic areas
- Though no special-status species have ever been identified in the Park, if any are discovered during pre-treatment surveys their locations will be fenced prior to introducing the herd (ES-1)
- Areas with slopes greater than 50% (NOE)
- Areas immediately around established oak trees

5. SEASONAL TIMING & SCHEDULE

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Timing is a critical factor in achieving effective fuel and invasive species control while protecting sensitive resources. Staff will work with Sequoia and the goat grazing contractor to determine the optimal timing for annual grazing.

6. GRAZING INTENSITY & MANAGEMENT

6.1 Herd Containment & Movement

- Temporary electric fencing will be used to contain the herd within designated treatment zones and exclude them from sensitive areas.
- Fencing must meet the following wildlife-friendly standards: no barbed wire; top wire height no greater than 42 inches on flat ground to allow deer passage.
- The contractor must provide portable water supply for the herd, placed outside of environmentally sensitive areas (HYD-1). Water must not be placed within 50 feet of Sorich Creek or any wetland feature.
- Grazing will not be conducted during active storm events or when soils are muddy and hooves may sink into the ground.

6.2 Dead Biomass

Goats and all livestock do not consume dead vegetation. Areas with heavy accumulation of dead biomass will require supplemental manual removal of dead fuels before or after the grazing treatment to ensure complete fuel reduction (Fire Safe Marin 2021).

7. ENVIRONMENTAL PROTECTIONS (PDIFs)

Grazing activities at Sorich Ranch Park will incorporate the following Marin Wildfire Prevention Authority Project Design and Implementation Features (PDIFs).

PDIF Code	Requirement Summary
ES-1	Pre-treatment botanical surveys must be conducted by a qualified biologist during the blooming period (or as close as feasible) across all proposed treatment zones. Any special-status plant populations identified must be flagged and buffered. Temporary exclusion fencing must be installed around flagged individuals before the herd is introduced.
IP-1	All equipment, vehicles, and the goat contractor's clothing and footwear must be cleaned of soil, seeds, and vegetative matter before entering the Park and when leaving any area with invasive plant infestations.
IP-2	Segregate and treat soils and vegetation contaminated with invasive plant seeds. Minimize soil disturbance to reduce establishment of new invasive plants.

DRAFT

IP-3	Schedule treatment activities to maximize effectiveness and minimize seed spread. Broom and annual grass treatments should occur before seed set wherever possible.
IP-4	Retain all beneficial, low-fire-risk, healthy native plant species. Contractor must direct goats away from native plantings and known native grass patches.
HYD-1	Limit grazing within 50 feet of Sorich Creek to short durations only (or exclude entirely if practicable). Provide portable water supply outside of sensitive areas. Herd out of area immediately if accelerated soil erosion is observed.
SH-2	Exclude goats from riparian areas and Sorich Creek and a 50-foot buffer. Exclude from any identified serpentine or chaparral communities. Limited access may be permitted only if the biologist determines it would benefit the plant community without causing harm.

8. MONITORING & ADAPTIVE MANAGEMENT

Monitoring is essential to document treatment effectiveness, ensure compliance with environmental protection measures, and inform adaptive management decisions for future grazing cycles. The following monitoring protocols are required:

8.1 Pre-Treatment

- Complete botanical survey of all treatment areas, Document and map all special-status plant populations, native plant communities, and sensitive habitat features.
- Establish photo monitoring stations at representative locations in treatment areas. Photograph before each grazing treatment.
- Document baseline cover estimates for target invasive species (broom, ripgut brome, wild oat) and native species using line-intercept transects or photo plots.
- Confirm exclusion fencing installation and verify all sensitive areas are properly demarcated before herd introduction.

8.2 During Treatment

- Daily check of all exclusion fencing integrity by contractor or Town Staff.
- Immediate documentation and reporting of any observed special-status species, wildlife disturbance, erosion, or fencing failures.
- Contractor or Town Staff must maintain a daily log of herd location, grazing activity, and any observations relevant to environmental compliance.

8.3 Post-Treatment

- Photo monitoring at established stations immediately following each treatment and at 12 months post-treatment.
- Cover estimates for target invasive and native species at 12 months post-treatment.

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- Annual inspection of erosion control measures and soil stabilization; remediate any erosion features identified.
- Prepare an annual monitoring report summarizing treatment activities, grazing intensity, outcomes, and recommendations for the following season.

8.4 Adaptive Management Triggers

The following conditions will require immediate suspension of grazing in the area immediately affected by the observation and consultation with a biologist:

- Any previously unidentified special-status plant or wildlife species encountered within or near a treatment area
- Ground cover in any treatment area dropping below 50%
- Evidence of accelerated soil erosion or livestock trail formation
- Livestock observed entering exclusion zones
- Damage observed to established native oak trees

9. ROLES & RESPONSIBILITIES

Party	Role	Key Responsibilities
Town of San Anselmo	Project Lead / Land Manager	Authorize the program; coordinate permits; execute contractor agreement; review monitoring reports; coordinate with MWPA
Goat Contractor	Grazing Operator	Provide qualified herd and herder; manage livestock per workplan; maintain daily logs; comply with all PDIFs; keep equipment clean
Qualified Biologist	Environmental Oversight	Conduct pre-treatment surveys; oversee exclusion zone delineation; review monitoring data; advise on adaptive management
Marin Wildfire Prevention Authority	Technical Guidance	Provide PDIF framework; offer technical consultation

10. KEY REFERENCES

This workplan was developed based on the following primary source documents:

- Sequoia Ecological Consulting, Inc. 2022 (updated 2025). Evaluation of Potential Impacts of Livestock Grazing on Special-Status Plants and Sensitive Natural Communities. Prepared for Marin Wildfire Prevention Authority, Marin County, California.
- Fire Safe Marin. 2020. Community Wildfire Protection Plan. December 2020.

- LD Ford Rangeland Conservation Science. 2018. Grazing Feasibility Study for the Mt. Tamalpais Watershed. Marin Municipal Water District, California.
- Lovreglio, R. et al. 2014. Goat Grazing as a Wildfire Prevention Tool: A Basic Review. iForest – Biogeosciences and Forestry.
- Bartolome, J.W. et al. 2014. Grazing for Biodiversity in California Mediterranean Grasslands. Rangelands 36(5):36–43.
- Holst, P.J. et al. 2004. Grazing of pasture weeds by goats and sheep. Australian Journal of Experimental Agriculture.
- Harrington, K.C. et al. 2011. Recovery and Viability of Seeds Ingested by Goats. New Zealand Plant Protection.
- Town of San Anselmo. Sorich Ranch Park. www.sananselmo.gov.

DRAFT

SEQUOIA
Ecological Consulting, Inc.

TOWN OF SAN ANSELMO—SORICH PARK GOAT GRAZING MONITORING

RACHELLE CARDONA | PROJECT MANAGER

INITIAL BOTANICAL SURVEY

In 2024, Sequoia biologists conducted three rounds of protocol-level floristic botanical surveys throughout Sorich Park to:

- Document existing native and non-native species present
- Survey for the 59 special status plants with the potential to occur in Sorich Park
- Compare plant communities in two grazed and ungrazed treatment areas
- Advise the monitoring program study design



Purple owl's-clover (*Castilleja exigua* ssp. *exigua*). Source: iNaturalist.

INITIAL BOTANICAL SURVEY

Results:

- No special-status plants detected during the botanical survey
- Documented 20 non-native species ranked “moderate” or “high” by California Invasive Plant Council
- Identified sensitive resources for avoidance
- Developed monitoring plan, including transects and photo point locations



Sequoia staff surveying vegetation.



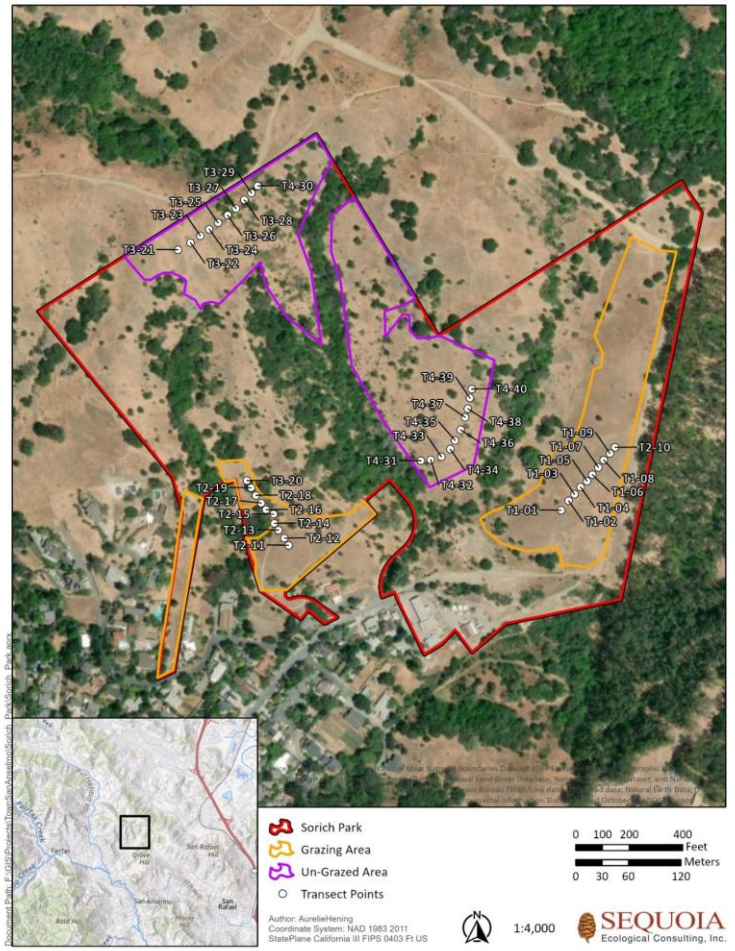
SEQUOIA
Ecological Consulting, Inc.

MONITORING PROGRAM GOALS

- Quantify grazing impact on vegetation for each treatment area
- Design future projects to maximize biodiversity
- Understand certain ecological changes over time, specifically those that result from grazing

GRAZING MONITORING: METHODS

- Conduct monitoring of all four transects before and after goat grazing treatment
- Collect data in grazed and ungrazed treatment areas, each containing two 100-foot-long permanent transects
- Assessed transects using ten 1-square-meter quadrats per transect to record estimates of plant species diversity and cover class



GRAZING MONITORING: METHODS

- Photo monitoring points to be photographed each year of monitoring
  - Photo points are at origin and terminus of each transect, as well as photo point locations identified during the initial survey
- Identify sensitive resources such as riparian habitat, serpentine habitat, and trees to be excluded from grazing



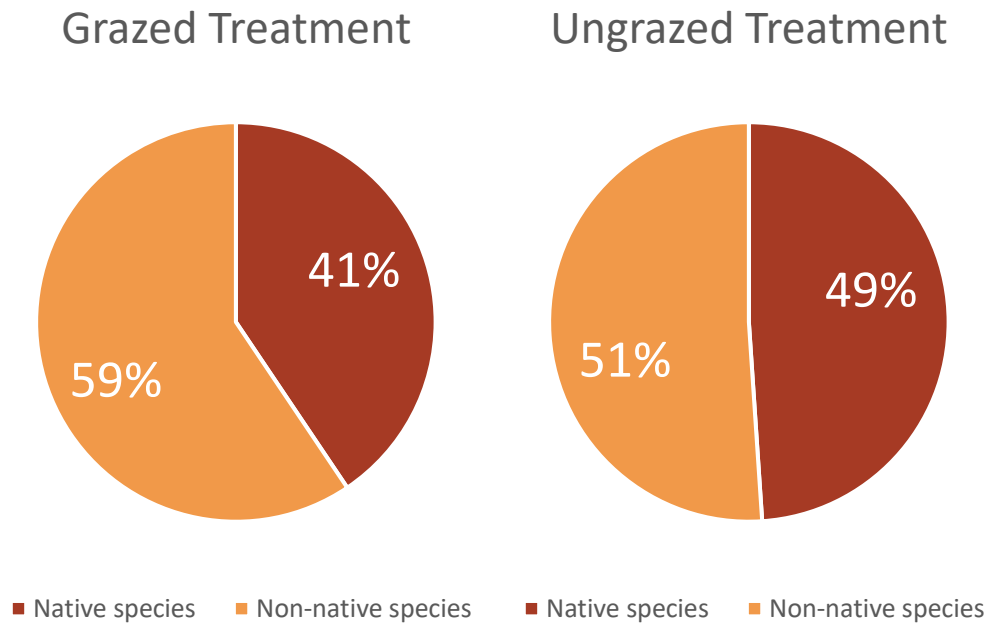
Photo Point 1, April 25, 2025.



Photo Point 1, July 29, 2025.

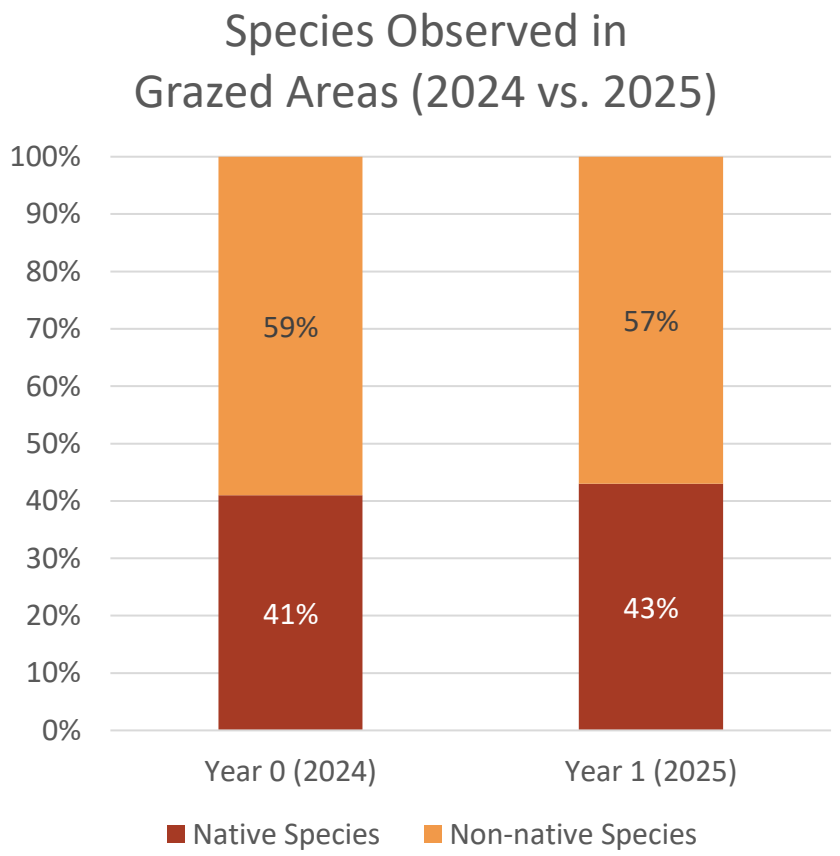
2024 RESULTS

- Grazed: 28 native species (41%), 41 non-native species (59%)
- Ungrazed: 46 native species (49%), 48 non-native species (51%)
- Small trees were browsed, few large trees showed minor damage. This damage was not found to impact tree health or increase susceptibility to disease as assessed by certified arborist Andrew Ford.



2025 RESULTS

- Increase in native species in grazed areas
  - Native: 41% (2024) → 43% (2025)
  - Non-native: 59% (2024) → 57% (2025)
- Both grazed and ungrazed transects showed a small increase in native cover
- Transects within grazed area showed 30% increase in grass cover and corresponding decrease in forb reduction



MONITORING CONSTRAINTS

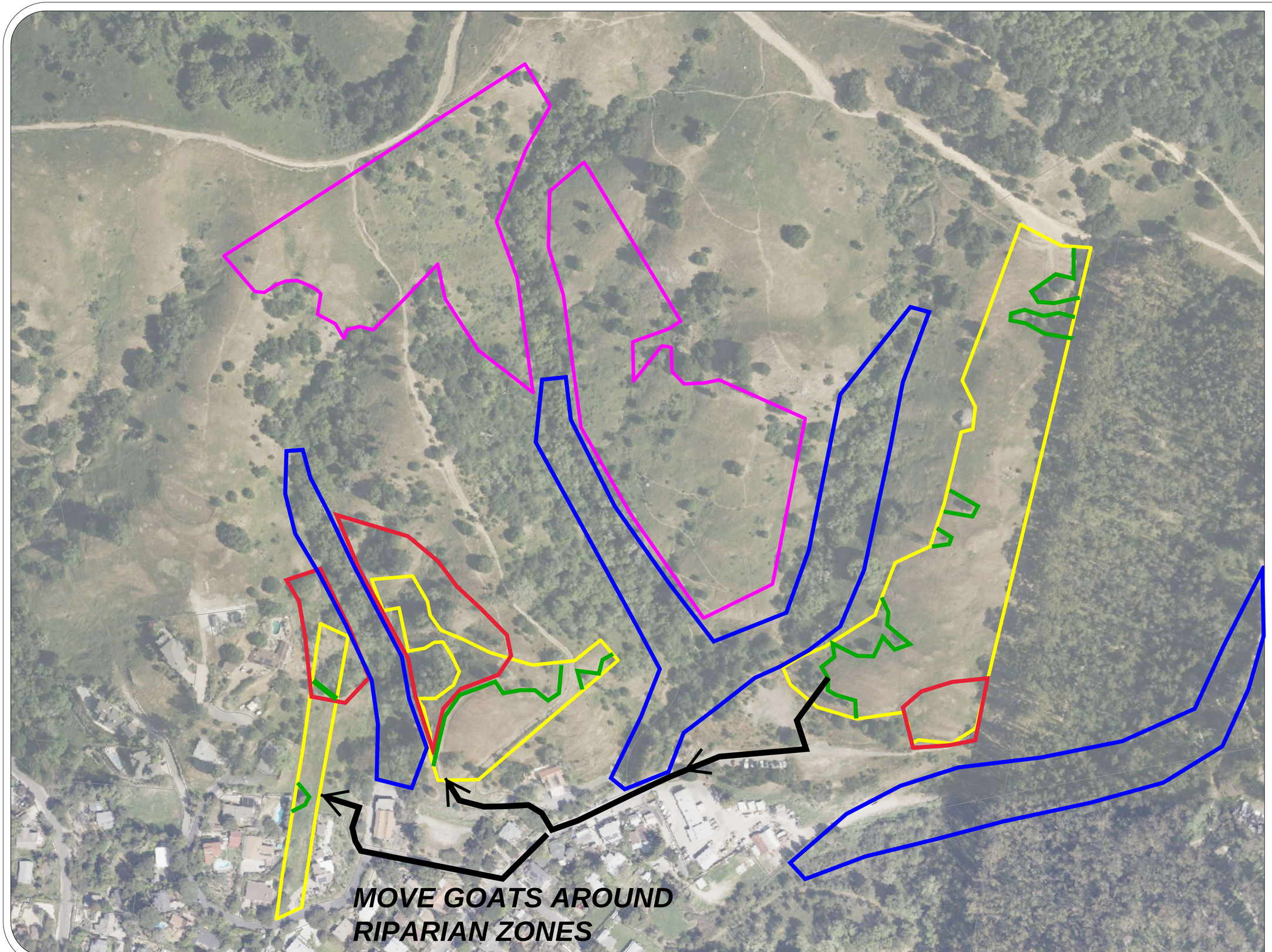
- Differences in survey timing between transects in 2024
- Difficult to identify species due to lack of identifiable characteristics in grazed areas after goat grazing, which could affect comparison of diversity and cover assessments between treatment types
- Grasslands have high interannual variation. Other factors that affect population variation include climate, geologic influence, natural erosion, herbivory (deer, rodents)
- Data is preliminary. Long-term monitoring is recommended

NEXT STEPS

- Gather 2026 data for longer term data set
- Continue adaptive management of goat grazing program
- Potential study focus: yellow star thistle and French broom



Photo Point 4, April 25, 2025.



TOWN OF
SAN ANSELMO
EST. 1907

Ver.	Changes

Town of San Anselmo
2026 Sorich Park
Grazing Map

Legend

- UN-GRAZED
- GRAZED
- FENCE AROUND TREES
- RIPARIAN ZONES
- SLOPES OVER 50% GRADE

Date: 2/2/2026

Report to the San Anselmo Open Space Committee and the San Anselmo Town Council

Date: February 12, 2026

Subject: Goat Grazing Issues and Impacts in San Anselmo's Open Spaces

Prepared by: René Voss, Member, San Anselmo Open Space Committee

Summary of Findings and Recommendation

Findings:

- Despite a prohibition on goat grazing on slopes over 50% in the Town's CEQA Notice of Exemption (NOE), goat grazing was conducted on slopes over that threshold in both Sorich Ranch and Hawthorne Canyon, in violation of the prohibition.
- Similarly, despite the NOE's prohibition to exclude goats from riparian zones, the contracted goat herd was allowed to traverse several riparian areas in Sorich Ranch Open Space.
- Goat grazing has killed dozens of small oaks and other trees in Sorich Ranch, and efforts to exclude goats from stripping the bark of larger trees with wire exclosures have only been marginally effective.
- Goat grazing has resulted in a substantial reduction in native plant diversity in Sorich Ranch Open Space, according to the Town's own Botanical Study.
- Despite a May 23, 2023, Town Council Resolution regarding ongoing goat grazing, which "direct[ed] staff to work with Open Space on the Open Space Management Plan which integrates a botanical study," neither Public Works nor any other staff have initiated discussion to work with the Committee on such a plan.

Recommendation: Consider a Resolution to the Town Council:

"*The Open Space Committee requests adequate time for one of our members to present the findings and recommendation in this Goat Grazing report to advise the Town Council at its upcoming meeting.*

The Committee asks that the Town Council direct staff to comply with the prohibitions that exclude goats from entering areas where slopes exceed 50% and from entering riparian areas according to the CEQA Notice of Exemption, and direct staff to ensure that goats should be excluded from any areas where goats could impact trees."

Optional (could be taken up at a future meeting):

"The Committee also asks that the Town Council direct staff (both Public Works and Community Development) to initiate work on the Open Space Management Plan with the Committee, as directed by its May 23, 2023, resolution.

Further, the Committee asks that the Town Council direct staff to ensure that the Open Space Management Plan include provisions to replace and replant trees that were killed by goats and restore the diversity of native grassland species in the areas grazed by goats, consistent with the General Plan."

FINDINGS FROM PUBLIC RECORDS ACT RESPONSES AND OTHER SOURCES.

1. CEQA Notice of Exemption Prohibitions on Goat Grazing

a. Grazing on Steep Slopes

> *"It is my understanding that we cannot move forward with ANY grazing at Hawthorne Canyon, since nearly the entirety of the canyon has a slope greater than 50%. Please see the attached Notice of Exemption, and map that displays approximate slopes throughout the canyon. The NOE states that we will not graze any slopes over 50%, so if we were to graze any of the canyon we would be in violation."*

June 12, 2025, E-Mail from Will Messenger (Public Works staff) to Bianca Artadi (Star Creek Goat Grazing Contractor) (underline added).

This realization is notable because in 2024, *after* the CEQA NOE was issued on May 31, 2023, Public Works allowed goat grazing in Hawthorne Canyon. *See* August 8, 2024 Star Creek Invoice. In other words, the approval of grazing in 2024 violated the NOE. It wasn't until 2025, after Public Works staff analyzed the slopes, that it found the vast majority of the slopes in in Hawthorne Canyon exceeded that threshold. *See* Hawthorn Canyon Slope Analysis Map.

Moreover, a slope analysis for Sorich Ranch Open Space, conducted in late-2025, reveals that several areas where goat grazing is conducted also exceed the 50% slope limit. *See* Sorich Ranch Slope Analysis Map; compare with

the Goat Grazing Map. Similar to grazing in Hawthorne Canyon in 2024, goat grazing in certain areas of Sorich also violated the NOE in 2023, 2024, and as recent as 2025. *See* 2023-, 2024-, and 2025-Star Creek Invoices.

b. Goat Herd Exclusions from Riparian Zones

More specifically, the NOE states:

> "*Grazing would not occur in areas where slopes exceed 50 percent. Herds would be excluded from roadways, seasonal streams when actively flowing, and riparian zones.*"

2023-05-31 CEQA NOE, p. 3 (underline added).

It should also be noted that the goat herd was not excluded from riparian zones in Sorich Ranch, as they were moved through several riparian zones from east to west in 2025. *See* Riparian Zone Map & Grazing Area. In 2023 and 2024, the goats were also allowed to traverse these three riparian areas, and it is likely that the goats were actually allowed to graze within these riparian zones. In other words, for the last three years, this allowance also violated the riparian zone exclusion prohibition in the NOE.

NOTE: This is not the fault of the Grazing Contractor, since the direction should have come from Public Works staff in implementing the exclusion in the NOE. Although moving the goats through the riparian zones in Sorich may be convenient, the goat herd could have been and can be moved to other areas in Sorich for grazing using the Ridgewood Fire Road and the Sorich-Tomahawk Fire Road, thus moving them around the riparian zones.

2. Ongoing Impacts on Trees from Goat Grazing in Sorich Ranch

Despite efforts by the town's contractor to place wire around the larger trees in Sorich Ranch, these efforts have been only marginally effective.

According to the September 2024 Sorich Botanical Study, p. 14, discussed further below, "Native trees within the project site under 6 feet in height were stripped bare of vegetation and often trampled. Trees over 6 feet were found to have some limited damage to their base trunks due to horn scraping, a common behavior of goats."

The report recommended that "Areas where trees may be negatively impacted should be excluded with durable fencing that will exclude goats and protect tree health." Study p. 14.

This problem persists despite the protected wire. As highlighted in the video at the following link, presented in June of 2025 to the Town Council, the goats were still able to reach trees despite the wire, and many smaller trees continue to be stripped bare and killed (see photo link):

Video of goats eating trees in June 2025:
https://photos.app.goo.gl/eSd4bJ3wtJ3kGxak6

Photographs of smaller dead trees killed, mostly oaks, in June 2025:
https://photos.app.goo.gl/Bco3zZWsztDg4Yhb7

It follows that the only way to adequately protect these trees is to exclude goats from any areas that have live trees, including the small trees that can't be adequately protected.

3. The Botanical Study Shows a Loss in Native Plant Diversity from Grazing

As previously reported to the Open Space Committee, the Botanical Study found that goat grazing has had a measurable and substantial impact on the diversity of native grasses and forbs in Sorich Ranch.

Data for the study was gathered 2024. The report by Sequoia Ecological Consulting was published in September of 2024. But the Open Space Committee was not made aware of the study by Public Works until late-February, 2025, almost 6 months after its publication.

The study confirmed the Committee's original concerns. It found that grazed areas had substantially fewer native plant species than ungrazed areas. Specifically, the study included the following statement:

> During the monitoring visit, 54 native species and 52 non-native species were found between the ungrazed and grazed plots. The grazed plot contained 16 unique species (*8 native* and

> 8 non-native). The ungrazed plot contained 40 unique species (*27 native* and 13 non-native). 52 species were found to occur in both the grazed and ungrazed plots.

Sorich Botanical Study, p. 12 (emphasis added).

The detailed results are presented in the Study's Attachment C, in Table C1, on pp. C-2 through C-5 (PDF pp. 46-49). The furthest two columns on the right indicate whether the species are "Present in Grazed" and "Present in Ungrazed" plots, or both.

According to Table C1, there were 17 native species that were only "Present in Ungrazed" plots, but not "Present in Grazed" plots:

- Napa cryptantha
- Blue wild rye
- Canada horseweed
- Naked buckwheat
- Common monkeyflower
- Common cleavers
- Miniature lupine
- California melic
- Torrey's melic
- Coyote mint
- Sweet cicely
- Common lippia
- California blackberry
- Purple sanicle
- Pacific black snakeroot
- Bugle hedgenettle
- One-sided jewelflower

On the other hand, there were only 5 native species that were not "Present in Ungrazed" plots, but were "Present in Grazed" plots:

- Coast dudleya
- Pineappleweed
- Goldback fern
- Tomcat clover
- Ithuriel's spear

In sum, the grazed plots had 17 fewer native species than ungrazed plots, amounting to a measurable loss in native plant diversity.

Although the survey did not detect any special-status species, the study warned that because goats eat everything, there a risk that grazing could remove special-status plants. Study, p. 13 ("Goats grazing on the landscape show no preference for the nativity of vegetation, adding in a potential risk of grazing and removal of special-status plants.")

4. Town Staff Have Not Initiated Work with the Open Space Committee on an Open Space Management Plan.

It has been almost 3 years since the Town Council passed its unanimous resolution "*to direct staff to work with Open Space on the Open Space Management Plan which integrates a botanical study*." *See* Town Council Minutes, p. 6 (May 23, 2023).

While the botanical study was finally published in September of 2024, its findings were not provided to the Open Space Committee until almost 6 months later in late-February, 2025, or about 1 year ago. And while the study includes adverse finding regarding trees, a reduction of plant diversity from grazing, and urges caution that grazing could impact rare species, Town staff have not initiated any communications with the Open Space Committee about working on the directed management plan.

In the meantime, the Town has gone through its entire General Plan revision process, which will include new Open Space and Conservation Elements. As its first Guiding Principle, the draft Plan states:

> 1. Environmental Stewardship: *Protect and enhance our open spaces, wildlife, and biological diversity through thoughtful land use and environmental policies*, and support public access to open space and scenic vistas in ways that minimize environmental impact and preserve natural resources.

Draft General Plan, p. 12 (emphasis added) (available at https://sananselmogp2045.org/wp-content/uploads/2026/01/Draft-General-Plan-2045-1-23-26.pdf); *see also* p. 149 ("Incorporate landscaping improvements that support biological diversity and climate resilience through the increased use of California native plants, prioritizing locally native plant species where they best meet site needs and functions.")

In order to achieve these goals, a new Open Space Management Plan should consider replanting the trees that were lost to goat grazing and restore the native grassland diversity, which is inherently less flammable than non-native grasslands dominated by non-native species.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: March 10, 2026

AGENDA TITLE: Introduction of the Draft General Plan 2045 and Request for Town Council Review and Direction. Review and discussion of the Draft General Plan is not a "project" under CEQA.

FROM: Community Development Department

RECOMMENDATION: Review the Draft General Plan 2045 and provide feedback, including on the General Plan Implementation Matrices (Attachment 1). In addition, provide direction on whether to proceed with a Diversity, Equity, Inclusion, and Belonging (DEIB) audit to evaluate how the Plan's policies, programs, and implementation actions address equity considerations prior to adoption.

BACKGROUND

General Plan Update Process

The Town of San Anselmo initiated the General Plan Update (GPU) in November 2023 to establish a comprehensive policy framework to guide growth, conservation, and community investment over the next 20 years. The update includes preparation of a comprehensively revised General Plan and a Program Environmental Impact Report (EIR), with adoption anticipated in fall 2026.

General Plan Requirements

Pursuant to California Government Code Section 65302, general plans must address seven mandatory elements: Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise. In addition to these required elements, the Town Council directed staff to include several optional elements reflecting local priorities, including Economic Vitality; Parks, Recreation, and Public Facilities; Sustainability, Climate Change, and Resiliency; and Community Design (integrated within the Land Use Element).

Community Engagement Summary

The Draft General Plan has been informed by an extensive community engagement effort conducted throughout the update process, consisting of more than 74 public outreach events and activities. Engagement strategies included community-wide surveys, workshops, advisory body meetings, Planning Commission and Town Council

study sessions, a dedicated project website, newsletters, pop-up events, and social media outreach (see detailed summary at https://sananselmogp2045.org/outreach-dashboard/). Input received through these efforts informed development of the community vision, guiding principles, land use framework, and the goals, policies, and implementation programs contained in the Draft General Plan.

DISCUSSION/ANALYSIS

The purpose of this item is to provide the Town Council with an opportunity to review the complete Draft General Plan 2045 and provide policy-level and technical feedback prior to final document design and environmental review. Town Council input will help ensure the Draft Plan is internally consistent, aligned with community priorities, and provides clear and implementable policy direction. The Planning Commission had the opportunity to provide feedback to staff at its February 2, 2026 meeting.[1]

Document Organization:

The Draft is organized into ten chapters covering all required and optional General Plan elements:

1. *Introduction:* Planning context, vision, guiding principles, and Plan administration.

2. *Land Use and Community Design:* Land use map, development patterns, community design, and governance.

3. *Open Space and Conservation:* Open space, natural resources, watersheds, air quality, and tribal cultural resources.

4. *Sustainability, Climate Change, and Resiliency:* Climate impacts, emissions reduction, and adaptation strategies.

5. *Economic Vitality:* Business support, placemaking, and commercial district vitality.

6. *Housing:* Housing sites and strategies were adopted separately in 2023 (2023-2031-Housing-Element-6th-Cycle) and will be included as an appendix.

7. *Circulation:* Multi-modal transportation, Complete Streets, and parking.

8. *Parks, Recreation, and Public Facilities:* Parks, recreation programs, public facilities, and library services.

9. *Safety:* Hazard mitigation, emergency preparedness, and resilience to seismic, flood, fire, and climate hazards.

[1] February 2, 2026 Planning Commission meeting materials available at https://sananselmo-ca.granicus.com/DocumentViewer.php?file=sananselmo-ca_3d78fcd1d7b5e73e115a1e162984715d.pdf&view=1

10. *Noise:* Noise conditions, compatibility standards, and mitigation.

The Draft also includes a glossary, references, and an Implementation Plan detailing responsibilities, timing, and resources for each action.

Key Themes:

The Draft reflects several overarching themes that emerged from community engagement:

1. *Context:* Preserving San Anselmo's distinctive village atmosphere, historic downtown, and residential neighborhoods while accommodating necessary growth.

2. *Environmental Stewardship:* Protecting open spaces, creeks, hillsides, natural habitats, and biodiversity while promoting sustainable development practices that support native species and ecosystem health.

3. *Climate Action and Resilience:* Reducing greenhouse gas emissions, adapting to climate change impacts, protecting biodiversity and ecosystem functions that enhance climate resilience, and building community resilience to hazards like wildfire, flooding, and extreme weather.

4. *Economic Vitality:* Supporting local businesses across all commercial districts, enhancing main street vitality and placemaking efforts, and promoting the town's commercial areas as vibrant destinations while maintaining fiscal sustainability.

5. *Housing Diversity:* Facilitating a range of housing types and affordability levels to meet community needs and state requirements.

6. *Safe, Accessible Mobility:* Creating Complete Streets that safely accommodate all users, expanding active transportation options, and managing traffic and parking effectively.

7. *Community Connection:* Providing parks, recreation programs, public facilities, and gathering spaces that foster social interaction and enhance quality of life.

8. *Equity and Inclusion:* Ensuring Town policies, programs, and spaces serve all community members, with particular attention to historically marginalized groups and vulnerable populations.

Incorporation of Previous Feedback:

The Draft has been updated to incorporate direction reached through consensus of a majority of the General Plan Advisory Committee (GPAC) and Planning Commission during their prior consideration of the draft Goals, Policies, and Actions.

GPAC:

- Strengthen policies on wildlife corridors and habitat connectivity
- Enhance focus on equitable access to programs and facilities
- Refine language on hillside development and ridge protection

Planning Commission:

- Improve integration between land use and transportation policies
- Strengthen historic preservation framework
- Enhance design guidance for commercial corridors
- Clarify development review procedures and standards
- Clarify parking management strategies to balance business needs with alternative transportation goals

Town Council:

- Refine reserve areas for future housing consideration (areas identified for potential future residential development beyond the current planning period).
- Strengthen economic development and vitality strategies for all commercial districts
- Enhance emergency preparedness and evacuation planning
- Clarify governance and community engagement commitments
- Improve climate action and sustainability integration throughout elements
- Expand discussion of emerging technologies and adaptive management
- Ensure biodiversity considerations are woven throughout the policy framework to protect and enhance native species, wildlife corridors, and ecosystem functions.
- Ensure neighborhoods are safe and that there are provisions in place to allow for traffic calming measures
- Ensure provisions to allow for aging in place

On January 8, 2026, the GPAC held its 11th public meeting to review the Draft General Plan. The Planning Commission subsequently conducted its public review on February 2, 2026. The purpose of these reviews was to evaluate how effectively the goals, policies, and actions across all elements are supported by the accompanying narrative text, and to assess the overall clarity, organization, and usability of the document.

The Draft General Plan was generally well received by members of the CPAC the Planning Commission, and members of the public. Feedback from both bodies reflected thoughtful review and was largely focused on refinement and clarification rather than substantive policy changes. Comments can be summarized into the following overarching themes:

1. Implementation and Organization

Both bodies emphasized the importance of a clear and actionable implementation framework. Suggested refinements included enhancing the General Plan Implementation Matrices by identifying estimated costs (where feasible), consolidating and organizing actions by Element for ease of reference, improving cross-referencing

between goals, policies, and actions, and strengthening internal hyperlinks to improve usability.

2. Equity and Inclusion Considerations
During GPAC discussion, the topic of evaluating the Draft General Plan through a diversity, equity, inclusion, and belonging (DEIB) lens was raised. The conversation included consideration of how equity considerations are reflected throughout the Plan's goals, policies, and implementation measures. No formal recommendation was made, but the discussion highlighted interest in understanding how these principles are addressed within the document.

3. Clarity, Precision, and Technical Edits
Both bodies identified opportunities to improve clarity and internal consistency. Comments included technical edits, typographical corrections, refinements to tables and figures, clarification of terminology (including certain land use and infrastructure terms), and minor policy language adjustments to improve readability and precision.

4. Context and Supporting Narrative
GPAC members suggested enhancing background and explanatory text in several sections to provide additional context. This included better documenting the Town's history of open space acquisition, clarifying the role of State housing requirements, and refining narrative descriptions to improve understanding of policy intent.

5. Document Accessibility and User Experience
There was an emphasis on ensuring the General Plan is accessible and user-friendly. Recommendations included incorporating text for graphics, strengthening internal and external hyperlinks, enhancing navigation tools, and improving overall formatting, such as consistent chapter headers and footers, clear section numbering, and bookmarked digital sections to make the document easier for the public and decision-makers to navigate and use.

6. Ongoing Monitoring and Updates
Both bodies expressed interest in establishing a structured mechanism for periodic review of the General Plan. A suggested addition was an action calling for a formal General Plan review or "check-in" approximately every five years to monitor implementation progress and ensure continued relevance.

Collectively, the feedback from the General Plan Advisory Committee and the Planning Commission has informed refinements to the Draft General Plan presented to the Town Council. In addition, staff and the consultant team have carefully reviewed all comments received and incorporated responsive revisions, where appropriate, into the Draft General Plan for Town Council consideration.

Racial Equity Committee Request Regarding DEIB Review

Following the GPAC and Planning Commission meetings, the Town's Racial Equity Committee discussed the Draft General Plan and the earlier conversation regarding evaluation of the document through a DEIB lens.

The Committee expressed interest in revisiting this topic and is requesting that the Town consider retaining a qualified DEIB consultant to conduct an audit of the Draft General Plan. The proposed scope of work would include reviewing the draft document through a DEIB lens, evaluating how equity considerations are integrated across elements, goals, policies, and implementation measures, and preparing findings and recommendations for Town Council consideration prior to adoption.

To inform Council consideration, the Town solicited and received three proposals from qualified firms to perform this work. The proposals are attached to this staff report. Cost estimates range from approximately $10,000 to $25,000, depending on the scope of services and level of engagement. Based on the proposals received, the audit could be completed within approximately one month.

An independent DEIB audit could provide an additional layer of review to evaluate how effectively equity considerations are integrated throughout the Draft General Plan and may identify opportunities to strengthen clarity, implementation measures, and accountability prior to adoption. Pursuing this effort would require additional funding, extend the project timeline to accommodate consultant review and incorporation of recommendations, and may result in policy refinements that warrant further deliberation. The Town Council may weigh these considerations in determining whether to proceed with a DEIB audit based on one of the attached proposals.

Questions for Town Council Consideration

Staff requests Town Council feedback and direction on the following:

- *Overall Completeness and Clarity:* Does the Draft General Plan 2045 comprehensively address the community's vision and identified priorities, and does the current draft clearly convey the organization and substance of the Plan? The version scheduled for public release in June 2026 will include final formatting and enhanced accessibility features to ensure the document is readable and usable for individuals of all abilities. At this stage, the focus is on content, structure, and policy direction.

- *Policy Framework and Direction:* Do the goals, policies, and implementation actions clearly advance the Plan's guiding principles and provide sufficient direction to guide future decision-making?

- *Implementation and Feasibility:* Are the proposed actions realistic, appropriately assigned, and sequenced with reasonable consideration of timing, staffing, and fiscal impacts?

- *Integration and Internal Consistency:* Do the elements function cohesively as a unified policy framework, with sustainability, resilience, biodiversity, and equity considerations thoughtfully integrated throughout?

- *DEIB Audit Consideration:* Should the Town pursue retention of a consultant to conduct a DEIB audit of the Draft General Plan prior to adoption?

- *Technical and Editorial Review:* Are the maps, tables, figures, definitions, and supporting materials accurate, clear, and ready for advancement to environmental review and public release?

Next Steps

Following Town Council review and direction, staff and the consultant team will:

1. Incorporate feedback from the Town Council and Planning Commission into the Draft General Plan, as appropriate.

2. Continue coordination with the Town Council and advisory bodies to ensure alignment and policy clarity.

3. Complete preparation of the Draft Program Environmental Impact Report (EIR).

4. Release the Public Review Draft General Plan and Draft EIR for formal public comment (anticipated June 3, 2026).

5. Conduct duly noticed public hearings before the Planning Commission and the Town Council.

6. Prepare responses to comments and finalize the General Plan and Final EIR.

7. Present the Final General Plan to the Planning Commission for recommendation and to the Town Council for adoption and present the Final EIR to the Town Council for certification (anticipated Fall 2026).

FISCAL IMPACT

On April 23, 2024, the Town Council authorized a Professional Services Agreement with O'Rourke and Associates to prepare the General Plan Update (GPU) and related environmental review pursuant to CEQA, for a total not-to-exceed amount of $1,022,805. The scope of work includes preparation of the draft land use map, required technical analyses, and all associated environmental documentation.

The Town's FY 2024–2025 and FY 2025–2026 Adopted Budgets allocate a combined total of $775,000 from the General Fund to support the GPU. An additional $241,000 from the General Plan Maintenance Fee Fund has been reserved for this effort. In addition, approximately $30,000 will be allocated to ensure the final document meets

accessibility standards and is readable and usable by individuals of all abilities, including compliance with applicable digital accessibility requirements. Any remaining costs are anticipated to be budgeted in FY 2026–2027.

If the Town Council directs staff to pursue a DEIB audit of the Draft General Plan, this work would be outside the current scope of the O'Rourke and Associates agreement and would likely require a contract amendment. Based on proposals from qualified firms, the cost of such an audit is estimated to range from $10,000 to $25,000, depending on the scope of services. Funding would need to be identified through a future budget adjustment and corresponding contract amendment.

GENERAL PLAN CONSISTENCY

The proposed action supports and is consistent with the General Plan's commitment to maintaining a current and internally consistent policy framework to guide decision-making. State law requires that general plans be periodically updated to reflect changes in community priorities, regulatory requirements, and local conditions. Updating the General Plan ensures that the Town's goals, policies, and implementation measures remain relevant, legally compliant, and responsive to evolving community needs. The Draft General Plan 2045 continues this practice by comprehensively reviewing and, where appropriate, refining existing policies while incorporating new guidance to address long-term planning priorities.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Review and discussion of the Draft General Plan Update is not a "project" under CEQA because it does not involve an activity with the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Public Resources Code § 21065). The Draft Program EIR, currently in preparation, will evaluate potential environmental impacts of the proposed General Plan prior to adoption.

The current Climate Action Plan (CAP) for the Town of San Anselmo does not specifically address the GPU. The draft GPAs provides an opportunity to align future policies with the Town's climate goals.

ATTACHMENT

1. Draft General Plan
2. DEIB Audit Proposals (in order of proposals received)
    a. Ricardo G. Huerta Niño
    b. The Justice Collective
    c. Dr. Tony Hudson, Ed.D

DRAFT GENERAL PLAN 2045

March 8, 2026

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1. Introduction

SAN ANSELMO GENERAL PLAN 2045

The San Anselmo General Plan 2045 provides a long-range framework to guide the Town's growth, investment, and decision-making through 2045. It establishes goals, policies, and actions that support a safe, vibrant, and resilient community while preserving San Anselmo's small-town character and natural environment.

The Plan addresses key topics, such as land use, housing, mobility, sustainability and climate resilience, open space and conservation, safety, economic vitality, recreation, and public facilities, and reflects extensive community input. Together, these elements outline how the Town will manage development, protect resources, strengthen infrastructure, and enhance quality of life.

Recognizing that community needs, environmental conditions, and state requirements will continue to evolve, the General Plan is designed to be a flexible and adaptable document. Many of its initiatives rely on ongoing efforts such as updates to the Climate Action Plan, Housing Element, and Hazard Mitigation Plan. A detailed Implementation Matrix identifies responsible departments, funding sources, and timelines, and Town staff will regularly report to the Town Council on progress.

Overall, General Plan 2045 provides a clear and practical roadmap for San Anselmo's future, supporting thoughtful planning, strengthening resilience, and ensuring that the Town remains a welcoming and sustainable place for current and future generations.

1.1 SETTING AND PLANNING AREA

San Anselmo is an incorporated town in central Marin County nestled in a picturesque valley straddling San Anselmo Creek, surrounded by wooded open spaces and the rolling hills of the Mount Tamalpais watershed. As shown in Figure IN-1, San Anselmo is bordered by the Town of Fairfax to the west; the City of San Rafael to the east; the Town of Ross to the south; and unincorporated areas to the west, north, and east.

San Anselmo is accessible by road from Sir Francis Drake Boulevard and Red Hill Avenue, which connect to adjacent communities and Highway 101. The Golden Gate Bridge is approximately 12 miles to the south. Public transit connects the town to local cities as well

as regional locations. Commuter train stations are in nearby San Rafael and Larkspur, and a ferry terminal in Larkspur provides service to San Francisco.

The area now known as San Anselmo was originally home to the Coast Miwok, whose presence in Marin County dates back 3,600 years. The Miwok were hunters and gatherers who roamed the surrounding oak-studded hills and fished the freshwaters of San Anselmo Creek. In the first half of the 19th century, Mexico awarded land grants to Domingo Sais (1839), John Rogers Cooper (1840), and Timothy Murphy (1844) for large tracts that included portions of modern-day San Anselmo. The land remained rural for thirty-five years, occupied by scattered homes and grazing cattle.

The town changed dramatically in 1874 with the completion of the Sausalito-San Rafael section of the North Pacific Coast Railroad, bringing new trade and people to the area. At San Anselmo, the rail line branched east to San Rafael and west to Fairfax, Tomales, and the Sonoma County timberlands. Initially called Junction, the town was renamed San Anselmo in the 1880s, taking its name from Cooper's original land grant.

The arrival of the San Francisco Theological Seminary in 1892 spurred further development. After the 1906 earthquake and fire, many summer homes built by San Francisco residents became permanent residences. Local roads evolved from simple, dusty tracks to tree-lined streets. After a lively debate, residents voted to incorporate, and the Town of San Anselmo was created in 1907. A volunteer fire department, town hall (1911), library (1915), and chamber of commerce soon followed.

A shift to motor vehicle travel began to increase in the 1930s, particularly following the construction of the Golden Gate Bridge in 1937. Railroad service through town ended in 1941, and tracks were replaced with asphalt to accommodate vehicular traffic. The town's population increased in the post- World War II era and continued to grow through the 1960s until it leveled off at around 12,000. Development occurred first on the valley floor and lower elevations, and then progressively moved up the hillsides.

Today, San Anselmo is an established residential community with visitor- and neighborhood-serving businesses centered on the major transportation thoroughfares. Winding streets emanate out from the major roadways into quiet, residential neighborhoods and steep hillsides. Historic Downtown San Anselmo, one of the major commercial centers in San Anselmo, sits at the heart of the town and follows San Anselmo Creek. The town is largely developed with most remaining land constrained by environmental hazards or conserved as open space. The community values the town's close access to open space with its natural beauty and recreation opportunities. Therefore, new construction is predominantly limited to infill development.

Elevations in the San Anselmo planning area range from about 40 feet in the downtown to about 1,400 feet near the Loma Alta peak. The community is located within a watershed that collects water from the surrounding hills and flows southeasterly into San Francisco Bay. Vegetation occurring within the area primarily consists of grassland, woodland, and urban landscaping.

1.2 TOWN LIMITS AND PLANNING AREA

The Town of San Anselmo comprises approximately 2.7 square miles of land area. The Town limits are shown in Figure IN-2.

The planning area for the General Plan is greater than the Town limits and includes the Town's sphere of influence (SOI), which defines the probable future physical boundaries and service area of the Town as determined by the Marin Local Agency Formation Commission. The SOI extends well past the Town's northern boundary to include the unincorporated community of Sleepy Hollow, as shown in Figure IN-2. The unincorporated area in the SOI is approximately 2.9 square miles and has a population of about 2,400. The SOI does not give the Town any direct land-use authority over the territory within the sphere. The Town's land use authority only applies to the area within its actual town limits.

Our Town by the Numbers

Land area: 2.7 square miles

Population: 12,830

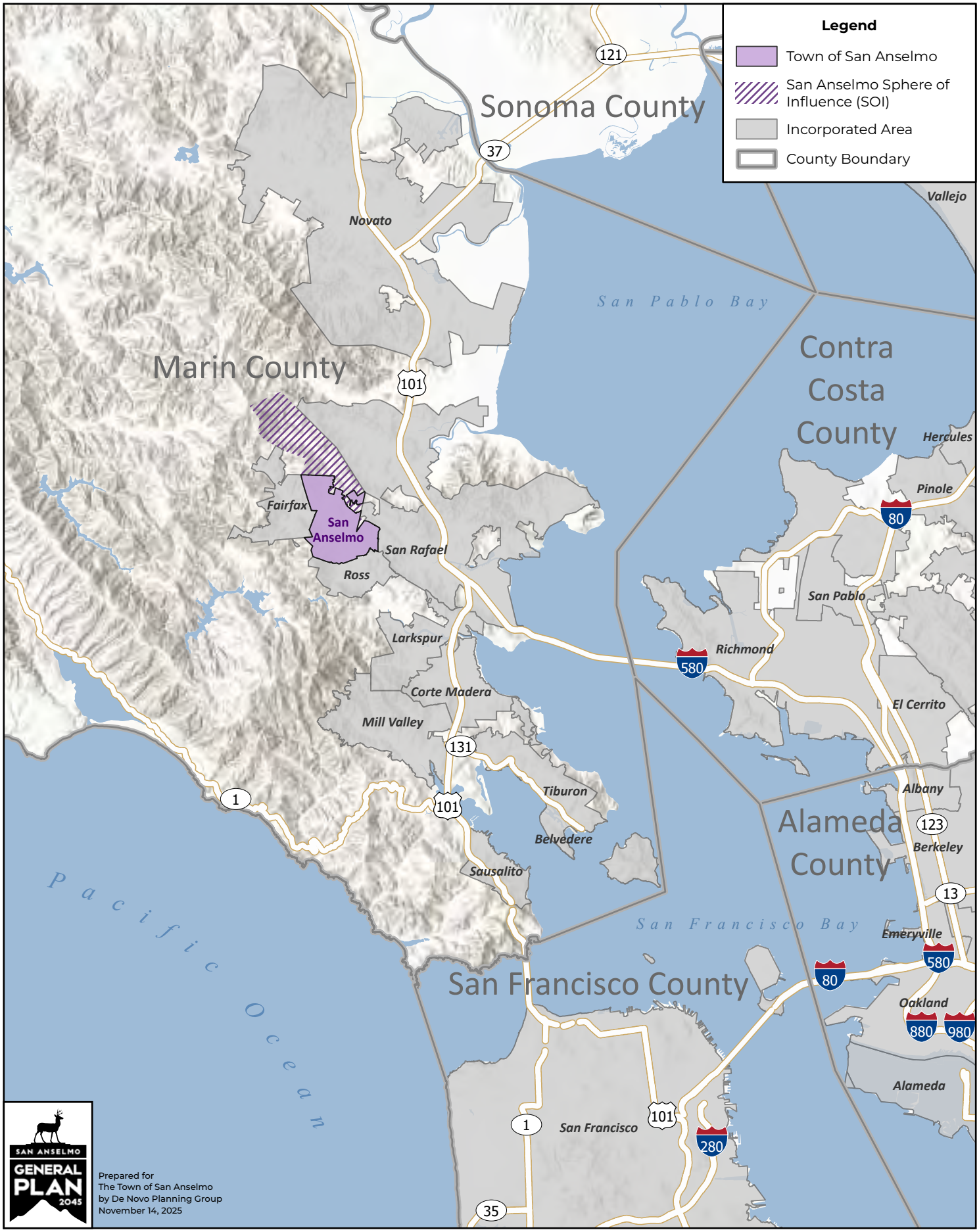
Number of housing units: 5,621

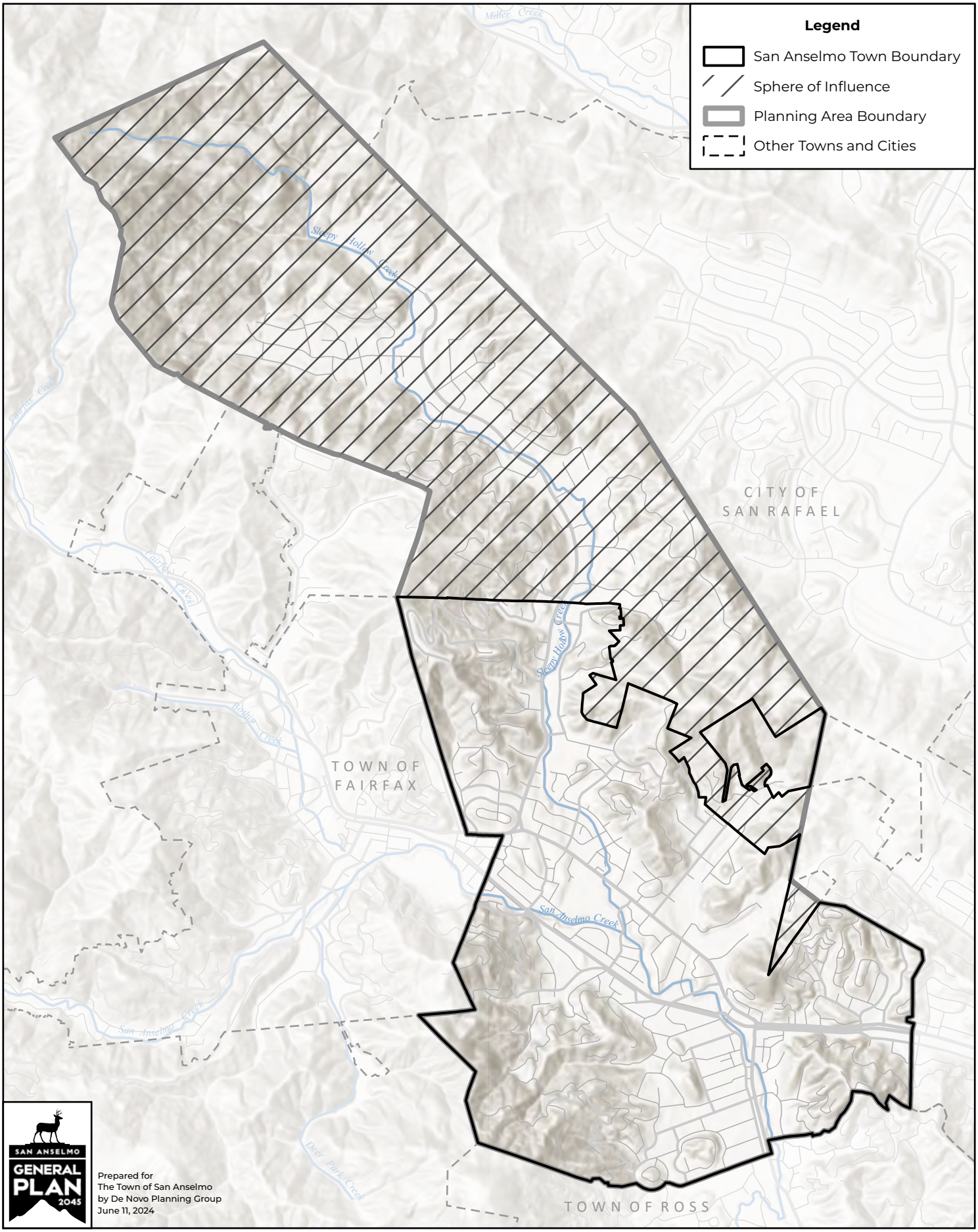
Seniors 65 and older: 21% of the population

Children under 18: 22% of the population

Median age: 47.2 years

Sources: U.S. Census (2020); CA Dept. of Finance (2025)


Legend
Town of San Anselmo
San Anselmo Sphere of Influence (SOI)
Incorporated Area
County Boundary
Sonoma County
Marin County
Contra Costa County
Alameda County
San Francisco County
San Pablo Bay
Pacific Ocean
San Francisco Bay
Novato
Vallejo
Hercules
Pinole
Fairfax
San Anselmo
San Rafael
Ross
Larkspur
Corte Madera
Mill Valley
Tiburon
Belvedere
Sausalito
San Pablo
Richmond
El Cerrito
Albany
Berkeley
Emeryville
Oakland
Alameda
San Francisco
121
37
101
80
580
123
13
880
980
280
1
131
35
SAN ANSELMO GENERAL PLAN 2045
Prepared for
The Town of San Anselmo
by De Novo Planning Group
November 14, 2025
0 1 2 Miles
Sources: California State Geoportal; ESRI Hillshade.



IN-2.

TOWN LIMITS AND PLANNING ARE^

1.3 WHAT IS A GENERAL PLAN?

A general plan is a town's road map for the future. It describes a community's long-term vision and sets forth goals, policies, and actions to guide growth, land use decision-making, and preservation of the community's environment and distinctive qualities. The State of California requires every town, city, and county to have a general plan to guide future development, preserve open space, conserve resources, and safeguard public health, safety, and welfare. Local ordinances and other plans must be consistent with the general plan and applicable policies.

This comprehensive update of San Anselmo's General Plan provides goals and policies that reflect present-day community values and priorities and compliance with current State laws and local ordinances. The Implementation Plan at the end of this document contains information to support staff and community implementation of the General Plan actions to effectively integrate them into budgets, the capital improvement program, and other work plans. The actions are intended to help achieve, and be consistent with, the Town's General Plan vision and goals.

1.4 THE GENERAL PLAN LEGACY

San Anselmo's General Plan was last comprehensively updated in 1988. Since that time, several amendments to the plan have been adopted, including recent revisions of the Housing and Safey Elements in 2023. The 1988 General Plan concluded that the town was near build-out at the time and that additional residential development was most likely to occur as infill. Primary land use goals for the 1988 General Plan included 1) preserving the small-town character of the town and its close connections to the natural beauty of its setting; 2) maintaining economic viability of the town's commercial core; 3) integrating new development harmoniously into existing neighborhoods and commercial areas; 4) regulating new development in the town's open hillsides and ridge areas to protect the natural beauty of these areas; and 5) accommodating the housing needs of a socially and economically diverse population.

The Town has adopted several planning documents that fall under the umbrella of the General Plan and provide important policy and program implementation for topics addressed in the General Plan. These include the Sorich Ranch Park Master Plan (1992), the Bald Hill Area Plan (1996), the Bicycle and Pedestrian Master Plan (2016), the Economic Development Plan (2018), the Climate Action Plan 2030 (2019), and the Multi-Jurisdiction Hazard Mitigation Plan (2023). These plans are referred to and incorporated in this General Plan and may be updated according to General Plan policy.

1.5 GENERAL PLAN UPDATE PROCESS

The General Plan update process was a community-wide effort to ensure that San Anselmo retains its distinctive sense of community while accommodating growth and encouraging positive change. It was a two-year planning process used to help define the community's shared values and explore a vision for the future. It was a public process, one that sought to engage the community as the General Plan was drafted and refined.

Each stage of the General Plan update process was supported by extensive community outreach and participation. Community members shared their input through a series of public workshops, meetings, and surveys. The Town created a website dedicated to the San Anselmo General Plan update effort and offered in-person and virtual workshops, an open house, pop-up events, and surveys to expand community participation. Notifications and updates were shared through the website, the Town's newsletter, postcard mailers, email lists, local newspaper, and printed materials to publicize upcoming events and ensure the community stayed informed and involved.

Surveys and Workshops. The General Plan process began with a series of stakeholder interviews and a "Setting Priorities" survey to identify special characteristics about the town, key issues to address, and potential areas for change or improvement. Residents said they prized San Anselmo's natural environment and access to open space, downtown, lifestyle and community life, and location. The town's safety and security, parks and public gathering spaces, local businesses, and walkability and bikeability were also noted. Key issues facing the town included: business viability, bike and pedestrian infrastructure, housing affordability, flooding, diversity, traffic, wildfire risk, and climate change.

A series of community workshops and an open house were held between October 2024 and April 2025. Workshops focused on specific topics of the General Plan as follows:

- Sustainability, Climate Change, and Resiliency
- Commercial Districts
- Circulation and Noise
- Community Programming, Recreation, Parks, Open Space and Conservation

Online and paper surveys were provided before and after each workshop to engage community members who could not participate during the scheduled event or who did attend but wanted to provide additional input.

General Plan Advisory Committee. The General Plan update process was guided by a 15-member General Plan Advisory Committee (GPAC) that was appointed by the Town Council

to provide input, feedback, and recommendations to the Town Council, Planning Commission, Town staff, and the consultant team. The GPAC included two Town Council members, two Planning Commissioners, and one representative each from the Climate Action Commission, Bicycle and Pedestrian Advisory Committee, Economic Development Committee, Open Space Committee, Parks and Recreation Commission, and Racial Equity Committee. Five at-large community members, including one high school student, were also appointed to the GPAC. The GPAC met XX times over a period of three years.

Committees and Commissions. The Town's committees and commissions, including the Climate Action Commission, Bicycle and Pedestrian Advisory Committee, Economic Development Committee, Historical Commission, Infrastructure and Fiscal Monitoring Committee, Open Space Committee, Parks and Recreation Commission, and Racial Equity Committee, provided initial input on issues to address in the General Plan, reviewed draft General Plan policies and actions related to their area of expertise, and provided recommendations.

1.6 VISION STATEMENT

The Town of San Anselmo envisions a future where natural beauty, community well-being, and sustainable progress harmoniously coexist. We respectfully acknowledge that San Anselmo resides on the ancestral lands of the Coast Miwok, and we honor their enduring connection to this land. Our town seeks to honor its heritage, scenic beauty, and sense of community and belonging while embracing innovation, inclusivity, climate action, sustainability, economic vitality, and fiscal responsibility. Together, we will strive to create a safe, welcoming, and vibrant community for all people, where the values of social equity, environmental stewardship, and community connection are fundamental.

1.7 GENERAL PLAN GUIDING PRINCIPLES

The General Plan planning process was shaped by the following guiding principles that defined the major themes for the General Plan update and served as touchstones during the process of developing and refining goals, policies, and actions.

1. **Environmental Stewardship:** Protect and enhance our open spaces, wildlife, and biological diversity through thoughtful land use and environmental policies, and support public access to open space and scenic vistas in ways that minimize environmental impact and preserve natural resources.

2. **Climate Action, Resilience, and Sustainability:** Lead in eliminating greenhouse gas emissions, mitigating and adapting to climate change, and building a resilient community that can withstand environmental challenges, prioritizing support for our most vulnerable populations. Embrace sustainable practices in all aspects of town life.

3. Architectural and Scenic Beauty: Maintain and complement the diverse and historic qualities of the built environment, and preserve and enhance the scenic beauty of San Anselmo.

4. Economic Vitality: Support a thriving local economy that strengthens Town revenues by fostering a variety of businesses, encouraging sustainable economic practices, and ensuring that economic growth is inclusive, responsive to the changing needs of the community, and in alignment with our environmental and social goals. Encourage businesses in the town's commercial hubs and downtown to foster vibrancy and contribute to attractive gateways to San Anselmo.

5. Housing: Promote a wide range of housing options that are affordable at all income levels, accessible, and sustainable while protecting the town's natural resources and respecting its charming architecture. Encourage housing that meets the needs of existing residents and welcomes a diverse spectrum of future residents.

6. A Community of Belonging: Foster an inclusive, welcoming, and socially connected community where people of all ages, backgrounds, and abilities have a sense of belonging, equitable access, and opportunities to thrive. Emphasize community engagement, connections, and volunteerism to enhance the social fabric of the town.

7. Social Equity and Diversity: Commit to promoting social equity, respect, and understanding in all community interactions. Actively promote diversity and inclusiveness as fundamental values that strengthen the town, to the extent consistent with federal and State law. Honor the history and enduring presence of the Coast Miwok.

8. Healthy Community: Offer and improve access to our parks, recreation programs, facilities, and events which provide affordable opportunities for active living, personal enrichment, education, and social connection to all members of the community.

9. Sustainable Transportation: Prioritize multi-modal transportation options and improvements that eliminate greenhouse gas emissions, such as zero-emission vehicles,

public transit, cycling, and pedestrian-friendly infrastructure. Improve and promote safety, accessibility, and traffic flow.

10. Safety and Preparedness: Ensure the safety and well-being of all residents through high-quality public services, resilient infrastructure, improved safety and noise regulation, and robust emergency preparedness and response plans.

11. Excellence in Governance: Provide high-quality public facilities and infrastructure and fiscally responsible, innovative, transparent, and responsive local government services to ensure the health, safety, and welfare of the community. Communicate with and engage all members of the community to align leadership with the diverse needs and values of San Anselmo's residents.

1.8 GENERAL PLAN ORGANIZATION

The General Plan is organized into ten chapters:

1. The **Introduction** provides background information on the General Plan.
2. The **Land Use and Community Design Element** describes land use in San Anselmo and how and where new development will occur and fit into the existing built and natural environment. This element also covers the topics of governance and inclusion.
3. The **Open Space and Conservation Element** covers open space, natural communities and ecological resources, watersheds and waterways, water resources, water and air quality, and cultural resources.
4. The **Sustainability, Climate Change, and Resiliency Element** describes concepts of sustainability, provides an overview of climate change impacts, and addresses how the town will reduce greenhouse gas emissions and become a more sustainable and resilient community.
5. The **Economic Vitality Element** describes the town's economic sectors and identifies strategies to strengthen the town's economy and support its local businesses.
6. The **Housing Element** details the constraints to and need for housing, especially housing affordable to lower and moderate-income households, identifies sites available for housing, and sets the course to address identified needs.
7. The **Circulation Element** describes and plans for the circulation network and traffic operations, parking, public transportation, and bicycle and pedestrian facilities.

8. The **Parks, Recreation, and Public Facilities Element** addresses the maintenance and enhancement of San Anselmo's public facilities, parks, and recreational programs.
9. The **Safety Element** describes environmental and human-caused hazards, including earthquakes, flooding, sea level rise, and fire, and addresses potential risks to the community.
10. The **Noise Element** identifies existing and future noise sources and prescribes appropriate noise levels in San Anselmo.

State law requires the San Anselmo General Plan to cover seven topics, also known as "elements." Elements may be combined, as is the case for San Anselmo's Open Space and Conservation Element, and requirements for an element may be addressed in more than one element. Table IN-1 shows the relationship of the General Plan elements to the State-mandated elements.

Table IN-1 Location of State-Mandated Elements

State-Mandated Element	San Anselmo General Plan Element
Land Use	Land Use and Community Design; Safety 1
Circulation	Circulation
Open Space	Open Space and Conservation
Conservation	Open Space and Conservation
Safety	Safety; Sustainability, Climate Change, and Adaptation2
Noise	Noise
Housing	Housing

An eighth element covering Environmental Justice is required for local governments that contain disadvantaged communities as defined by State law. San Anselmo does not have any such communities. Nonetheless, the Town is committed to environmental justice, and the General Plan integrates policies and actions reflecting these foundational values throughout all elements to create a just and equitable community and provide a healthy environment for all.

State law also allows local governments to include additional, or "optional," elements in a general plan to cover other topics of local importance. The General Plan includes three

[1] California Government Code 65302(a) specifies that the land use element identify areas subject to flooding. This information is presented in the Safety Element.
[2] California Government Code 65302(g)(4) specifies that the safety element address climate adaptation and resiliency strategies. This information is presented in the Sustainability, Climate Change, and Adaptation Element.

optional elements: the Parks, Recreation, and Public Facilities Element, the Economic Development Element, and the Sustainability, Climate Change, and Resiliency Element.

Each element in the General Plan describes existing conditions and context for the topic area, followed by goals, policies, and actions to guide the town's future management and development.

The General Plan is supported by separately published documents that provide background information and environmental analysis. The Existing Conditions Reports, prepared in an early phase of the General Plan update, contain detailed baseline information for each of the topic areas covered in the General Plan and were used as reference documents during the development of the Plan. The Environmental Impact Report determines the type and extent of environmental impacts that would result from implementation of the General Plan. It identifies requirements for more detailed environmental analysis that may be necessary for specific projects considered in the future.

1.9 DIVERSITY, EQUITY, INCLUSION, AND BELONGING

San Anselmo is committed to fostering a town that is welcoming and supportive of all residents. The Town recognizes that diverse perspectives strengthen decision-making and strives to ensure that its policies, decisions, and public spaces work for everyone.

The Town acknowledges that many of the structural inequities that have affected marginalized groups such as communities of color and indigenous people have had long-lasting effects. To move forward, we must acknowledge our past, beginning with the displacement of the Coast Miwok people in the 19th century and continuing with the discriminatory practices of redlining, racial covenants in deeds, and exclusionary zoning rules. These policies have had long-term adverse effects both locally and regionally on opportunities for marginalized groups and must be addressed.

The Town reaffirms its commitment to foster an equitable future and incorporates the principles of diversity, equity, inclusion, and belonging throughout the General Plan. Key terms and concepts related to these principles are defined below.

Diversity. The full spectrum of differences that everyone brings to the table. It includes characteristics such as race, ethnicity, gender identity, sexual orientation, age, ability, language, and socioeconomic status, as well as neurodiversity, worldviews, and life experiences. Embracing diversity acknowledges the value of multiple perspectives, ideas,

and solutions provided when individuals with different backgrounds, identities, and views collaborate and are heard.

Equity. Fair treatment and access to all individuals or groups irrespective of their identity. Equity is not sameness; it is justice in design, practice, and outcome. This requires the identification, recognition, and remediation of historic, systemic, and structural barriers that create unequal access to resources, opportunities, and power.

Inclusion. The active, continuous practice of reshaping environments, relationships, and systems so that all individuals and groups can fully participate, contribute, and lead in the greater community. It includes valuing difference as a resource and building cultures rooted in trust, respect, and shared purpose.

Belonging. The felt and lived experience of being valued, safe, respected, and essential within a community, such that individuals feel secure being their authentic selves without fear of marginalization or exclusion. Belonging emerges when diversity is welcomed, equity is practiced, and inclusion is sustained — resulting in environments where people not only have access and voice, but also feel they matter and are integral to the shared purpose and culture of the community.

General Plan policies and actions designed to increase diversity, equity, inclusion, and belonging are woven throughout the Plan. Overarching strategies to create an equitable, diverse, and welcoming community in San Anselmo include:

- Allowing a variety of land uses to accommodate a socially and economically diverse community. (Land Use and Community Design Element)
- Encouraging age- and disability-friendly communities. (Land Use and Community Design Element)
- Facilitating the authentic, equitable, and inclusive participation of all residents in local government and decision-making. (Land Use and Community Design Element)
- Providing equitable public access to open space. (Open Space and Conservation Element)
- Honoring and protecting tribal cultural resources. (Open Space and Conservation Element)
- Ensuring equitable access to programs, resources, and financial incentives for electrification, energy efficiency, and climate resilience. (Sustainability, Climate Change, and Resiliency Element)
- Providing affordable housing for lower-income households and affirmatively furthering fair housing. (Housing Element)
- Providing Complete Streets that meet the needs of all users. (Circulation Element)

- Providing equitable access to parks and community and recreation facilities and programs. (Parks, Recreation, and Public Facilities Element)
- Conducting outreach and education to vulnerable communities. (Safety Element)

1.10 ADMINISTERING THE PLAN

The General Plan is for all members of the community and used in a variety of ways. The Town Council and the Town's committees and commissions use the document to guide decision-making and budgeting. Town staff use the General Plan to ensure that projects, capital improvements, programs, and budgeting are consistent with the General Plan land use designations and applicable goals, policies, and actions. Importantly, the General Plan empowers the Town, public agencies that work with the Town, and property owners to invest in and plan for a future in accordance with the Plan's goals and policies.

Each chapter of the General Plan contains a series of goals, policies, and actions that provide guidance to the Town on how to direct change, manage growth, and maintain resources over the life of the General Plan. The following provides a description and explains the relationship of each:

- A **goal** is a description of the general desired result related to a particular topic or issue that the Town seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the Town works to achieve its goals. The General Plan's policies set out the standards that will be used by Town staff, the Planning Commission, and the Town Council in its review of land development projects, resource protection activities, infrastructure improvements, and other Town actions. Policies are ongoing and require no specific action on behalf of the Town.
- An **action** is a program, procedure, or technique to be undertaken by the Town to help achieve a specified goal or implement an adopted policy.

The following words are used to indicate whether a particular policy or program is mandatory, advisory, or permissive:

- "Must" or "shall" means an action the Town is required to follow.
- "Should" means an action the Town is advised to follow.
- "May" means an action which is left to the discretion of the Town.

The General Plan contains a series of figures and maps depicting existing and proposed or future conditions of areas within and near San Anselmo. These maps and diagrams are intended to provide the reader with a general understanding of the extent of land uses and

conditions. Most maps are focused on land within the town boundaries and do not detail characteristics in the SOI. Figures as shown at the General Plan scale are not intended to be used for development, permitting, or investment purposes for specific parcels. More detailed maps may be available at the Town of San Anselmo.

The General Plan's actions set forth a work program for the Town, guide capital improvement projects, and prioritize Town expenditures. Some actions call for additional analysis, studies, and implementing ordinances. The General Plan Implementation Matrix will track implementation of the General Plan's actions through 2045, detailing how each action will be carried out, including the Town departments responsible, the funding source(s), and the timeframes. Town staff will regularly report to the Town Council on the progress of the Plan's implementation.

Importantly, the General Plan is not a static document; it is expected to evolve as San Anselmo's needs, priorities, and conditions change over time. Many of the Plan's goals, policies, and actions rely on ongoing efforts, such as regularly updating the Climate Action Plan, Housing Element, and Hazard Mitigation Plan, which require the Town to adapt to new data, regulations, technologies, and community expectations. As demographic shifts influence housing and service needs, climate change alters environmental risks, and innovations reshape mobility, communication, and community, the General Plan will be reviewed and refined to remain relevant, effective, and aligned with community values. The Town will periodically assess the entire document, making updates as necessary to guide responsible growth, enhance resilience, and support a high quality of life for all residents.

Successful implementation of the General Plan will rely on the active participation and shared commitment of the entire community. Residents, businesses, local organizations, and town leaders each play a vital role in bringing the Plan's vision to life. By working together, contributing ideas, and taking collective responsibility for our town's future, San Anselmo can ensure that the goals and ideals outlined in this Plan are realized for generations to come.

2. Land Use and Community Design

San Anselmo's land use pattern reflects a long-established blend of diverse neighborhoods, vibrant commercial districts, and treasured natural areas that shape the Town's identity. Looking ahead, the Town will adapt these patterns to meet changing demographic, environmental, and technological conditions while preserving the community character residents value.

2.1 PURPOSE OF THE ELEMENT

The Land Use and Community Design Element describes existing land use in San Anselmo and establishes a holistic framework for guiding growth and the use, development, and preservation of land over time. It guides decisions about the location, type, intensity, and design of future development in a manner that reflects community values and balances the needs of residents, businesses, the environment, and State mandates for additional housing capacity.

This element includes goals, policies, actions, and land use designations that shape development patterns to support a vibrant downtown and commercial hubs, provide a diverse range of housing choices, protect the town's unique neighborhoods and natural resources, and promote sustainable, resilient growth. It also addresses community design, reflecting the importance San Anselmo residents place on maintaining the character and quality of development throughout the town.

The Land Use and Community Design Element includes the following sections.

- **2.2 Development Trends.** Discusses how land use in San Anselmo has developed and changed over time.
- **2.3 Land Use Categories and Map.** Describes land use designations within the town and graphically represents allowed land uses and intensities on the Land Use Map.
- **2.4 Community Design.** Focuses on creating and maintaining a strong sense of place in San Anselmo by enhancing the appearance of streets, buildings, and public space. It also addresses the preservation of historic resources.
- **2.5 Development Projections.** Identifies the maximum growth potential in San Anselmo based on the policy framework of the General Plan.

- **2.6 Navigating Towards 2045.** Discusses how the Town's land use policies will respond to changing demographic, environmental, and technological conditions.
- **2.7 Goals, Policies, and Actions.** Identifies goals, policies, and actions to guide growth, enhance community design, balance residential and commercial uses, and ensure effective governance and inclusive participation in decision-making.

2.2 DEVELOPMENT TRENDS

San Anselmo's historical development patterns reflect its evolution from a small rural settlement into a vibrant Marin County community shaped by transportation, commerce, and suburban growth. In the late 19th century, the town developed around the extension of the North Pacific Coast Railroad, which connected San Anselmo to San Francisco and other parts of the region. The rail line made the area more accessible and laid the foundation for early residential and commercial growth.

Small businesses, schools, and civic institutions clustered near the train depot, located at "The Hub", the present-day intersection of Sir Francis Drake Boulevard, Center Boulevard, Greenfield Avenue, and Red Hill Avenue. The original depot location helped establish San Anselmo's downtown and adjacent neighborhoods, characterized by a mix of uses anchored by local shops, restaurants, and civic buildings that reinforce San Anselmo's identity as a walkable, pedestrian-oriented community.

As the 20th century progressed, San Anselmo's character was further influenced by the rise of the automobile and post–World War II suburban expansion. Expanding road networks opened new areas to housing, leading to the creation of distinctive residential neighborhoods with tree-lined streets and a variety of architectural styles. Commercial activity gradually spread along major roadways to serve increasing automobile traffic, shifting some focus away from the historic town center.

Like many Bay Area communities, San Anselmo experienced an influx of families seeking single-family homes in a traditional neighborhood setting with access to regional employment centers. This period brought new housing construction, the growth of local schools, and the expansion of municipal services. Commercial development began to accommodate cars through larger roadways and parking areas.

Despite these changes, the town also retained much of its historic charm, preserving open spaces, protecting creeks and natural landscapes, and maintaining a strong sense of place. Today, San Anselmo's development patterns reflect a balance of historic small-town character, suburban residential growth, and ongoing efforts to adapt to modern challenges while honoring its unique past.

2.3 LAND USE CATEGORIES AND LAND USE MAP

Land in San Anselmo is classified according to three broad land use categories: residential areas, commercial areas, and community and natural resource areas.

Residential land use designations are applied to areas appropriate for single-family, two-family, multifamily, manufactured home, and accessory dwelling housing options. The Town's residential neighborhoods support a diverse range of lifestyles and household income levels.

Commercial land use designations are applied to areas appropriate for retail and commercial services to serve residents and visitors. Multifamily residential uses are also allowed to be mixed in with commercial uses.

Community and Natural Resource land use designations apply to open space, parks, and community facilities. Natural areas, such as the woodlands and grasslands, offer opportunities for preservation and conservation. Public facilities provide opportunities for social and community interaction and the provision of public utilities and services.

Table LU-1 identifies acreages for each land use designation in the Land Use Map. The greatest amount of land within the town limits is designated for residential use, encompassing 80 percent of San Anselmo's land area. The second largest amount of land is designated for community and natural resource use, totaling 16.5 percent of the land area. Commercial and mixed-use areas comprise 3.5 percent of San Anselmo's land area. Figure LU-1 shows the Town's Land Use Map.

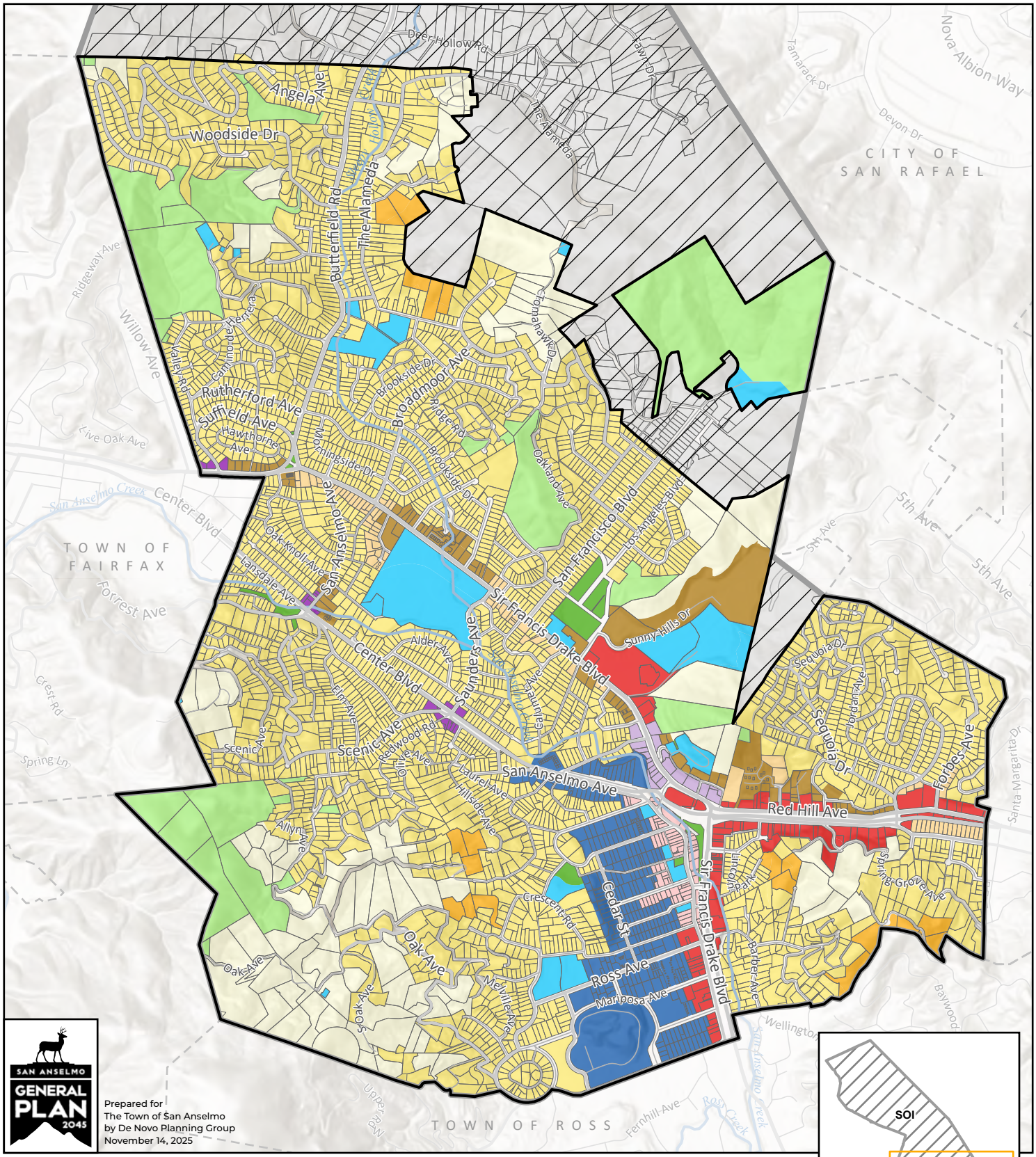
Table LU-1: General Plan Land Use Acreage

Land Use Designation	Acreages
Residential	
Very Low Density Residential	206
Single-Family Residential-Conservation	24
Single-Family Residential	813
Medium Density Residential	15
High Density Residential	43
Downtown Mixed Residential	67
Residential Subtotal	*1,169*
Commercial	
Central Commercial	8
General Commercial	35
Limited Commercial	5

Land Use Designation	Acreages
Neighborhood Commercial	2
Professional	0
Commercial Subtotal	*51*
Community and Natural Resource	
Parks	10
Open Space	170
Public Facilities	60
Right-of-Ways	2
Community and Natural Resource Subtotal	*241*
Total	**1,461**

Notes:

1. *General Plan Land Use acreage reflects the land area that has assigned land use designations. The remainder of the land that does not have a land use designation is primarily roads and associated rights-of-way.*
2. *Land in the Sphere of Influence (1,749 acres) is not designated.*
3. *Totals may not sum due to rounding.*



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by De Novo Planning Group
November 14, 2025

Legend

- Town Boundary
- Planning Area Boundary
- Sphere of Influence (SOI)
- Very Low Density Residential
- Single Family Residential
- Single Family-Conservation
- Medium Density Residential
- High Density Residential
- Downtown Mixed Residential
- Central Commercial
- General Commercial
- Limited Commercial
- Neighborhood Commercial
- Professional
- Open Space
- Parks
- Public Facility
- SOI (undesignated)

0 500 1,000 Feet

Sources: Town of San Anselmo; Marin County GIS; Marin County LAFCo; USGS NHD.

LU-1.

GENERAL PLAN LAND USE MAP

Within each of the land use categories, specific land use designations identify allowable land uses and the density and intensity of development allowed in each designation. Table LU-2 details the Town's land use designations and describes the general land uses intended for the category and applicable building density and/or intensity.

> The term 'gross acre' refers to all the land within the property lines of a given parcel or all the land within the boundary line of a given development proposed. The only land excluded in the calculation of gross acreage is any land within an established public right-of-way or other public uses.

Density is defined by the number of dwelling units per gross acre, and intensity of a parcel is defined as the ratio of floor area to the land area. Residential densities for land use designations are expressed in dwelling units per gross acre. For non-residential designations, building intensities are defined by Floor Area Ratio (FAR), which is the ratio of gross building floor area to the gross site area. For example, a FAR of 0.5 would allow a one-story building over half of a site, or a two-story building over one quarter of a site.

In addition to building density, State law requires the General Plan to estimate population density for the various land use categories. Population density is determined by multiplying the average household size by the maximum number of dwelling units permitted in a land use category, rounded up to the nearest whole number. The average household size in San Anselmo was 2.35 persons in 2025, as reported by the California Department of Finance. For example, since the Medium Density Residential category allows 12 units per gross acre, the population density may be up to 29 persons per acre.

The General Plan provides the high-level parameters of density and intensity for land use designations, but all development must also comply with the applicable regulations of the Zoning Ordinance. The Town's Zoning Ordinance contains detailed descriptions of land uses permitted in each designation, as well as development standards that implement the General Plan.

Table LU-2 Land Use Categories

LAND USE DESIGNATION		ASSOCIATED ZONING DISTRICT(S)		RESIDENTIAL DENSITY AND BUILDING INTENSITY	DESCRIPTION
RESIDENTIAL DESIGNATIONS					
VLD	Very Low Density Residential	R-1-H	Very Low Density Residential	Up to 1 unit/acre	The Very Low-Density Residential land use designation is applied to those hillside lands, located at or above the 150-foot mean sea level elevation, suitable for low density, detached single-family homes, accessory residential uses, residential care, day care, and essential public and quasi-public utility facilities on larger lots which will maintain the natural features of the land and associated landscape and have minimal visual impacts on the community. Other residential uses are also allowed, as consistent with State law.
SF-C	Single-Family Residential-Conservation	R-1-C	Single-Family Residential-Conservation	Up to 1 unit/acre	The Single-Family Residential-Conservation land use designation is applied to hillside areas, located at or above the 150-foot mean sea level elevation, appropriate for development of single-family homes, accessory residential uses, residential care, day care, and essential public and quasi-public utility facilities on larger lots which will have minimal visual impacts on the community. Other residential uses are also allowed, as consistent with State law.
SF	Single-Family Residential	R-1	Single-Family Residential	1-6 units/acre	The Single-Family Residential land use designation is applied to areas suitable for detached single-family homes and accessory residential uses on smaller lots. Duplex, triplex, and multifamily homes may also be compatible. Additionally, education, day care, residential care, religious, institutional, and essential public and quasi-

					public utility facilities may be allowed.
MDR	Medium Density Residential	R-2	Medium Density Residential	6-12 units/acre	The Medium Density Residential land use designation is applied to areas appropriate for a mix of housing types including single-family, duplex, triplex, and multifamily homes and accessory residential uses at moderate densities. Additionally, education, day care, residential care, religious, institutional, and utility facilities may be allowed.
HDR	High Density Residential	R-3	High Density Residential	13-30 units/acre*	The High Density Residential land use designation is applied to areas appropriate for single-family, duplex, triplex, and multifamily homes and accessory residential uses at higher densities. Additionally, education, day care, residential care, religious, lodging, institutional, and utility facilities may be allowed.
COMMERCIAL AND MIXED USE DESIGNATIONS					
DMR	Downtown Mixed Residential	R-1	Single-Family Residential	6-30 units/acre* 2.0 FAR	The Downtown Mixed Residential land use designation is applied to areas suitable for a mixture of single-family, duplex, triplex, and multifamily housing and accessory residential uses. Additionally, education, day care, residential care, religious, lodging, institutional, and utility facilities may be allowed.
		R-2	Medium Density Residential		
		R-3	High Density Residential		
		C-2	Downtown Commercial		
		C-3	Commercial		
CC	Central Commercial	C-2	Downtown Commercial	13-30 units/acre 2.0 FAR	The Central Commercial land use designation is applied to the downtown area providing for a wide range of resident- and visitor-serving commercial and institutional uses that create a vibrant downtown environment. Mixed commercial and residential uses are allowed.
GC	General Commercial	C-3	Commercial	13-30 units/acre* 2.0 FAR	The General Commercial land use designation is applied to areas appropriate for a broad range of retail, restaurant, entertainment, lodging, office,

					medical, service, automotive, institutional, and utility facilities. Mixed commercial and residential uses are allowed.
LC	Limited Commercial	C-L	Limited Commercial	13-30 units/acre 2.0 FAR	The Limited Commercial land use designation is applied to areas appropriate for a broad range of commercial uses that have lower traffic generation including limited retail, restaurant, office, medical, service, automotive, religious, institutional, and utility facilities. Mixed commercial and residential uses are allowed.
NC	Neighborhood Commercial	C-1	Neighborhood Commercial	13-20 units/acre 1.0 FAR 1.25 FAR for mixed use projects with 8-10 units	The Neighborhood Commercial land use designation is applied to neighborhood-serving commercial uses within residential areas appropriate for a mix of retail, restaurant, office, medical, personal service, recreation, religious, lodging, institutional, and utility facilities. Mixed commercial and residential uses are allowed.
P	Professional	P	Professional	20-30 units/acre 2.0 FAR	The Professional land use designation is applied to professional uses in areas in the vicinity of the Town's commercial hubs which serve as buffers or transitions between the more intense commercial development and adjoining residential development.
COMMUNITY AND NATURAL RESOURCE DESIGNATIONS					
Parks	Parks	Parks	Parks	-	The Parks land use designation is applied to areas suitable for parks, playgrounds, and other recreational uses.
OS	Open Space	OS	Open Space	-	The Open Space land use designation is applied to publicly-owned and privately-owned land devoted to the preservation of natural and scenic resources and for limited passive recreation on designated trails.
PF	Public Facilities	PF	Public Facilities	40 units/acre	The Public Facilities land use designation is applied to public land uses including public educational facilities and

					governmental buildings and facilities. Residential uses may also be permitted.

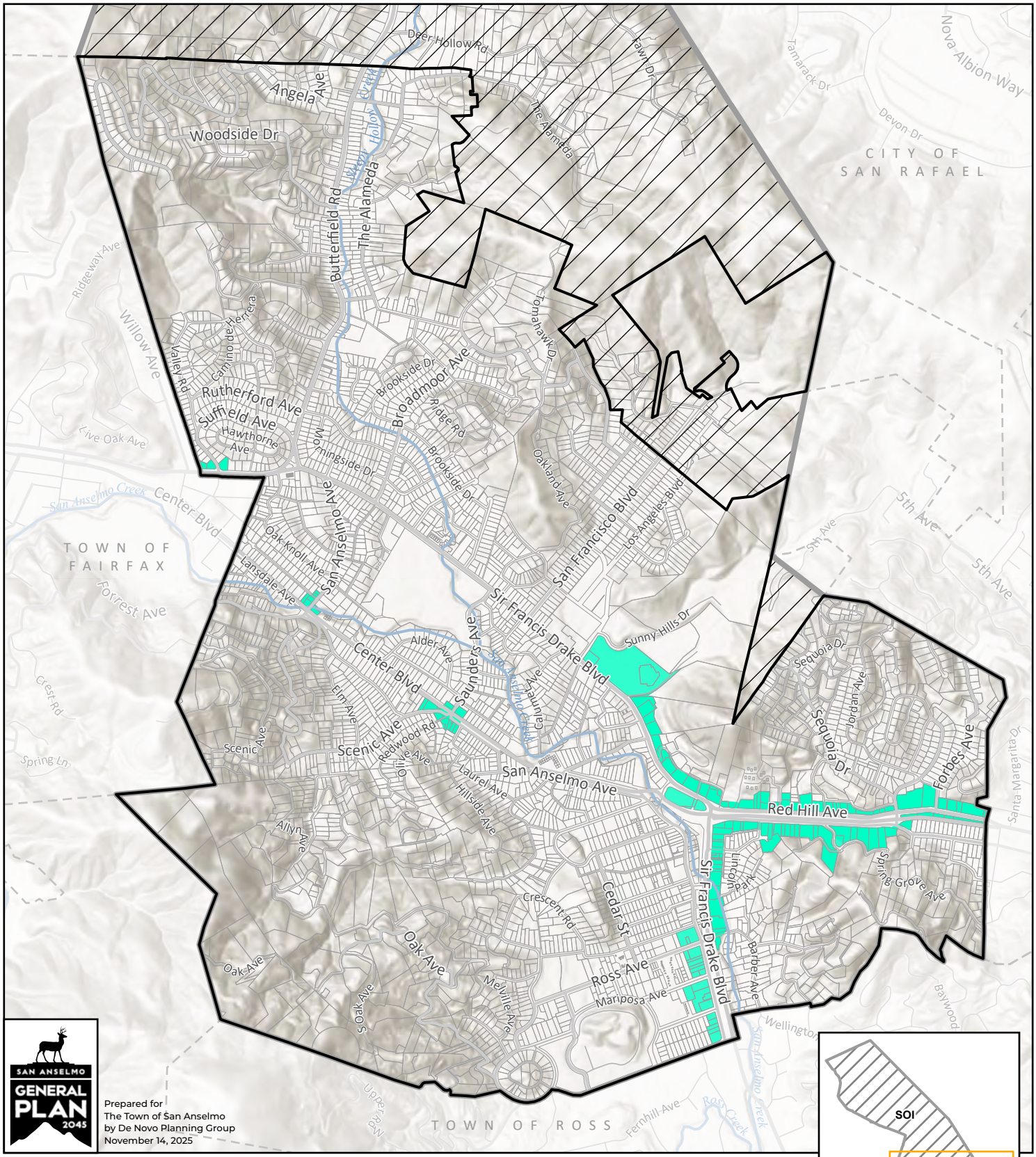
* Residential densities up to 40 units per acre may be allowed for properties subject to the Affordable Housing Overlay (AHO) District, as specified in the Zoning Code.

Reserve Areas

Every eight years, the Town must update the General Plan's Housing Element according to State law and identify land that is appropriately zoned to accommodate its share of the Regional Housing Needs for the upcoming planning cycle. The current Housing Element plans for needed housing development through the year 2030 on a variety of housing opportunity sites. The Housing Element will need to be updated in 2031 to accommodate the next Regional Housing Needs Allocation (RHNA).

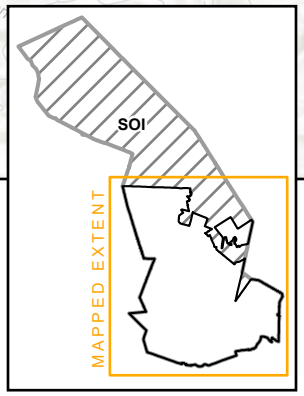
To proactively accommodate anticipated housing needs over time, the General Plan proactively identifies Reserve Areas along major transportation corridors in San Anselmo where future increases in residential density and additional development incentives could be considered to encourage new housing. These Reserve Areas are shown in Figure LU-2 and were selected based on community input gathered through outreach conducted during the General Plan Update process.

Reserve Areas provide a framework for accommodating growth in a planned and orderly manner while ensuring that infrastructure, public services, and community design standards are maintained. The identification of these Reserve Areas is advisory and serves as a conceptual framework for identifying potential housing opportunity areas in future Housing Element updates. Future density increases or housing-related land use changes to meet upcoming RHNA cycles may also occur elsewhere in the Town. Redevelopment in any area, whether within or outside the Reserve Areas, will continue to be guided by the General Plan, Zoning Ordinance, and other Town policies.



SAN ANSELMO GENERAL PLAN 2045

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Legend

- Town Boundary
- Planning Area Boundary
- Sphere of Influence (SOI)
- Reserve Areas

0 500 1,000 Feet

Sources: Town of San Anselmo; Marin County GIS; Marin County LAFCo; USGS NHD.

LU-2.

RESERVE AREAS

2.4 COMMUNITY DESIGN

Community design refers to the form and appearance of the Town. It addresses how buildings, streets, landscape, and activities within neighborhoods come together to create a distinct sense of place. Community design also defines the physical and aesthetic relationships between neighborhoods, examining how shared characteristics or natural and built features connect, or in some cases separate them. The physical form of each street corridor, public space, and neighborhood contributes to the town's livability, economic vitality, and overall quality of life.

The goals, policies, and actions in this element articulate how to maintain San Anselmo's natural setting and small-town character, while incorporating compatible new development.

Natural Setting

The natural setting is an essential part of San Anselmo's sense of place. The town is nestled in a picturesque valley along San Anselmo Creek, surrounded by wooded open spaces and the rolling hills of the Mount Tamalpais watershed. Many of the town's hillsides are visually prominent, and Figure LU-3 identifies key ridgelines visible from vantage points throughout the community. The General Plan establishes a policy framework to minimize potential visual and environmental impacts from hillside development.

Residential Neighborhoods

San Anselmo is home to several distinct neighborhoods, each featuring a mix of architectural styles, street patterns, and building scales that reflect its original period of development. Through the goals, policies, and actions outlined in the General Plan, the Town seeks to preserve the scale, walkability, and aesthetic qualities of these neighborhoods while allowing for context-sensitive infill and new development.

Downtown

Downtown San Anselmo functions as the heart of the community, serving as the town's primary center for commerce, civic life, and community gatherings. Its pedestrian-oriented layout with storefronts along active sidewalks defines its identity as a walkable and vibrant commercial district. The area's character is further distinguished by its historic architecture and inviting public realm, which together contribute to a strong sense of place. The public realm, including Downtown's streets, plazas, parks, and civic buildings is central to the community's identity and quality of life. Town Hall Plaza, Imagination Park, and Creek Park provide opportunities for social interaction, recreation, and community events. San Anselmo Creek offers a distinctive natural amenity within steps of the town's urban core, enhancing the connection between the built and natural environments.

Throughout San Anselmo, parks and gathering places continue to promote health, well-being and civic engagement.

To ensure Downtown's continued vitality, the General Plan's community design policy framework supports active ground-floor uses, enhanced pedestrian connectivity, and a welcoming environment for residents and visitors alike.

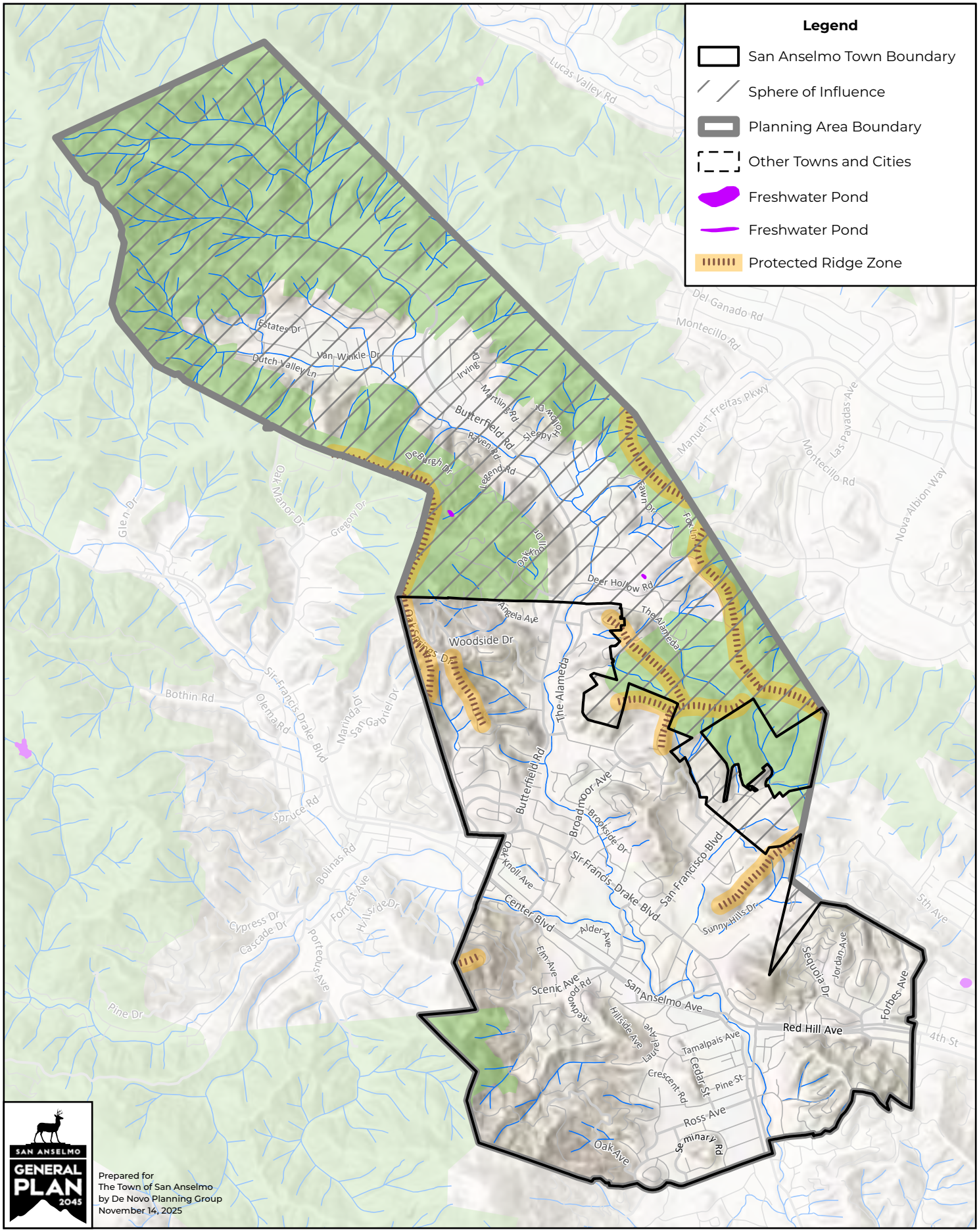
Commercial Corridors

San Anselmo's commercial corridors along Sir Francis Drake Boulevard and Red Hill/Greenfield Avenues are vital to the San Anselmo community and the broader Marin County region. Serving as key transportation routes, these corridors also act as visual gateways to the Town, shaping how many visitors first experience San Anselmo.

Because the General Plan supports the redevelopment of aging and underutilized parcels, these corridors present important opportunities for reinvestment and new development. Goals, policies, and actions related to community design ensure that redevelopment results in high-quality architecture and site design that create attractive, welcoming entries to the Town.

Along Greenfield Avenue and the portion of Sir Francis Drake Boulevard south of The Hub, pedestrian connectivity is especially important. The General Plan encourages active ground-floor uses, such as storefronts and businesses that open directly onto the street, to promote pedestrian activity and economic vitality.

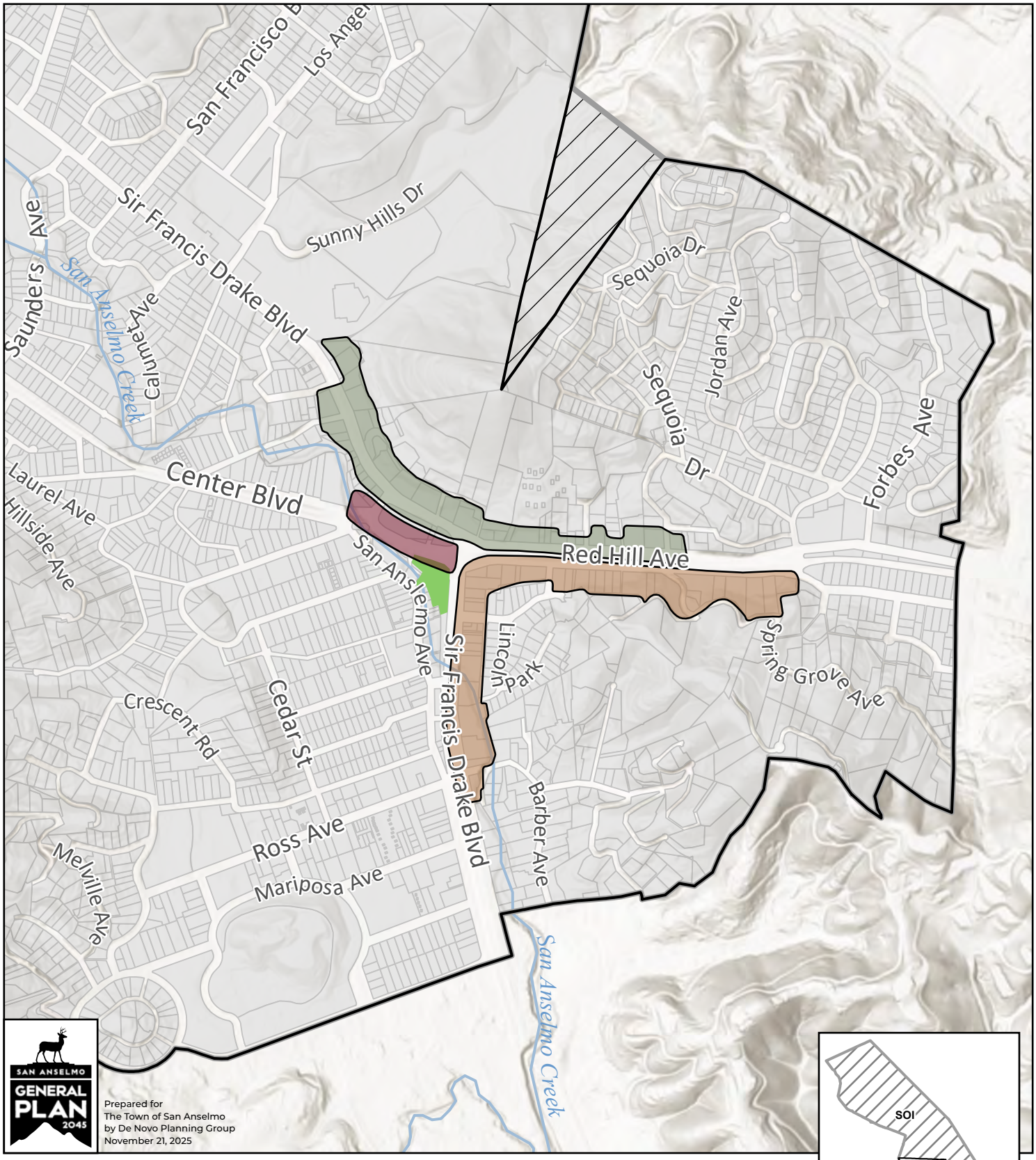
Furthermore, goals, policies, and actions support the enhancement of the public right-of-way through added street trees and landscaping, and pedestrian amenities, creating a more comfortable, shaded, and engaging environment. Together, these improvements will help reinforce pedestrian-oriented character that defines San Anselmo's commercial corridors.



Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset; ESRI World Hillshade Map Service.
Theme Sources: Town of San Anselmo General Plan 2023; USGS National Wetlands Inventory.

LU-3.

PROTECTED RIDGE ZONES



Sources: WRT; Town of San Anselmo; Marin County GIS; Marin County LAFCo; USGS NHD.

2.5 DEVELOPMENT PROJECTIONS

Since the adoption of the previous General Plan in 1988, San Anselmo has experienced limited land use changes. Land use patterns have remained largely consistent over the past 50 years, and the town now contains very few vacant parcels. Most remaining undeveloped land is constrained by steep slopes, wildfire risk, flooding, and landslide hazards. As a result, future growth in San Anselmo will occur primarily through the redevelopment or intensification of existing developed areas.

As of 2025, San Anselmo contained approximately 5,621 housing units, the majority of which were single-family detached homes, and about 1,051,000 square feet of commercial and non-residential uses, as shown in Table LU-3 below. If all development allowed by the General Plan were fully realized by 2045, the town could accommodate 7,900 units and approximately 1.8 million square feet of commercial and non-residential uses.

Development projections are based on an analysis of vacant and underutilized parcels and their potential use under the applicable land use designations. Underutilized sites are generally defined as those developed at 60 percent or less of the maximum permitted residential density or 50 percent or less of the maximum floor area ratio (FAR).

These projections are theoretical and represent the maximum buildout potential under the General Plan. In practice, it is unlikely that every parcel will develop to its maximum capacity during the planning horizon. Actual growth will depend on market conditions, property owner decisions, infrastructure capacity, and site-specific constraints.

Table LU-3 Development Projections

Land Use	Existing Built	Additional Development Potential	Development at Build-Out
Residential	5,621 units[1]	2,279 units[3]	7,900 units
Commercial and Other Non-Residential	1,051,000 sq. ft.[2]	752,133 sq. ft.	1,803,133 sq. ft.

[1]*Department of Finance, E-5, Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025, with 2020 Benchmark.*

[2]*Town of San Anselmo Economic Development Analysis Report. Square footage is estimated from CoStar Group data.*

[3]*Includes 319 accessory dwelling units.*

2.6 NAVIGATING TOWARDS 2045

San Anselmo's land use policies will evolve thoughtfully as demographic shifts reshape the needs of residents. An aging population, changing household compositions, and increasing diversity will guide decisions about where and how new housing forms, community spaces, and services are integrated. The Town will refine land use strategies to support a wider range of housing options, foster inclusive neighborhoods, and ensure that local businesses can adapt to emerging patterns in how people live, work, and gather. This approach will allow San Anselmo to maintain its character while responding to the social and economic realities of a dynamic population.

Climate change and new technologies will also play a defining role in shaping land use over the next two decades. Policies will increasingly prioritize resilience through careful placement of development, enhanced protections for natural resources, and design standards that reduce risk from wildfire, flooding, and extreme heat. At the same time, advances in transportation, building systems, and digital infrastructure will influence how the Town plans for mobility, energy use, and the public realm. By continuously updating its land use policies, the Town will create a more sustainable and adaptable built environment that supports long-term community well-being.

2.7 GOALS, POLICIES, AND ACTIONS

GROWTH MANAGEMENT

Goal LU-A Manage future growth to prioritize a compact, walkable community, the efficient extension of urban services, preservation of natural and cultural resources, and protection of the area's environmental setting.

Policy LU-A.1: Sustainable Growth. Plan for responsible and balanced growth that maximizes efficient use of existing land resources and infrastructure, reduces sprawl, minimizes environmental impacts, and supports economic vitality.

> **Action LU-A.1.a: Implementation of Land Use Map.** Implement the Land Use Map (Figure LU-1) by approving new development projects consistent with the land use definitions, densities, and intensities as set forth in this Element. Ensure consistency between the General Plan, Zoning Code, and other land use regulations.

Policy LU-A.2: Infill Development. Focus new development on vacant or underutilized parcels within the existing developed areas to maximize land use efficiency and prevent urban sprawl.

Policy LU-A.3: Public Infrastructure and Service Capacity for New Development. Coordinate growth and development with sewer, water, transportation, schools, fire protection, parks, waste disposal, and other service providers to ensure essential infrastructure and services have adequate capacity to serve new development prior to approving entitlements or issuing building permits. Ensure anticipated traffic conditions are consistent with the Town's adopted Vehicle Miles Traveled (VMT) and Level of Service (LOS) standards. Require new development to pay its fair share of necessary infrastructure improvements to the extent allowed by law.

> **Action LU-A.3.a: Impacts of New Development on Infrastructure and Services.** Analyze infrastructure and service capacity during development and CEQA review and require necessary improvements in consultation with provider agencies. Coordinate growth projections and long-term infrastructure planning with urban service providers, including water, sanitary, school, fire, and waste disposal agencies, to ensure adequate capacity for existing and future development. Monitor land use changes and new development and adjust growth projections as warranted.

Policy LU-A.4: Annexation and Sphere of Influence Coordination. Coordinate with Marin County and LAFCo on annexation proposals and development within the Town's Sphere of

Influence to ensure consistency with the General Plan, compatibility with nearby land uses, and efficient delivery of services. Support annexations of contiguous, developed unincorporated areas when they enhance the community, further General Plan goals, eliminate unincorporated islands, have resident support, and can be served in a fiscally responsible manner without adversely affecting service levels for existing residents.

Action LU-A.4.a: Municipal Service Review. Actively coordinate with LAFCo during the regular Municipal Service Review (MSR) process to provide data on the capacity of existing services and fiscal sustainability. Use the MSR as a tool to ensure future land-use and infrastructure decisions are consistent with the General Plan.

Action LU-A.4.b: Resolution of Parcels with Split Jurisdiction. Actively support and coordinate with Marin County LAFCo and neighboring jurisdictions to facilitate the annexation and de-annexation of properties, as appropriate, that are currently split across multiple jurisdictions.

Policy LU-A.6: Reserve Areas. Consider increases in density and modified development standards or incentives in areas designated as Reserve Areas (see Glossary) on Figure LU-2 to address future housing needs and help meet the Town's future Regional Housing Needs Allocations, if necessary.

- *See the Sustainability, Climate Change, and Resiliency Element, the Parks, Recreation, and Public Facilities Element, and the Housing Element for additional policies and actions related to sustainable land uses, public facilities, and housing*.

Goal LU-B Allow for a variety of land uses that accommodate the needs of a socially and economically diverse community.

Policy LU-B.1: Commercial Development. Evaluate the size and intensity of commercial businesses to support a balanced, vibrant local economy and ensure they align with the town's unique qualities.

Policy LU-B.2: Cannabis Business Uses. Preclude cannabis business uses within the Town limits except medicinal cannabis delivery from businesses located outside of the Town limits. Recreational cannabis delivery from businesses located outside of the Town limits may be allowed if required by State law.

Policy LU-B.3: Mixed Use Development. Encourage mixed use development in downtown and along the Sir Francis Drake Boulevard and Red Hill Avenue/Greenfield Avenue corridors as a means of increasing the customer base for local businesses while creating new mixed use and housing opportunities for residents in close proximity to services and transit.

Policy LU-B.4: **Redevelopment with Housing.** Support the reuse of Town-identified properties for housing, prioritizing affordable and multifamily development through incentives such as site prioritization, streamlined approvals, or waivers to development standards and permit fees.

> **Action LU-B.4.a: Affordable Housing Overlay Zone.** Amend the Municipal Code to identify maximum density and floor area ratio and minimum parking requirements for the Affordable Housing Overlay Zoning District.

Policy LU-B.5: Neighborhood Commercial. Encourage the retention and improvement of neighborhood-serving retail stores and services.

> **Action LU-B.5.a: Revitalization Incentives.** Consider zoning and economic development incentives that keep local neighborhood centers viable, such as allowing additional floor area when neighborhood-serving uses are included or retained.

Policy LU-B.6: Reuse of Private Schools and Church Sites. If redevelopment of a private school and church site is sought by the landowner, encourage redevelopment with land uses compatible with development in the immediate area, with complementary scale and public benefits such as affordable housing, childcare facilities, and public open space.

> **Action LU-B.6.a: Rezoning of Public School Sites.** Rezone public school sites from residential to the Public Facilities District and allow educational uses and housing development up to 40 units per acre.

Policy LU-B.7: Parks. Strive for a balanced distribution of neighborhood and community parks throughout the town.

> **Action LU-B.7.a: Parks Zoning District.** Amend the Municipal Code to create a new Parks zoning district and apply it to parcels having a Parks land use designation.

➢ *See the Parks, Recreation, and Public Facilities Element and the Housing Element for additional policies and actions related to parks, public facilities, and housing.*

COMMUNITY DESIGN

Goal LU-C Preserve and enhance San Anselmo's natural setting as a unique asset that supports the community.

Policy LU-C.1: Open Space and Natural Resources. Protect and enhance open spaces and scenic vistas, natural features, and wildlife habitats, ensuring that development respects these natural assets and integrates with the town's natural environment.

Action LU-C.1.a: **Development in Open Space and Low Density Areas.** Prohibit development in areas designated as Open Space on the Land Use Map (Figure LU-1), and continue to allow very low-density residential development on private property in areas designated as Very Low Density and Single-Family – Conservation on the Land Use Map (Figure LU-1).

Policy LU-C.2: Hillside Protection. Protect the visual integrity and natural resources of San Anselmo's hillsides. Where hillside construction is permitted, design structures to:

- Minimize visual impacts by limiting building size and height, screening the structure within the existing landscape, minimizing glare and light spillage, and using exterior colors and materials that blend with the surrounding environment,
- Limit grading to preserve the existing topography,
- Provide slope and foundation stability, drainage, and erosion control,
- Provide adequate parking and emergency access,
- Address Wildland Urban Interface requirements, and
- Restore natural habitats.

Action LU-C.2.a: Hillside Density District. Amend Table 4D, R-1-H (Hillside Density District) Parcels, in the Municipal Code to remove outdated parcel numbers and update parcel-specific density limits to align with State law. The density on the remaining hillside parcels shall be no greater than the number of dwelling units specified in the table.

Policy LU-C.3: Ridge Zone Protection. Prohibit development, including structures, roads, and public facilities within the protected ridge zone, which is 150 horizontal feet in both directions from the lowest elevation of the ridgeline, or 50 feet vertically, whichever is more restrictive, of visually prominent ridgelines, identified on Figure LU-3. Exceptions may be considered on existing legal lots when it is demonstrated that development outside of these areas is not feasible for geologic, soils, or hydrologic reasons, and development would not impact a unique natural habitat. In such cases, visibility of new structures should be minimized by limiting building size and height and integrating the structure within the existing landscape.

Action LU-C.3.a: Conservation and Low Density Development Review. Continue to require design review for new structures and upper-floor additions for hillside or protected ridge zone parcels to minimize visual, environmental, and safety impacts.

Action LU-C.3.b: Hillside and Ridge Zone Development Regulations.

Prepare and adopt objective development and design standards in the Municipal Code

to minimize the impacts of hillside and protected ridge zone development, including but not limited to:

- Creating opportunities to cluster development and/or transfer of development rights to preserve open space, natural features, and scenic resources,
- Limiting grading to preserve natural topography, minimize erosion, and prevent slope failure,
- Regulating building design and scale, including height and massing, to achieve residential development that is compatible with existing hillside neighborhoods,
- Minimizing off-site and night sky impacts of outdoor lighting and glare, and
- Establishing fire safety standards.

Incorporate the protected ridge zone development restrictions in Policy LU-C.3 into the Zoning Code.

Policy LU-C.4: Habitat Continuity and Biodiversity. Provide habitat continuity between open space and the built environment by promoting the use of locally native plants and trees throughout the community.

➢ *See the Conservation and Open Space Element for additional policies and actions related to conservation, hillside development, and open space protection*.

Goal LU-D Strengthen San Anselmo's unique community fabric by maintaining its human-scaled pedestrian-friendly built environments and public places, and complementing these with attractive and context-sensitive new development.

Policy LU-D.1: Community Character and Sense of Place. Ensure new development enhances San Anselmo's unique character through context-sensitive, human-scaled design that complements historic patterns and supports high-quality construction.

Policy LU-D.2: Design Excellence and Livability. Require new development to use context-sensitive, human-scaled, and high-quality design that:

- Enhances San Anselmo's unique character and complements historic development patterns;
- Fosters social interaction and provides access to air, light, natural surroundings, and open space; and
- Respects the scale and form of existing commercial and residential neighborhoods while accommodating high-quality contemporary design; and

- Prioritizes habitat value through climate-appropriate landscaping in suburban and urban settings.

Action LU-D.2.a: Development Review. Use objective development standards, the design review process, and the California Environmental Quality Act in the review of proposed development projects to promote high quality design, ensure compatibility with surrounding properties and uses, and minimize environmental impacts and conflicts between residential and non-residential uses.

Action LU-D.2.b: Update Regulations. Regularly evaluate and update development standards to ensure that new development is compatible with the natural surroundings and built environment of the immediate neighborhood.

Policy LU-D.3: Community Gathering Places. Promote and integrate well-designed public gathering places throughout the town to strengthen community connections and enhance the built environment's vitality.

Action LU-D.3.a: Gathering Place Design. Emphasize the design and physical function of commercial districts as community gathering places. Where feasible, require public plans and projects to include community services, public space, and amenities that create a strong sense of place and opportunities to congregate.

Action LU-D.3.b: Outdoor Dining and Gathering Areas. Encourage physical design and layout that supports outdoor dining, walkability, and a cohesive human-scaled streetscape.

Action LU-D.3.c: Pilot Urbanism Projects. Test small-scale, temporary placemaking projects (e.g., parklets, pop-up plazas) to evaluate possible long-term public improvements that foster community gathering.

Policy LU-D.4: Downtown. Maintain and enhance downtown as a pedestrian-friendly center for community life, with a dynamic mix of commercial and cultural destinations, businesses and housing, and attractive amenities.

Action LU-D.4.a: Pedestrian-Friendly Building Frontage. Encourage ground-floor businesses and building designs along San Anselmo Avenue (between Tamalpais and Bolinas Avenues) that actively engage pedestrians through frequent entrances, ample windows providing views into the businesses, and thoughtful façade design.

Action LU-D.4.b: Pedestrian-Friendly Connections. Strengthen pedestrian connections that extend from downtown to other local destinations, especially to Creek Park and across Sir Francis Drake Boulevard. Highlight and enhance downtown's paseos and bridges through signage, lighting, and other improvements.

Action LU-D.4.c: Public Spaces and Programming. Provide lively public spaces for programming with cultural activities and events, such as Live on the Avenue.

Action LU-D.4.d: San Anselmo Avenue Master Plan. Develop a master plan for San Anselmo Avenue between San Rafael and Bolinas Avenues to address land use, circulation, parking, economic viability, design, walkability, and other area-specific considerations holistically. The plan should include strategies for public space enhancements, façade improvements, streetscape beautification and habitat restoration, pedestrian and bike infrastructure, parking solutions, and programs that support businesses.

Policy LU-D.5: Commercial Corridors. Enhance San Anselmo's commercial corridors along Sir Francis Drake Boulevard and Red Hill/Greenfield Avenues as shown in Figure LU-4 to become vibrant, mixed-use corridors with more housing and economic vitality. Design corridor improvements to address unique land use and circulation conditions and the surrounding context.

Action LU-D.5.a: Greenfield Avenue and Sir Francis Drake Boulevard (South). For development along Sir Francis Drake Boulevard (south of the Hub) and along Greenfield Avenue (east of the Hub) as shown in Figure LU-4, update use and development standards to:

- Encourage mixed-use development where housing can be above or behind commercial or other public-serving uses;
- Encourage pedestrian-friendly ground-floor commercial design where storefronts face the sidewalk, canopies and awnings provide shade and support business identity, signage is oriented to pedestrians, and visibility between the sidewalk and building interiors visually connects pedestrians to businesses; and
- Adjust standards that may limit development feasibility on shallow and hillside lots to allow zero front setback and encourage generous windows and frequent entrances on ground-floor facades.

Action LU-D.5.b: Red Hill Avenue and Sir Francis Drake Boulevard (North). Along Red Hill Avenue and Sir Francis Drake Boulevard (north of the Hub) as shown in Figure LU-4, update use and development standards to:

- Require landscaped building setbacks; and
- Allow uses that have community support but are not currently allowed in the C-L District, such as restaurants and entertainment uses.

Action LU-D.5.c: Center Boulevard near the Hub. Facilitate new mixed-use development along Center Boulevard between San Anselmo Avenue and Sir Francis

Drake Boulevard as shown in Figure LU-4 by working proactively with property owners and potential developers to support both housing development and the continuation of existing community-serving commercial uses along this important gateway to downtown.

Action LU-D.5.d: Streetscape Design and Beautification. Plan and fund streetscape improvements along the town's commercial corridors to make them safer, more attractive, and accessible. These upgrades and plans may include:

- Developing a streetscape master plan for Greenfield Avenue and Sir Francis Drake Boulevard (North) to guide future improvements in the public right-of-way;
- Updating sidewalks and adding pedestrian-friendly lighting, seating, and landscaping to create welcoming public spaces;
- Improving pedestrian crossings on Sir Francis Drake Boulevard, including the Hub intersection, with elements such as shorter pedestrian crossing distances and traffic-calming features;
- Adding landscape strips and street trees between sidewalks and traffic lanes along Red Hill Avenue and Sir Francis Drake Boulevard (North) where feasible;
- Planting street trees along sidewalks on Greenfield Avenue and Sir Francis Drake Boulevard (South);
- Installing pedestrian and transit infrastructure improvements, such as wider sidewalks, landscaping, seating, and traffic-calming elements, in new development and redevelopment along Center Boulevard near the Hub intersection;
- Expanding and upgrading bicycle facilities and bicycle-friendly infrastructure;
- Identifying funding sources to make these streetscape improvements possible; and
- Prioritizing native plants in municipal plantings to promote biodiversity.

Policy LU-D.6: Gateways and Wayfinding. Enhance San Anselmo's sense of place and ease of navigation within it with gateway features and wayfinding.

Action LU-D.6.a: Gateways Location and Design. Create attractive gateways at well-traveled entry points into San Anselmo, including the entry points along Sir Francis Drake Boulevard, Center Boulevard, and Red Hill Avenue, through landscaping, signage, lighting, and other outdoor design features.

Action LU-D.6.b: Wayfinding. Maintain and update, as necessary, wayfinding signage to direct motorists to the downtown and consider expansion of wayfinding signage to

include other commercial districts.

Policy LU-D.7: Low-Impact Design. Encourage the use of low-impact design features and practices that minimize the environmental impacts of new development and public infrastructure, including features that minimize stormwater runoff, conserve energy and water, create pollinator and wildlife habitat, promote groundwater recharge, and avoid urban heat island effects.

Policy LU-D.8: Age- and Disability-Friendly Communities. Encourage development patterns, infrastructure, transportation options, and community design that support the needs of older adults and individuals with disabilities, fostering accessibility, independence, and engagement in community life.

Action LU-D.8.a: Accessibility Standards for Public Spaces. Ensure public spaces, including parks, plazas, and community facilities, meet or exceed ADA standards for accessibility. When feasible, incorporate features such as wheelchair-accessible paths, seating areas with shade, audible crosswalk signals, and clear signage to enhance usability for people of all abilities.

Action LU-D.8.b: Age-Friendly Land Use Planning. Collaborate with public agencies and local stakeholders to assess and incorporate age- and disability-friendly considerations, including access to services and proximity to transit, into land use decisions.

Action LU-D.8.c: Incentives for Universal Design. Offer incentives, such as reduced permit fees or expedited processing, for new developments that incorporate universal design principles.

- *See the Economic Development Element and the Parks, Recreation, and Public Facilities Element for additional policies and actions related to Town branding and wayfinding, commercial districts, the downtown, community gathering places, and age-friendly living.*

Goal LU-E Preserve, protect, and enhance elements of the town's history to connect San Anselmo with the past.

Policy LU-E.1: Historic Preservation. Endeavor to protect from demolition or destruction or major alteration any building, feature, or site of local, State, or federal historic value.

Action LU-E.1.a: Historic Context Statement. Prepare a historic context statement to better understand the cultural and historical themes and patterns that shaped the town

over time.

Action LU-E.1.b: Historic Survey and Inventory. Prepare a historic survey and maintain an inventory of potential sites and structures of architectural, historic, archeological, and cultural significance. Consider listing the most significant structures or sites on the California Register of Historical Resources and the National Register of Historic Places or adopting a local historic register.

Action LU-E.1.c: Historic Preservation Ordinance. Develop and adopt a historic preservation ordinance and program to protect historic resources and culturally important areas.

Action LU-E.1.d: Historic District Formation. Consider the establishment of a historic district(s). Upon establishment, apply to be a Certified Local Government in order to be eligible for grant funding related to historic preservation efforts.

Policy LU-E.2: Preservation Organizations. Support the efforts of the San Anselmo Historical Commission and Historical Society to preserve and document the town's historical heritage and promote historical awareness and appreciation among residents.

Goal LU-F Maintain and enhance residential neighborhoods by supporting development design that is pedestrian-friendly and integrates with the immediate neighborhood and natural surroundings.

Policy LU-F.1: Neighborhood Livability. Foster vibrant, safe, and well-connected neighborhoods that offer a high quality of life for residents, with access to essential services, parks, and recreational spaces.

Action LU-F.1.a New Single-Family Development. Require new single-family residential development, including rehabilitation and expansion projects, to maintain and enhance neighborhood visual and architectural design through context-sensitive building scale and materials, privacy, and architectural style.

Action LU-F.1.b New Multifamily Development. Require new multifamily development, including rehabilitation and expansion projects, to enhance neighborhood visual and architectural style through context-sensitive building and human-scale elements and details, amenities, open spaces, and high-quality materials. Avoid monotonous structures through variation of building heights and exterior wall and roof articulation.

Action LU-F.1.c Livable Streets. Within residential neighborhoods, maintain and

expand pedestrian and bicycle facilities that are shaded, safe, and foster neighborhood connectivity.

- *See the Safety Element, Sustainability, Climate Change, and Resiliency Element, the Circulation Element and the Housing Element for additional policies and actions related to sustainable and resilient development, hazard mitigation in development, transportation, and housing.*

Goal LU-G: Artistic and Cultural Expression. Integrate public art that enhances the cultural life of the community.

Policy LU-G.1: Cultural Placemaking. Promote arts-driven and culturally centered placemaking efforts by supporting public art, multicultural events, and community spaces that celebrate the diverse identities and histories of the San Anselmo population.

Action LU-G.1.a: Public Art Installations. Consider establishing a rotating or permanent public art program to highlight local artists.

Action LU-G.1.b: Art with Development. Encourage the installation of public art in conjunction with new public and private development and major rehabilitation or major expansion of existing development.

- *See the Economic Development Element and the Parks, Recreation, and Public Facilities Element for additional policies and actions related to community gatherings and events.*

GOVERNANCE AND INCLUSION

Goal LU-H Facilitate the authentic, equitable, and inclusive participation of all residents in local government and decision-making.

Policy LU-H.1: Effective Governance. Practice responsive and effective governance through a planning, budgeting, and execution process that is transparent, easy to understand, predictable, and timely for the public.

Action LU-H.1.a: Community Planning and Budget Transparency Dashboard. Develop and maintain an online dashboard or interactive tool that tracks the status of planning initiatives, budgeting decisions, and development projects. Ensure information is presented in clear, accessible language and provide regular updates through public meetings, newsletters, and social media to enhance transparency and community trust.

Action LU-H.1.b: Technology in Governance. Continue to explore and implement innovative technologies that improve the efficiency and effectiveness of Town services, enhance public safety, support local businesses, and foster community engagement.

Action LU-H.1.c: Accessible and Inclusive Communications. Provide information about Town services, programs, resources, and decision-making in multiple languages and accessible formats, using digital platforms, social media, email newsletters, and in-person outreach to effectively reach all residents.

Policy LU-H.2: Fiscal Sustainability. Ensure the Town organization is financially and operationally sustainable.

Action LU-H.2.a: Budget and Capital Improvement Plan. Prepare an annual budget and capital improvement program that align with the General Plan.

Policy LU-H.3: Customer Service. Continuously improve the quality and responsiveness of Town services to enhance efficiency, effectiveness, customer service, and positive outcomes for employees, residents, businesses, and other stakeholders.

Action LU-H.3.a: Community Feedback. Regularly solicit feedback from service users and evaluate Town service performance using measurable metrics. Ensure performance data are publicly available.

Policy LU-H.4: Community Participation. Encourage and support inclusive public participation and respectful dialogue, valuing differing opinions, in the development and review of policies, new projects, and all Town activities. Ensure that Town communications are accessible to everyone, including individuals with special needs.

Policy LU-H.5: Boards, Commissions and Committees. Promote inclusive, equitable, active, and informed participation in governance through appointments to official boards, commissions, and committees.

Action LU-H.5.a: Action Plans. Review and oversee the annual action plans of all boards, commissions, and committees, subject to Town Council approval.

Policy LU-H.6: Youth in Government. Support and encourage youth and young adult involvement in government, especially on relevant issues such as climate change, education, transportation, recreation, and youth services.

Policy LU-H.7: Leadership in Equity, Inclusion, and Belonging. Establish the town as a regional leader in the incorporation of diversity, equity, inclusion, and belonging principles and practices into local decision-making and hiring processes as consistent with federal

and State law. Commit to efforts to increase the diversity of the San Anselmo community on boards, commissions, and committees and among Town employees.

Action LU-H.7a: Training and Education. Provide education and training on inclusion, equity, diversity, and belonging for San Anselmo staff, boards, commissions, committees, and other civic bodies to the extent consistent with federal and State law.

Policy LU-H.98: Inter-Agency Collaboration. Continue to collaborate with surrounding jurisdictions and special districts regarding regional issues such as population growth, water supply, traffic congestion, climate change and sustainability, transportation, the provision of infrastructure and services, economic growth, and natural hazards.

Policy LU-H.9: General Plan Implementation. Maintain consistent and effective implementation of the General Plan through regular review, update, and coordination of Town land use regulations, policies, and programs.

Action LU-H.9.a: Municipal Code Consistency. Revise the Zoning Map and Municipal Code to ensure consistency between the General Plan, Zoning Ordinance, and other land use regulations and to reflect the goals, policies, densities, intensities, and land use designations of the General Plan.

Action LU-H.9.b: General Plan Updates. Update the General Plan as necessary to assure compliance with State law and to reflect changing Town needs and priorities.

Action LU-H.9.c: Annual Review of Implementation Actions. Annually review the implementation of General Plan actions, updating the prioritization of actions based on relevance, availability of funding, and staffing levels. Provide public access to implementation status, annual reviews, and related resources through a dedicated General Plan Implementation webpage to support transparency and ongoing public engagement.

Action LU-H.9.d: Five-Year General Plan Status Review.

Every five years, prepare and present to the Town Council a General Plan Status Report evaluating progress toward key goals and the continued relevance of General Plan policies. The report shall identify changes in state law, community conditions, hazards/climate considerations, infrastructure and service capacity, and implementation progress, and shall recommend whether targeted amendments or a focused update work program is warranted, consistent with available funding and staffing.

- *See the Circulation Element, Open Space and Conservation Element, Economic Development Element, Parks, Recreation, and Public Facilities Element, and the*

Sustainability, Climate Change, and Resiliency Element for additional policies and actions related to diversity, equity, inclusion, belonging, customer service, performance data, and community engagement.

3. Open Space and Conservation

San Anselmo's natural environment is central to the community's identity; residents value the open hillsides, creeks, and habitats that shape the town's unique sense of place. The Town is committed to expanding and safeguarding open space, ecological resources, and vital wildlife corridors as climate change intensifies the need for resilient landscapes and protected natural areas.

3.1 PURPOSE OF THE ELEMENT

The Open Space and Conservation Element establishes a framework for guiding future decisions about how San Anselmo will protect, maintain, and enhance its natural and cultural resources for the benefit of current and future generations.

Natural resources include open spaces, habitat, wildlife, plants and trees, air, water, and other resources that occur naturally in the environment. These natural resources provide essential benefits such as biodiversity, flood risk reduction, protection from hazardous conditions, and climate change mitigation and adaptation.

Cultural resources consist of buildings, sites, structures, or objects that may have archeological, cultural, or tribal significance.

The Town recognizes that development of open space lands can degrade its natural resources and diminish the many benefits they provide. Therefore, the Town seeks to discourage the conversion of open space land to urban uses and to expand the range of protected open space.

The Open Space and Conservation Element includes the following sections:

3.2 Open Space. Identifies open space areas in San Anselmo.

3.3 Natural Communities and Ecological Resources. Describes the natural habitats in San Anselmo, including grasslands, woodlands, and developed lands, and the wildlife and plants that occur in the San Anselmo vicinity.

3.4 Watersheds and Waterways. Provides an overview of San Anselmo's watershed and creeks.

3.5 Water Quality. Describes pollutants impacting streams and measures to protect water quality for wildlife and natural habitats.

3.6 Air Quality. Describes air quality and pollutants in the San Anselmo area.

3.7 Cultural Resources. Provides an overview of human presence in the San Anselmo area and describes archaeological and cultural resources.

3.8 Navigating Towards 2045. Discussed how environmental, social, and technological changes may impact how the Town plans for and manages open space and natural resources in the future.

3.9 Goals, Policies, and Actions. Identifies goals, policies, and actions to protect and conserve natural and cultural resources.

3.2 OPEN SPACE

Open space and preservation of the natural environment are defining and highly valued characteristics of San Anselmo. A variety of open space areas, ranging in type, size, and function, are located throughout the planning area. These areas serve multiple purposes, including the protection of natural resources, the provision of outdoor recreation opportunities, and the preservation of Native American cultural sites. Open spaces also contribute to public health and safety by reducing flood risks, providing protection from hazardous areas, and supporting the town's resilience to climate change.

The Town of San Anselmo has a long-standing history of community-based efforts to preserve open space. In 1981, the Town established the Open Space Committee to help implement the goals and objectives of the General Plan. The results of these efforts are reflected in Figure OSC-1. In addition to planning and advocating for the protection of open space, the Committee supports fundraising efforts and, through 2025, has contributed to nine open space land acquisitions.

The Open Space Committee has also supported the creation of recreational resources, including the Red Hill Trail and the Memorial Ridge Trail, and continues to assist with efforts to restore and enhance the ecological health of the Town's open spaces. Public outreach through events, publications, and a dedicated website helps keep the community informed about open space resources and ongoing projects.

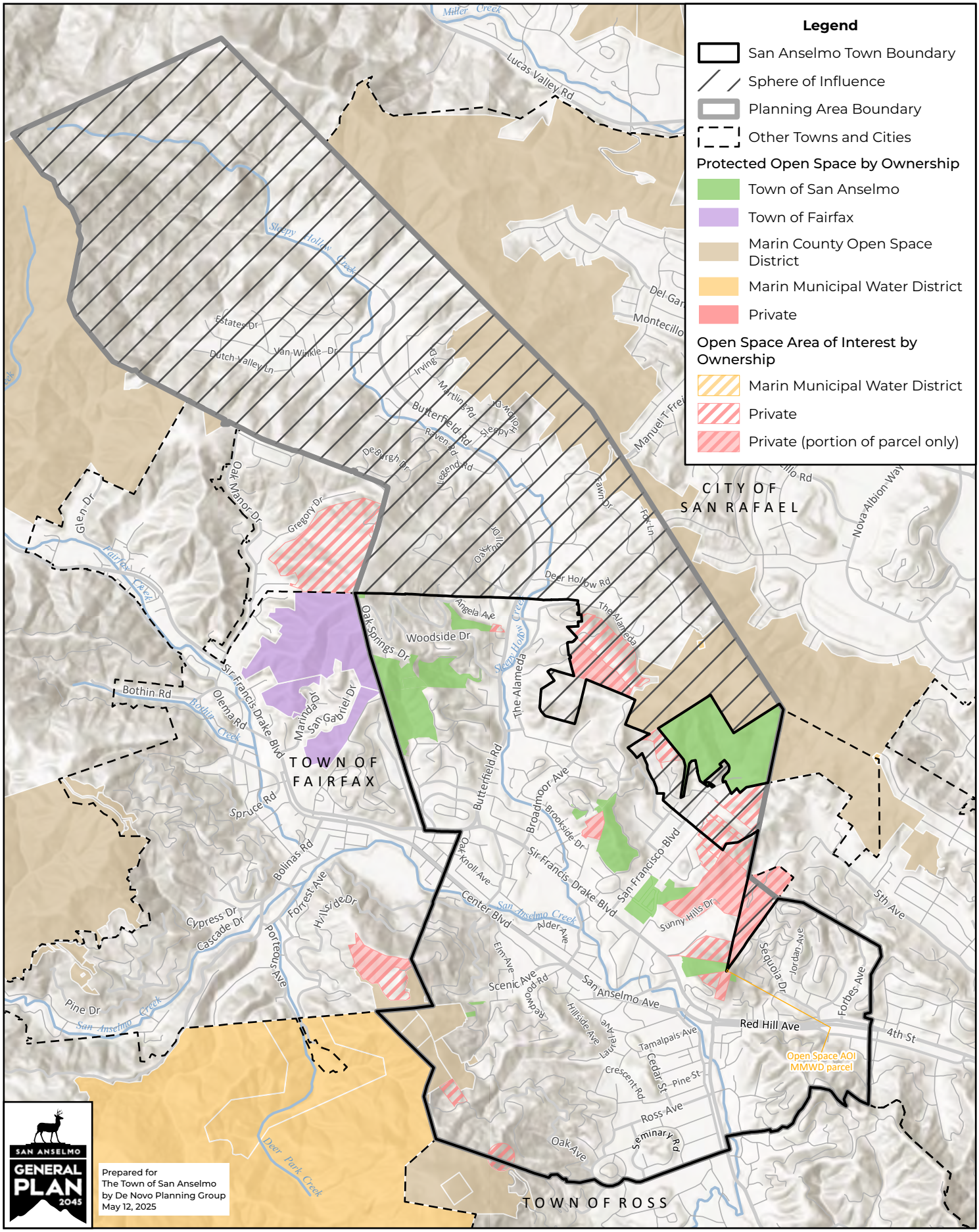
The planning area consists of 1,240 acres of protected and publicly owned open space land as shown in Table OSC-1 and Figure OSC-1. Of this total, nearly 125 acres are owned and managed by the Town, while the remaining open space areas within the unincorporated planning area are owned and managed by the Marin County Open Space District.

Table OSC-1: Public Open Space in the Planning Area

	Acres
Town of San Anselmo	
Bald Hill-Adjacent Open Space	0.8
Frederick Faude Park	15.0
Halperin Park	3.9
Hawthorne Hills Open Space*	32.9
Kite Hill	0.5
Oak Park	0.9
Red Hill Open Space	9.0
Sir Francis Drake Boulevard- Butterfield Road Landscape	0.2
Sorich Ranch Park	61.3
Subtotal	*124.5*
Marin County Open Space District	
Bald Hill Open Space Preserve*	32.6
Terra Linda/Sleepy Hollow Divide Open Space Preserve	1,082.9
Subtotal	*1,115.5*
Total	**1,240**

**Acreage does not include land outside the SOI.*

In addition, Figure OSC-1 identifies areas within and adjacent to the planning area that the Town seeks to acquire or otherwise permanently protect as dedicated open space. Policies and actions contained in Section 3.9 emphasize the preservation and conservation of existing open space lands, the expansion of the open space network, and the maintenance of appropriate public access, for recreation and enjoyment.



Base Data Sources: ; Town of San Anselmo; Marin County GIS; Marin County LAFCo; USGS NHD
Theme Sources: CPAD; CCED

OSC-1.

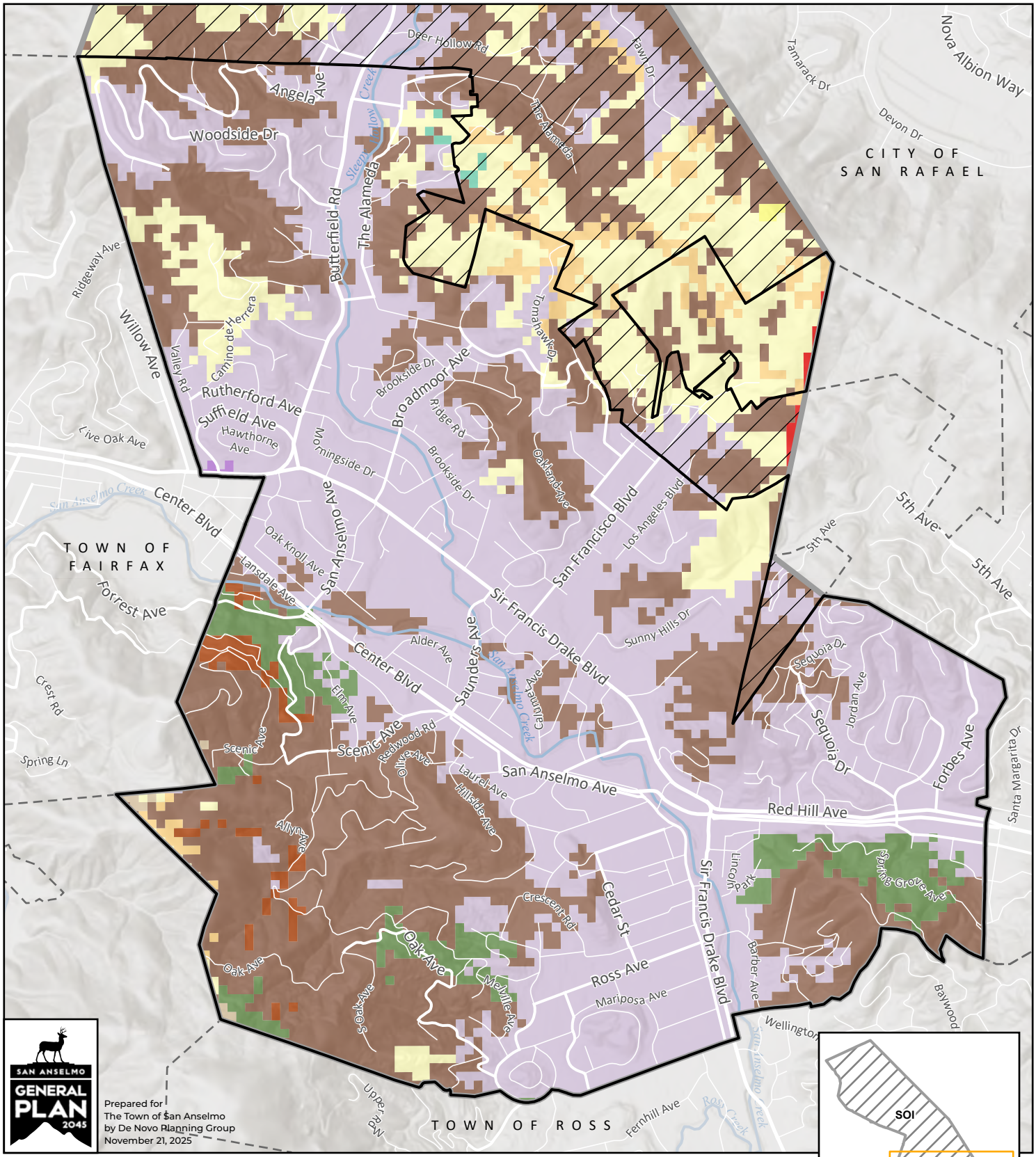
PROTECTED OPEN SPACE

3.3 NATURAL COMMUNITIES AND ECOLOGICAL RESOURCES

Although most land within the San Anselmo town limits is developed with urban land uses, the planning area includes significant areas of natural landscape, as shown in Figure OSC-2. The hillside and open space surrounding the community are characterized primarily by annual grasslands and coastal oak woodlands, which support a variety of native plant and wildlife species.

Vegetation in the planning area provides habitat for both common and special-status wildlife. Commonly observed wildlife species include California ground squirrel, California vole, black-tailed deer, coyote, raccoon, opossum, striped skunk, gray fox, bobcat, red-tailed hawk, great horned owl, turkey vultures, gopher snake, garter snake, and western fence lizard, as well as several bat species and numerous native insect species. Mountain lions are occasionally sighted in the hills, and steelhead trout use San Anselmo Creek, which also historically supports coho salmon.

Locally common and abundant wildlife species are integral components of the ecosystem. As habitat areas become more fragmented by urban development, many species have adapted to using ornamental vegetation for cover, foraging, dispersal, and nesting. Maintaining wildlife movement corridors, which connect otherwise isolated habitat areas, is essential to the survival of many species. In San Anselmo, riparian habitat, streams, and foothill access routes function as key wildlife movement corridors. Section 3.9 supports the preservation and enhancement of wildlife habitat and connectivity.



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by De Novo Planning Group
November 21, 2025

Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- Annual Grassland
- Coastal Oak Woodland
- Coastal Scrub
- Eucalyptus
- Montane Hardwood
- Montane Hardwood-Conifer
- Perennial Grassland
- Redwood
- Urban
- Valley Oak Woodland
- Vineyard

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset
Theme Source: California Department of Forestry and Fire Protection's Fire and Resource Assessment Program, Wildlife-Habitat Relationship System dataset FVEG15_1, 2015.

OSC-2.
LAND COVER TYPES

Special Status Species

Special-status species are plant and animal species recognized for their rarity or vulnerability to habitat loss or population decline. These species are identified and protected under federal, State, and regional programs based on scientific and policy determinations of their status. The California Natural Diversity Database identifies 20 plant and 16 animal special status species within two miles of the San Anselmo planning area.

Under the Federal Endangered Species Act, endangered species are those in danger of extinction throughout all or a significant portion of their range, while threatened species are likely to become endangered in the foreseeable future. Federal laws also protect migratory birds, including their nests and eggs, as well as bald and golden eagles.

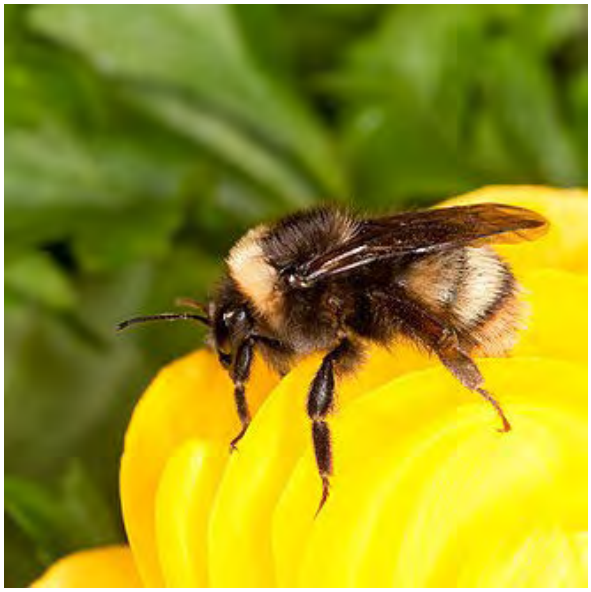
The California Endangered Species Act (CESA) provides additional protections for species that have special ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the state. Under CESA, species may be designated as endangered, threatened, or rare. The rare classification applies to native plant species that are not currently threatened with extinction but are found in such small numbers that they may become endangered if their environment deteriorates.

Threatened and endangered animal species known or suspected within two miles of the San Anselmo planning area include the salt-marsh harvest mouse, coho salmon, tidewater goby, California black rail, California Ridgway's rail, California spotted owl, western bumble bee, and northwestern pond turtle. Threatened and endangered plant species include the Marin western flax, Santa Cruz tarplant, white-rayed pentachaeta, two-fork clover, and North Coast semaphore grass.

A complete list of all special status species known or potentially occurring within the San Anselmo area is provided in the General Plan Existing Conditions Report. Policies and actions in Section 3.9 further guide the conservation and protection of special status species and their associated habitats.



The California Ridgway's rail is an endangered species found in saltwater and brackish marshes.



The western bumble bee is a candidate for listing as an endangered species by the State of California.



Marin western flax is a threatened plant species found in chapparal and grassland habitats.

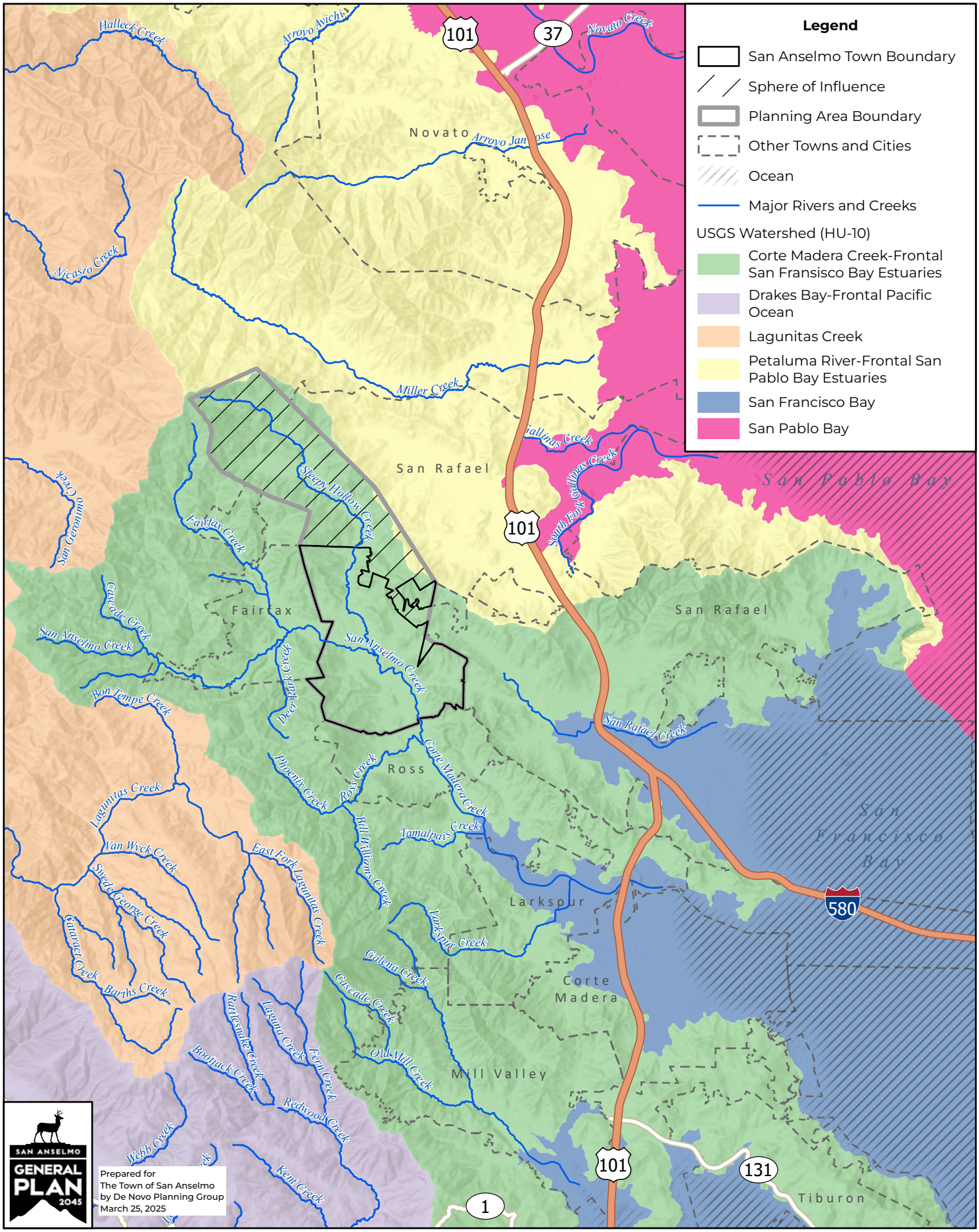
3.4 WATERSHEDS AND WATERWAYS

A watershed is an area that drains rainfall and runoff to a common watercourse or body of water. Watersheds serve an important biological function, often supporting an abundance of aquatic and terrestrial wildlife including special-status species and anadromous and native local fisheries. Watersheds also provide fresh water for domestic and enjoyment of natural resources.

San Anselmo is located within the Larkspur-Corte Madera Creek-Frontal San Francisco Bay Estuaries watershed as shown in Figure OSC-3. The Town's primary creeks are San Anselmo Creek and Sleepy Hollow Creek, which joins San Anselmo Creek near Saunders Avenue. The creeks collect water from upstream tributaries in Fairfax and Sleepy Hollow, draining the surrounding foothills of Mt. Tamalpais. San Anselmo Creek flows through downtown and joins Ross Creek in Ross to form Corte Madera Creek, ultimately reaching San Francisco Bay. Winter storms can push creek levels up quickly, while summer flows are low.

As San Anselmo and the Ross Valley developed, portions of the creek corridor were straightened, channelized, and confined by bridges, culverts, and nearby structures. These modifications have narrowed riparian zones, limited natural floodplain functions, impeded fish passage, and reduced the overall ecological health of the creek system.

Despite these alternations, San Anselmo's creeks are valuable physical, aesthetic, recreational, and ecological assets. They define much of the town's natural character and offer opportunities for habitat restoration, flood risk reduction, and community enjoyment. Policies and actions contained in this General Plan seek to protect and enhance the town's waterways by improving surface water quality, supporting biodiversity and habitat connectivity, minimizing streambank erosion, preventing downstream sedimentation, and reducing flood risks.



Base Data Sources: Marin County LAFCO; USGS National Transportation Dataset; ESRI World Hillshade Map Service.
Theme Sources: USGS Watershed Boundary Dataset; USGS National Hydrography Dataset.

OSC-3

WATERSHEDS AND WATERWAYS

3.5 WATER QUALITY

Water quality is an important environmental resource that directly affects both wildlife and habitat health. In San Anselmo, stormwater runoff from streets, parking lots, and rooftops can carry pollutants, such as oil, metals, and debris, into local creeks and, ultimately, into the San Francisco Bay. These pollutants degrade aquatic ecosystems, harm wildlife, and impair the function of flood control facilities.

When rainfall occurs on paved or impervious surfaces, it generates significantly more runoff than on vegetated ground. This increased runoff moves rapidly into creeks and wetlands, contributing to flooding, streambank erosion, and the loss of riparian habitat essential to aquatic and terrestrial species. Similarly, excessive or poorly managed grading and vegetation removal can accelerate erosion, resulting in sedimentation of creeks and wetlands. Over time, sediment buildup reduces channel capacity, affects aquatic habitats, and diminishes the effectiveness of flood control infrastructure.

Implementing stormwater management practices helps reduce runoff volume, slow water flow, and remove pollutants before they reach natural waterways. These techniques aim to restore or replicate the natural hydrologic functions that existed prior to land development by allowing water to infiltrate and filter through soil and vegetation. Examples include integrating permeable paving, vegetated swales, rain gardens, and biofiltration systems into site design. Such features enable soils and plants to naturally filter or biodegrade contaminants that would otherwise flow into streams, wetlands, and the Bay.

Policies and actions in Section 3.9 promote the protection of water quality throughout San Anselmo by minimizing pollutants in stormwater, improving watershed health, and requiring the use of effective stormwater management practices in new development and redevelopment projects.

3.6 AIR QUALITY

San Anselmo generally experiences good air quality, due largely to the prevailing westerly flow that brings clean marine air from the Pacific Ocean. There are few pollution sources to the west, and San Anselmo benefits from frequent atmospheric ventilation. However, episodes of degraded air quality can occur in late fall and winter when high pressure over the interior West, known as the Great Basin High, produce extended periods of light winds and temperature inversions. These conditions trap pollutants near the ground, reducing atmospheric mixing and allowing fine particulates to accumulate. In recent years, wildfire smoke from around the region has also contributed to temporary but significant declines in air quality, particularly during the dry months.

San Anselmo is located within the Bay Area Air District (BAAD), which is responsible for ensuring that national and State air quality standards are met throughout the San Francisco Bay Area Air Basin. BAAD regulates stationary sources of air pollutant sources, issues permits, monitors ambient air quality, and adopts and enforces rules to reduce emissions from industrial and commercial activities.

Areas that meet air quality standards are considered to have attained those standards, while areas that exceed them are designated as nonattainment areas. The Bay Area does not currently meet the federal or State standards for ozone (O_3) and particulate matter (PM10 and PM2.5). BAAD's 2017 Clean Air Plan *Spare the Air, Cool the Climate* outlines regionwide control measures aimed at reducing ozone precursors, particulate matter, air toxics, and greenhouse gas emissions. Although regional air quality has improved substantially in recent decades, resulting in measurable public health benefits, exposure to fine particulate matter ($PM_{2.5}$) remains the most significant air quality related health concern in the Bay Area, with some communities experiencing disproportionate impacts.

The nearest air quality monitoring station in San Anselmo is located in downtown San Rafael, the only station in Marin County. Monitoring data from 2020-2022 show that particulate matter standards were exceeded several times during that period. The federal standard for respirable particulate matter (PM_{10}) was exceeded six times, and the federal standard for fine particulate matter ($PM_{2.5}$) was exceeded nine times. The primary sources of these pollutants include wood smoke and vehicle emissions, with concentrations typically peaking during cold, stagnant winter evenings when temperature inversions inhibit the dispersal of pollutants.

Policies and actions in Section 3.9 aim to reduce emissions, improve local and regional air quality, and protect public health by supporting cleaner transportation modes, energy efficiency, and sustainable land use practices.

3.7 TRIBAL CULTURAL RESOURCES

Humans are believed to have inhabited southern Marin County for the past 13,000 years. According to U.S. Department of Interior, the Coast Miwok people first settled the Tomales Bay area between 2,000 and 4,000 years ago.[3] The Coast Miwok occupied what is now Marin County and part of Sonoma County, extending north to the vicinity of Sebastopol. Other indigenous groups, including the Southern Popo people, also inhabited Marin before colonization.

[3] Avery, C. (2009). Tomales Bay environmental history and historic resource study- Point Reyes National Seashore. Pacific West Region National Park Service, U.S. Department of the Interior.

Native villages were strategically located near seasonal food resources, allowing tribal members to move among coastal areas, marshes, and interior valleys to take advantage of the most abundant supplies of fish, shellfish, game, and plants throughout the year. These movements reflected a deep understanding of local ecosystems and a sustainable relationship with the land.

The arrival of the Spanish colonizers and the establishment of missions in the late 18th century brought devastating changes to the Coast Miwok's ancestral lands and way of life. Many Indigenous people were forcibly relocated to mission communities, where they were exposed to new diseases and denied access to traditional territories and cultural practices. By the end of the Spanish occupation, the Coast Miwok population had declined from approximately 3,000 individuals to between 300 and 500 members, marking a profound loss of life, culture, and autonomy.

Tribal cultural resources are defined as sites, features, places, cultural landscapes, sacred places, and objects that hold cultural, spiritual, or historical significance to California Native American Tribes. Such resources may include places of habitation, ceremonial areas, or other locations of importance where the land itself carries cultural meaning. Within the San Anselmo planning area, three prehistoric sites have been identified that reflect the region's long history of Native settlement and cultural continuity. Policies and actions in Section 3.9 guide the protection, recognition, and respectful treatment of tribal cultural resources in coordination with California Native American Tribes and consistent with State law.

3.8 NAVIGATING TOWARDS 2045

Looking toward 2045, environmental, social, and technological changes will increasingly influence how the Town of San Anselmo plans for and manages its open space and natural resources. Climate change is expected to intensify flood risk, drought, wildfire potential, and habitat stress, requiring a greater emphasis on protecting riparian corridors, enhancing watershed function, preserving climate-resilient habitats, and supporting species adaptation through habitat connectivity and restoration. Social changes, including population growth, aging, and increased demand for access to nature, may place additional pressure on open spaces while also elevating their importance for public health, education, and cultural connection. At the same time, advances in environmental monitoring, mapping, and data analysis can improve the Town's ability to track ecosystem health, identify vulnerable resources, and target conservation and restoration efforts more effectively. Together, these trends underscore the need for adaptive, science-informed planning that balances resource protection with appropriate public access, strengthens partnerships, and ensures that San Anselmo's open spaces, natural communities, and

cultural resources continue to provide ecological, cultural, and climate resilience benefits for future generations.

3.9 GOALS, POLICIES, AND ACTIONS

OPEN SPACE

Goal OSC-A Protect, preserve, and enhance the town's ridge zones, hillsides, and undeveloped open space for its scenic beauty, natural habitat, hazard mitigation, climate change resilience, and recreational benefits.

PROTECTION

Policy OSC-A.1: Open Space Land Use. Protect lands designated as Open Space on the Land Use Map (Figure LU-1) for environmental protection, resource management, hazard reduction, passive recreation, and climate resilience.

Policy OSC-A.2: New Development. Ensure that new development respects the ecological, visual, and safety benefits of ridge zones, hillsides, and other natural areas.

Action OSC-A.2.a: Online Maps. Use online mapping tools to identify the ridge zones, hillsides, and other natural areas and ensure this information is readily available to the public.

➢ *See the Land Use and Community Design Element for additional policies and actions related to open space and ridge zone protection*.

ACQUISITION

Policy OSC-A.3: Expand Open Space Network. Pursue opportunities to expand the Town's open space network to create wildlife corridors, protect critical habitat, prevent sprawl, separate developed areas, and enhance passive recreation opportunities.

Action OSC-A.3.a: Priority Properties for Protection. Support the acquisition and preservation of open space areas under private ownership identified in Figure OSC-1.

Action OSC-A.3.b: New Development Review. Through the development review process, consider opportunities to permanently preserve areas as open space and to obtain public access easements to connect to existing trails as shown on the adopted Open Space and Conservation Map (Figure OSC-1).

Action OSC-A.3.c: Permanent Protection and Stewardship. Permanently protect open space areas through tools such as purchase, dedication, conservation or access easements, or other instruments acceptable to the Town. When evaluating dedication of open space, prioritize parcels contiguous to existing public open space and consider

long-term maintenance responsibilities. For privately-owned open space, ensure long-term stewardship that conserves natural resources, reduces hazards, and restricts incompatible structures or vegetation.

Action OSC-A.3.d: Partnerships for Open Space Acquisition. Work with the Open Space Committee, public agencies, and non-profit organizations to identify, acquire, lease, or otherwise protect parcels that support a connected open space network within and adjacent to the Planning Area.

Policy OSC-A.4: Open Space Greenbelts. Create open space greenbelts which serve as natural connections between the town and adjacent communities.

ACCESS TO OPEN SPACE

Policy OSC-A.5: Public Access and Open Space. Encourage equitable and environmentally responsible public access to open space through trail easements, connections between neighborhoods, and preservation of sensitive habitats or areas subject to slope failure or flooding.

Action OSC-A.5.a: Trail Easements & Connections. Seek opportunities through development review and partnerships to secure trail easements and create trail connections linking neighborhoods, communities, and existing public trails.

Policy OSC-A.6: Trail and Stairs, Lanes, and Trails Network. Expand and improve the Town's trails and Stairs, Lanes, and Trails (SLT) network to support non-vehicular access, recreation, and emergency evacuation.

Action OSC-A.6.b: Stairs, Lanes, and Trails Program. Regularly review and update the SLTs Program to guide maintenance, upgrades, mapping, and funding for stairs, lanes, and trails.

Policy OSC-A.7: Trail Connections. Encourage trail connections that allow for non-vehicular access between neighborhoods and communities.

Action OSC-A.7.a: Countywide Trails Plan. Work with Marin County and other agencies to maintain and expand trails in accordance with the Countywide Trails Plan.

➢ *See the Parks, Recreation, and Public Facilities Element for additional policies and actions related to recreation*.

STEWARDSHIP

Policy OSC-A.9: Open Space Stewardship. Maintain and manage public open space lands to reduce natural hazards and wildfire risks, support recreational opportunities,

maximize ecological value and biodiversity, support climate resilience, and preserve aesthetics.

Action OSC-A.9.a: Tree Protection in Open Space. Update Town procedures guiding the protection and management of trees in public open space to incorporate best practices for tree health, hazards, native biodiversity, and environmental stewardship.

Action OSC-A.9.b: Conservation and Open Space Stewardship Plan. Prepare a conservation and open space stewardship plan – with collaboration from the Ross Valley Fire Department, Marin County Parks and Open Space District, Marin Wildfire Prevention Authority, and environmental organizations and engagement with the public – to address maintenance priorities, habitat restoration and rewilding opportunities, hazard reduction, passive recreation and education opportunities, and potential funding sources.

Action OSC-A.9.c: Open Space Funding. Explore funding mechanisms, including an impact fee, to support the creation of the open space stewardship plan and the purchase and ongoing maintenance of open space in San Anselmo.

Action OSC-A.9.d: Community Involvement. Host and encourage community and areawide meetings, exhibits, and events to raise community awareness and funding for open space acquisition, maintenance, stewardship, and restoration.

Action OSC-A.9.e: Tribal Partnership and Acknowledgement. Collaborate with Native American Tribes on stewardship, native plantings, habitat restoration, and interpretive signage that acknowledges Indigenous history and Traditional Ecological Knowledge**.**

➢ *See the Safety Element for additional policies and actions related to vegetation management*.

CONSERVATION

Goal OSC-B Protect and improve the quality of the natural environment through collaborative conservation, restoration, management, regenerative practices, and pollution reduction and control.

WILDLIFE AND HABITAT PROTECTION

Policy OSC-B.1: Habitat Preservation. Preserve and enhance wildlife and plant communities in open spaces, riparian corridors, and other biologically sensitive areas to the greatest extent possible.

Policy OSC-B.2: Wildlife Corridors. Preserve and protect areas that function as wildlife corridors, particularly those areas that provide connections and mobility between larger natural areas.

Action OSC-B.2.a: Wildlife Corridor Analysis and Development Review. Conduct a wildlife corridor identification and analysis in collaboration with relevant agencies to implement AB 1889. Require development projects on vacant or connected sites to assess potential impacts on wildlife movement and incorporate feasible measures to maintain habitat connectivity.

Action OSC-B.2.b: Rewilding Campaign. Explore the feasibility of a "Rewild San Anselmo" campaign to encourage ecological restoration on private and public lands. This effort may include developing public resources like planting guides and design templates, organizing volunteer habitat restoration days, and partnerships with schools.

Action OSC-B.2.c: Wildlife Fencing. Adopt wildlife-friendly fencing guidelines to minimize habitat fragmentation, especially near creeks and the Wildland-Urban Interface.

Policy OSC-B.3: Special Status Species. Conserve and protect special status plants and animals and their associated habitats, including those listed by the State or federal agencies as threatened and/or endangered, those considered to be candidate species for listing, and other species that have been assigned special status by the California Native Plant Society and the California Fish and Game Code. Avoidance of impacts, accompanied by habitat restoration, is the preferred approach to conservation, but mitigation strategies shall be considered when avoidance is not possible.

Action OSC-B.3.a: Biological Surveys. Require surveys of sites, including buffer areas potentially affected by proposed projects, with potentially suitable habitat for special status species, including creek corridors, to determine the presence or absence of special status species, critical habitat, and riparian habitat to be prepared by a qualified biologist prior to development and other management approvals. Require projects to implement measures to avoid or minimize harm to special status species, critical habitat, and riparian to a less than significant level. Consult with resource agencies as required by federal and State regulations.

Action OSC-B.3.b: Avoidance of Nesting Birds. Avoid disturbance of nests of native birds in compliance with State and federal regulations which may include precluding vegetation clearing and construction on sites where nesting birds may be present during nesting season (typically February 1 through August 31). Require pre-

construction surveys by a qualified biologist prior to any disturbance. If nests are found, the project shall implement appropriate avoidance measures, such as fenced buffer areas or staged tree removal periods.

STREAMS AND RIPARIAN CORRIDORS

Policy OSC-B.4: Creek Protection. Protect and conserve creeks for riparian habitat, fish and wildlife movement, biodiversity, groundwater recharge, and stormwater conveyance.

Action OSC-B.4.a: Agency Consultation. Refer proposals for grading, filling, or construction that would alter a watercourse shown on Figure OSC-3 to the State Department of Fish and Wildlife, U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, the Marin County Flood Control District, and other regulatory agencies for consultation.

Action OSC-B.4.b: Creek Setbacks. Continue to require development to comply with the creek setback standards in the Town's Watercourse regulations.

Policy OSC-B.5: Creek Enhancement. Require creek enhancement and riparian habitat restoration for construction projects adjacent to creeks and drainageways to reduce erosion, maintain storm flows, improve water quality, improve habitat value, and preserve natural shade, whenever possible.

Policy OSC-B.6: Water Quality. Minimize pollutants in stormwater runoff including discharge of soil sediments.

Action OSC-B.6.a: Watershed Management. Ensure that new development complies with the requirements of the federal and state Clean Water Acts, National Pollutant Discharge Elimination System (NPDES), and the Town's Urban Runoff Pollution Prevention regulations.

Action OSC-B.6.b: Low-Impact Design Measures. Require the incorporation of Low-Impact Design (LID) measures and other site design elements that slow stormwater flows, promote groundwater recharge, and filter out pollutants.

Policy OSC-B.7: Creek Education and Awareness. Increase awareness and appreciation of San Anselmo's creeks and their role in sustaining fish and wildlife and providing flood protection.

Action OSC-B.7.a: Creek Signage and Education. Develop signage and education displays describing native habitat, history, and restoration efforts. Partner with local schools, conservation and environmental groups, and others to increase awareness of the town's creeks.

➢ *See the Safety Element for additional policies and actions related to creek preservation and maintenance and flood management.*

TREES

Policy OSC-B.8: Tree Protection. Continue to maintain and preserve protected and heritage trees as defined in the Municipal Code to preserve the natural and cultural characteristics of the town.

AIR QUALITY

Policy OSC-B.9: Pollution Prevention. Prevent or minimize the emission of air pollutants in compliance with State and federal air quality standards.

Action OSC-B.9.a: Air Quality Standards and Project Review. Implement the Bay Area Air District's Clean Air Plan, rules, and best practices in reviewing construction, development, and commercial operations, including evaluation of toxic air contaminants, odors, and criteria pollutants.

Action OSC-B.9.b: Particulate Emissions. Reduce emissions of particulate matter from construction sites, roads, parking lots, and other sources by requiring development and construction projects to implement best management practices.

Action OSC-B.9.c: Idling Prevention. Adopt an ordinance that matches or is more stringent than the State's maximum idling law, and coordinate with CARB, BAAD, and law enforcement to achieve compliance.

➢ *See the Land Use and Community Design Element, Circulation Element, and Sustainability, Climate Change, and Resiliency Element for additional policies and actions related to air quality, transportation and equipment emissions, carbon sequestration, greenhouse gas emissions, and more.*

TRIBAL CULTURAL RESOURCES

Goal OSC-C Honor and protect San Anselmo's Native American heritage.

Policy OSC-C.1: Protection of Archeological Resources. Protect significant archaeological, tribal cultural, and paleontological resources.

Action OSC-C.1.a: Development Review. Require that projects proposed for sites that have the possibility of containing cultural and tribal cultural resources and resulting in-ground disturbance be evaluated by a qualified archaeologist prior to project approval and require such projects to implement mitigation strategies to reduce or avoid impacts to any identified or inadvertently discovered cultural resources.

Continue to refer development proposals to the Northwest Information Center of the California Archeological Inventory, Native American Heritage Commission, and local Native American Tribes for review and recommendations regarding supplemental field investigation.

Action OSC-C.1.b: Tribal Consultation. Consult with Native American Tribes, as required by Senate Bill 18 and Assembly Bill 52, during the environmental review process for new development proposals and amendments to the General Plan to facilitate identification and preservation of tribal cultural resources.

Policy OSC-C.2: Partner with Native American Tribes. Partner with Native American Tribes to steward and celebrate cultural heritage and sites.

4. Sustainability, Climate Change, and Resiliency

San Anselmo is committed to building a sustainable, low-carbon community where people and nature thrive in balance, supported by renewable energy, efficient buildings, and responsible resource use. As climate conditions continue to change, the Town will mitigate greenhouse gas emissions and strengthen resilience through adaptation strategies that protect residents, infrastructure, and natural systems for generations to come.

4.1 PURPOSE OF THE ELEMENT

San Anselmo recognizes its responsibility to live sustainability and resiliently for current and future generations. San Anselmo envisions a future where humans and nature can co-exist in productive harmony while maintaining a prosperous and high quality of life. This element presents a framework of goals, policies, and actions to govern how the Town will foster a sustainable and resilient community that is both committed to reducing its greenhouse gas emissions and prepared to adapt to the inevitable impacts of climate change. This approach includes the transition to the use of renewable energy, electrification of buildings and vehicles, waste reduction, sustainable agriculture, and more. This element will evolve as new technologies emerge, climate science advances, and our community learns from experience.

The Sustainability, Climate Change, and Resiliency Element includes the following sections.

4.2 Sustainability. Describes the concept of sustainability and how it's woven throughout the General Plan.

4.3 Climate Change Impacts. Provides an overview of existing and projected climate change impacts in California and San Anselmo, including rising temperatures, extreme heat events, wildfire, drought, and storms.

4.4 Greenhouse Gas Emissions and the Climate Action Plan. Describes greenhouse gas emissions and the Town's actions to quantify and reduce community-wide greenhouse gas emissions.

4.5 Adaptation and Resiliency. Explains the need for adaptation to climate change and measures the Town can take to improve the community's resiliency.

4.6 Navigating Towards 2045. Identifies strategies to ensure the element remains relevant and responsive to changing conditions during the life of the General Plan.

4.7 Goals, Policies, and Actions. Identifies goals, policies, and actions to create a sustainable and resilient community. San Anselmo commits to regularly reassessing and adapting these strategies as the Town navigates toward 2045.

4.2 SUSTAINABILITY

In 1987, the United Nations defined sustainability as "meeting the needs of the present without compromising the ability of future generations to meet their own needs." Today in San Anselmo, we often think of sustainability as the integration of environmental, social, and economic health and vitality to create a thriving, diverse, and resilient community for this generation and generations to come.

Similarly, issues related to sustainability are addressed throughout the General Plan. While this element focuses on climate change, adaptation, and resiliency, other elements also incorporate these concepts:

- The **Land Use and Community Design Element** supports higher-density infill development in the town's core, recognizing that such land use patterns are more sustainable and resilient to climate change.
- The **Open Space and Conservation Element** addresses other environmental issues such as loss of biodiversity, land degradation, and air and water pollution.
- The **Circulation Element** promotes the use of public transit and streets that are safer for walking and bicycling.
- The **Safety Element** addresses emergency preparedness and hazards like flooding, drought, extreme heat, and wildfire that will be exacerbated by climate change.

4.3 CLIMATE CHANGE IMPACTS

Climate change is already affecting San Anselmo through hotter summers, longer wildfire seasons, variable rainfall, and more intense storms. As temperatures continue to rise, regional projections for serious and potentially catastrophic climate change impacts, include:

- More intense and frequent heat waves and droughts
- More severe and frequent wildfires
- More severe storms, extreme weather events, and flooding

- Shrinking snowpack and changes in precipitation
- Accelerating sea level rise and greater riverine flows
- Increase in vector-borne diseases and heat-related deaths and illnesses
- Increase in harmful impacts to vegetation and wildlife, including algal blooms in marine and freshwater environments, the spread of disease-causing pathogens and insects in forests, and invasive agricultural pests
- Ocean acidification, hypoxia (depleted oxygen in the water), and warming

Table SU-1 identifies the baseline/historical conditions and projected future conditions for San Anselmo's temperatures, extreme heat days, precipitation, and wildfire risk. These projections are modeled for a medium emissions scenario, where global emissions peak around 2040 and then decline, and a high emissions scenario, where global emissions continue to rise throughout this century. These projections illustrate the range of potential changes the Town must address.

Table SU-1: Potential Climate Change Effects for San Anselmo

Historical/Baseline Conditions (1961 1990)	Future Conditions (2070 2099 Average)	
	Medium Emissions Scenario	High Emissions Scenario
Annual Mean Temperature		
69.2 °F	73.2 °F (4 °F increase)	76.0° F (6.8 °F increase)
Extreme Heat Days above 95.3 °F		
3 days per year	10 days per year	19 days per year
Annual Mean Precipitation		
41.6 inches	43.3 inches	45.1 inches
Annual Average Area Burned		
47.1 acres	41.4 acres	47.0 acres

SOURCE: https://cmip5.cal-adapt.org/tools/local-climate-change-snapshot

Note: Although the General Plan's horizon year is 2045, end-of-century projections assist in ensuring new development, infrastructure, and public services are planned and built to adapt to anticipated climate change impacts. Additional detail regarding potential climate change effects is located in the Marin County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP), which includes an annex for the Town of San Anselmo.

As the climate changes, impacts of warmer temperatures will result in serious threats to public health in San Anselmo. Extreme heat events are likely to increase the risk of heat-related illnesses, such as heat stroke and dehydration, and exacerbate existing chronic health conditions. Higher temperatures will also make San Anselmo more vulnerable to

wildfire, water supply shortages and drought, severe storms and inland flooding, loss of species, and sea level rise. Although the town is not located on a coastline, sea level rise will impair the community's ability to access services and roadways, and impact public facilities that the community relies upon like the wastewater treatment plant. The goals, policies, and actions in Section 4.6 focus on reducing emissions, improving preparedness, and strengthening local infrastructure and social systems to address these risks.

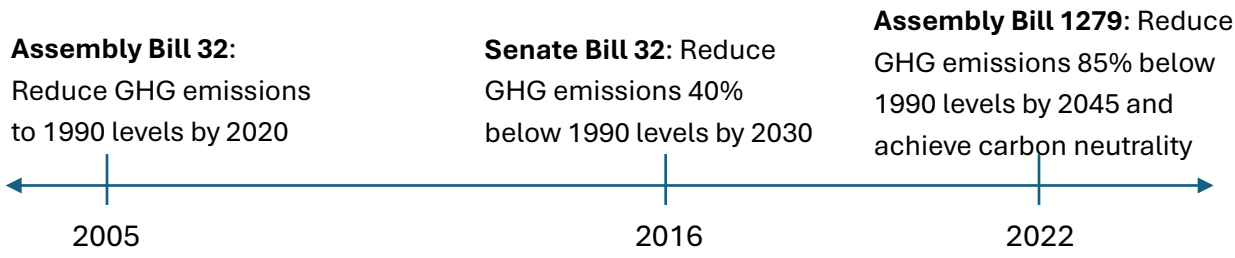
4.4 GREENHOUSE GAS EMISSIONS AND THE CLIMATE ACTION PLAN

Greenhouse gases (GHGs) are naturally occurring gases, such as carbon dioxide, methane, and nitrous oxide, that trap heat in the Earth's atmosphere and help maintain steady temperatures. Human activities, such as electrical production and motor vehicle use, increase the concentrations of GHGs, intensifying the "greenhouse effect" of trapping more heat and causing global warming.

In 2015, the United States, the European Union, and 193 other countries signed the Paris Agreement, the international accord to strengthen the global response to the threat of climate change. The agreement sets a target of limiting the global temperature increase to 1.5 °C (2.7 °F) above pre-industrial levels, the threshold scientists generally agree will avert the most severe consequences of climate change. As of 2024, global temperatures had increased by 1.35 °C (2.62 °F) since the 19th century. Projections based on current governmental policies around the world indicate that this target may not be met; the Earth is currently on pace to warm somewhere between 1.9 and 3.7 °C (3.4 and 6.7 °F) above preindustrial levels by the end of this century. Impacts from this magnitude of warming are shown in Table SU-1 in Section 4.3.

Since 2005, the State of California has responded to growing concerns over the effects of climate change by passing a series of target-setting legislation and adopting a comprehensive approach to addressing GHG emissions in the public and private sectors. Legislative milestones are shown in Figure SU-1.

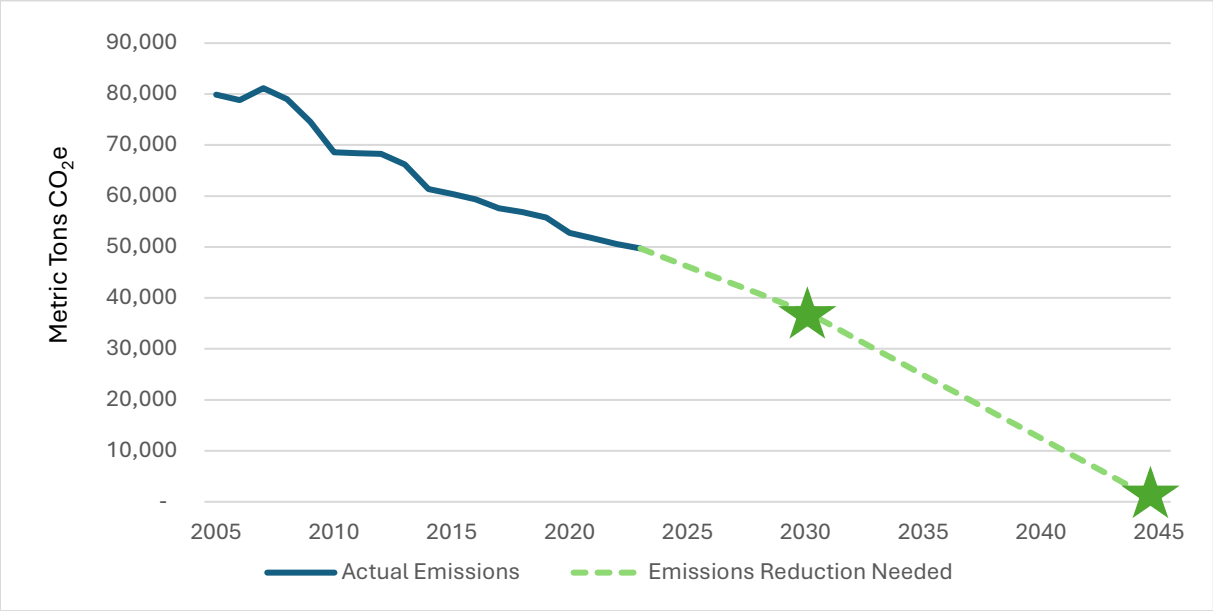
Figure SU-1: State Legislation to Reduce Statewide GHG Emissions



San Anselmo recognizes its vital role in reducing greenhouse gas emissions and adapting to climate change. In 2019, the Town adopted Climate Action Plan 2030 that establishes actions the Town's government and community can take to reduce emissions 45% below 1990 levels by the year 2030.

Figure SU-2 shows San Anselmo's actual emissions between 2005 and 2023, and the emission reductions needed to meet the Town's GHG reduction goal for 2030 and the long-term target of zero net emissions. While the Town currently targets a 45% reduction by 2030, new technologies and approaches will emerge. The Town commits to reassessing emission reduction targets every five years, potentially accelerating the timeline toward carbon neutrality.

Figure SU-2: Community Emissions Trend and Targets



Through annual emissions inventories, periodic updates to the Climate Action Plan, and other actions outlined in Section 4.6, San Anselmo will continue to track progress, refine

strategies, and demonstrate leadership in creating a low-carbon, resilient community. Strategies will be evaluated every five years and adjusted based on technological advances, emerging best practices, and community feedback.

As we move toward 2045, developments in carbon capture, renewable energy production and storage, and electrification may transform the Town's approach. The Town commits to staying informed about emerging trends and adapting our strategies accordingly. The Town recognizes that solutions not yet imagined today may become central to the community's efforts tomorrow.

4.5 ADAPTATION AND RESILIENCY

San Anselmo must adapt to the unavoidable impacts of a changing climate. Rising temperatures, more frequent and intense storms and wildfires, and the increased likelihood of flooding put residents, infrastructure, and the local economy at risk. The General Plan includes a framework to prepare for emergencies and also create systems that allow the town to thrive even when faced with extreme conditions.

In San Anselmo, adaptation begins with acknowledging the specific challenges our community faces. Increasing temperatures and more frequent extreme heat events, which can have serious health impacts, especially for older adults, children, and those with preexisting conditions, will require measures such as expanding shade and green infrastructure to cool neighborhoods. In response to the growing threat of drought and water scarcity, the San Anselmo community can redouble efforts to conserve water through measures outlined in this General Plan. At the same time, more intense storm events will increase the risk of flooding, particularly in areas alongside San Anselmo Creek, underscoring the importance of improving stormwater and floodplain management.

Beyond immediate protective measures, San Anselmo can invest in innovative solutions like microgrids, resilience hubs, and other emerging technologies to enhance local resilience and support equitable access. When located in neighborhoods with higher concentrations of vulnerable populations, they can help ensure that everyone, regardless of income or background, has a safe place to turn during climate-related emergencies. These innovations and other strategies can not only reduce risk but also strengthen social cohesion and prepare the community to face the challenges of a changing climate together.

The goals, policies, and actions in Section 4.7 carry these ideas forward in San Anselmo by advancing equitable access, supporting collaboration, and embedding climate adaptation and resiliency considerations into Town planning and capital improvement decisions. Adaptation strategies will evolve as the Town learns which solutions work best for San

Anselmo. The Town will pilot innovative approaches, measure their effectiveness, and scale successful programs while phasing out less effective ones. This iterative approach ensures the Town remains agile in responding to both climate impacts and emerging solutions.

4.6 NAVIGATING TOWARDS 2045

Reaching 2045 is less a straight line and more a carefully guided journey that the Town will steer using a clear set of indicators to show whether the community is on course or needs to correct. GHG emissions trends and other key indicators like solar and battery installations and electric vehicle adoption rates will be evaluated annually to reveal whether our overall climate impact is shrinking at the pace required. Community resilience capacity, including preparedness for heat, wildfire, flooding, and other climate risks, will be assessed every five years to ensure that the most vulnerable residents are protected. Emerging technology adoption will be monitored continuously so that the Town can understand which tools are moving from pilot concepts into everyday practice.

These indicators will feed into regular review cycles every two to three years, where the Town will evaluate progress, identify gaps, and refine strategies. As new solutions become viable such as carbon capture, advanced battery storage, and AI-driven solutions, the Town will follow a defined process to test, integrate, and scale them where they make sense locally. Community feedback loops will ensure that this work is not done in isolation. Residents, businesses, and community organizations will have ongoing opportunities to offer input, share lived experience, and co-create solutions.

The Town will rely on flexibility triggers, such as new state mandates, breakthrough technologies, or extreme climate events, to prompt more immediate strategy adjustments between formal review cycles when circumstances change quickly. Throughout, the Town will learn from others by monitoring peer communities, tracking successful innovations, and adapting proven approaches to the local context.

Pathways to 2045: Scenarios and Preparedness

The Town's planning framework recognizes multiple possible futures and prepares for each. In a best-case pathway, rapid technological advancement combines with strong community response; clean energy and widespread electrification become the norm, new solutions are widely embraced, and emissions fall faster than expected. In a moderate pathway, progress is steady but incremental. Targets remain within reach, yet continued effort and persistence are required to stay on track. In a more challenging pathway, climate impacts intensify. The Town may face more frequent extreme events and slower external support, which would require accelerated adaptation and stronger resilience measures.

By pairing clear indicators with regular review cycles, community feedback, and defined flexibility triggers, the Town will remain able to navigate any of these pathways. If conditions align with the best case, the Town can accelerate its ambition and lock in additional benefits for health, equity, and economic vitality. If progress is moderate, the Town can adjust policies and investments to maintain momentum. If conditions become more challenging, the Town will be prepared to pivot quickly, prioritizing adaptation, protecting vulnerable residents, and adopting emerging technologies that offer the greatest impact. In all cases, this adaptive approach ensures that the journey to 2045 remains purposeful, transparent, and resilient, even as the future unfolds in unexpected ways.

4.7 GOALS, POLICIES, AND ACTIONS

Goal SU-A Empower residents and businesses to reduce their carbon footprints and prepare for the impacts of climate change.

Policy SU-A.1: Sustainability Education and Empowerment. Provide comprehensive outreach, education, and community engagement programs that help residents and businesses reduce emissions, improve energy efficiency, conserve resources, and prepare for climate impacts. Leverage local volunteers, schools, and community organizations such as the Climate Action Commission to expand the reach of these efforts.

Action SU-A.1.a: Community Sustainability, Electrification, and Renewable Energy Programs. Partner with regional agencies, Marin jurisdictions, and the Climate Action Commission to provide coordinated programs, technical assistance, and permitting support that advance energy efficiency, building and vehicle electrification, and renewable energy adoption. This action includes:

- Sustainability & Electrification Resource Hub: Collaborate with Marin jurisdictions to provide a shared regional hub offering integrated resources, information, demonstrations, incentives, and permitting assistance .
- Community Energy Use: Encourage the installation of solar generation and storage systems by streamlining regulations and permitting, and by promoting 100% renewable energy purchasing options.
- Electrification Assistance: Promote local, regional, and state technical assistance, incentive, rebate, and concierge programs supporting the electrification of residential and commercial buildings.
- Equitable Access: Increase awareness of incentive programs for lower-income households and explore opportunities for local subsidies, permit fee reductions, or other supportive measures for electrification.

Action SU-A.1.b: Community Education, Engagement, and Waste Reduction Initiatives. Engage, educate, and support the community in adopting sustainable lifestyle choices, reducing waste, and shifting travel behavior to support greenhouse gas reduction and public health. Collaborate with the Climate Action Commission and regional partners to:

- Climate Education & Engagement: Provide information and engagement opportunities on climate vulnerabilities, health connections, greenhouse gas reduction strategies, and community resilience.
- Sustainable Practices Outreach: Promote actions that reduce natural resource consumption, increase community awareness of sustainable behaviors, and support achievement of Town sustainability goals.
- Low-Carbon Footprint Diet: Promote the environmental, ecological, and health benefits of low-carbon dietary choices through education, outreach, and partnerships with local organizations.
- Plastic Waste Reduction: Conduct public outreach on the impacts of plastic pollution, encourage waste reduction strategies, and support compliance with the Town's Single-Use Plastics Ordinance.
- Public Transit Education: Partner with transit agencies to publicize available transit options and improve first-mile/last-mile connections to transit stops.
- Active Transportation Promotion: Encourage walking and bicycling among residents and employees as a strategy to reduce greenhouse gas emissions and improve public health. Publicize bicycle routes at schools, parks, and transit facilities, and support bicycle awareness and safety campaigns.

Action SU-A.1.c – Plastic Waste Education and Compliance. Conduct outreach and education to reduce plastic pollution and support compliance with the Town's Single-Use Plastics Ordinance, in coordination with waste management partners.

➢ *See the Land Use and Community Design Element and the Safety Element for additional policies and actions related to community engagement and the community's emergency preparedness.*

Goal SU-B Create a sustainable community that ensures residents may meet their own needs without compromising the needs of future generations.

Policy SU-B.1: Waste Diversion Targets. Strive to meet or exceed waste diversion and food recovery targets set by the State.

Action SU-B.1.a: Waste Reduction Programs. Partner with Marin Sanitary Services and Zero Waste Marin to support implementation of commercial and organic waste diversion programs to meet SB 1383 requirements. Provide technical assistance and educational resources to business owners to help them understand and comply with State waste diversion and food recovery mandates.

Action SU-B.1.b: Business Waste Management Plans. Require that businesses prepare and implement waste management plans to maximize recycling and food recovery and minimize disposal of organic waste where appropriate as a condition of approval of use permits.

Policy SU-B.2: Plastic Waste Reduction. Seek to reduce plastic waste pollution through legislation, education, and promoting alternatives.

Action SU-B.2.a: Single-Use Plastic Reduction. Prohibit the sale of single-use plastic beverage bottles and explore opportunities to phase out use of all single-use plastics in Town buildings and at Town events. Provide more water refill stations in public places.

Action SU-B.2.b: Extended Producer Responsibility Legislation. Support legislation that puts significant responsibility on manufacturers for the end-of-life management of their products and packaging to encourage design of more sustainable packaging and repairable or reusable products.

Policy SU-B.3: Municipal Waste Reduction. Maximize recycling, composting, reuse, waste reduction, and food recovery within municipal operations and at public parks and facilities.

Action SU-B.3.a: Recycling Facilities. Provide sufficient recycling and composting bins for public and staff use. In public projects, design facilities and refuse storage areas to facilitate recycling.

Action SU-B.3.b: Environmentally Preferable Purchasing. Continue to give preference to purchasing products that are reusable, recyclable, made from recycled materials, and minimize packaging. Explore opportunities to expand the Town's purchasing policy to include consideration of lifecycle emissions and low carbon alternatives.

Policy SU-B.4: Local Food System. Support efforts to reduce greenhouse gas emissions from food production, transportation, and waste, and encourage practices that strengthen the sustainability and resilience of the local food system.

Action SU-B.4.a: Local Sourcing. Encourage businesses to source their products from local farms to reduce carbon emissions generated from food and material production and transportation.

Action SU-B.4.b: Regional Agriculture. Advocate for and support regional efforts to promote regenerative and climate-smart agricultural practices that enhance soil health, sequester carbon, and contribute to a sustainable local food system.

Policy SU-B.5: Sustainable Land Uses. Promote environmental sustainability and resilience through thoughtful land use planning and development review that addresses climate change, reduces carbon footprints, and manages resources responsibly.

- *See the Land Use and Community Design Element for additional policies and actions related to sustainable land use planning*.

Goal SU-C Reduce greenhouse gas emissions in the community and within government operations to mitigate the effects of climate change.

Policy SU-C.1: Greenhouse Gas Emission Reductions. Mitigate the impacts of climate change by reducing community greenhouse gas emissions.

Action SU-C.1.a G**reenhouse Gas Emissions Reduction and Monitoring.** Implement strategies to achieve community-wide reductions of at least 45 percent below 1990 levels by 2030 and to support the State's goal to achieve zero net emissions statewide by 2045. Regularly track progress by annually updating the community greenhouse gas inventory and evaluating government operations emissions to monitor reductions and inform implementation of the Climate Action Plan.

Action SU-C.1.b: Climate Action Plan. Implement the Town's Climate Action Plan and update the plan every five years to incorporate new emission reduction targets, strategies, and best practices.

Policy SU-C.2: Renewable Energy and Electrification. Accelerate the conversion to renewable energy sources.

Action SU-C.2.a: Building and Appliance Electrification. Consider building regulations which preclude gas appliances and infrastructure in new buildings and require installation of high-efficiency electric appliances at time of replacement.

Action SU-C.2.b: Building Permitting for Electrification. Streamline the building permit process for heat pump water and space heaters and electrical panel

upgrades. Through regional collaboration, explore a fee reduction pilot program to incentivize conversion of natural gas appliances to electric versions.

Action SU-C.2.c: Municipal Energy Use. Evaluate solar energy production and storage systems at all municipal buildings and facilities and plan for replacement of natural gas appliances and equipment. Continue to purchase 100% renewable energy for Town buildings and facilities.

Action SU-C.2.d: Zero-Emission Infrastructure. Continue to prohibit the location of new gas stations in San Anselmo and support the phased transition of legal non-conforming gas stations to zero-emissions fueling stations. Support businesses in complying with these requirements through technical assistance and public outreach.

Action SU-C.2.d: Landscaping Equipment. Enforce the ban on gas-powered landscape equipment in San Anselmo and explore opportunities to further reduce emissions from landscaping activities, as feasible.

Policy SU-C.3: Building Energy Efficiency. Encourage energy efficiency improvements in residential and commercial buildings to reduce energy use.

Action SU-C.3.a: Green Building Regulations. Consider adopting green building regulations for new construction and building remodels and additions that exceed minimum State building and energy code requirements.

Action SU-C.3.b: Energy Efficiency Programs. Promote programs and incentives to property owners to improve energy efficiency. Explore the feasibility of requiring energy audits at the time of building sale or major remodel.

Policy SU-C.4: Carbon Sequestration. Support carbon sequestration on natural lands, tiny forests, and urban green spaces.

Action SU-C.4.a: Urban Forest Master Plan. Prepare an Urban Forest Master Plan to preserve and, where appropriate for ecosystem health, plant additional native trees on public parks, medians, and rights-of-way.

Action SU-C.4.b: Sustainable Landscaping. Incorporate sustainable landscaping practices into public projects, when applicable, and encourage community members to apply compost and select native or climate-adapted plant species on private lands. Select plantings for public projects based on their resilience to changing climate conditions to support long-term habitat sustainability and biodiversity with an emphasis on locally native plants.

Policy SU-C.5: Municipal Energy Efficiency, Electrification, and Resilient Operations. Continue to improve energy efficiency, electrify equipment and buildings, and integrate renewable energy and microgrid technologies into Town facilities.

> **Action SU-C.5.a: Municipal Microgrid and Electrification Plan.** Plan and implement microgrids, solar and battery systems, and phased electrification of municipal facilities and equipment.

Goal SU-D Create a resilient and adaptable community that anticipates and reduces the risk from future climate change impacts.

Policy SU-D.1: Resilient Community. Enhance the community's capacity to adapt to climate-related risks by integrating climate adaptation and resiliency strategies in the Town's development, capital improvement, and emergency preparedness and response plans and projects.

> **Action SU-D.1.a: Resilience Hubs.** Identify opportunities to enhance the capacity of Town and school facilities to become Resilience Hubs, evacuation centers, cooling centers, and charging stations during extreme heat or weather events.
>
> **Action SU-D.1.b: Equitable Community Resilience.** Ensure equitable access to resources and support systems in resilience and adaptation planning and during climate-related events.
>
> **Action SU-D.1.c: Urban Heat Island Effect.** Reduce urban heat island effects by encouraging installation of landscaped surfaces, cool roofs, ample tree cover, reduced expanses of heat-absorbing pavement, and other urban cooling strategies in new development. For Town projects, incorporate urban cooling measures when feasible.
>
> **Action SU-D.1.d: Vulnerable Populations.** Engage vulnerable populations to identify gaps in community resilience planning and work together to reduce hazards from climate change impacts.
>
> **Action SU-D.1.e: Agency Collaboration.** Collaborate with Marin jurisdictions, school districts, special districts, and regional, state, and federal agencies to develop, coordinate, fund, and implement adaptation and resiliency strategies and projects.
>
> **Action SU-D.1.f: Adaptive Management and Climate Monitoring.** Monitor climate indicators, greenhouse gas emission trends, and adaptation outcomes, and adjust Town policies and programs accordingly.

Action SU-D.1.g: Technology Horizon Scanning. Monitor emerging climate technologies and adaptation strategies with annual reports to the Climate Action Commission on potential applications for San Anselmo.

Policy SU-D.2: Preparation for Extreme Weather. Support policies and programs to help residents and businesses prepare for future extreme weather conditions.

Action SU-D.2.a: SU Element Updates. Regularly update the Sustainability, Climate Change, and Resiliency (SU) Element in alignment with the Town's adaptive management approach, ensuring compliance with current climate regulations and ongoing assessment of climate and hazards impacts on historically marginalized communities.

Action SU-D.2.b: Public Information. Maintain guidelines for monitoring and disseminating public information related to hazards exacerbated by climate change (extreme heat, flooding, severe weather).

Action SU-D.2.c: Climate Conditions. Monitor changing climatic conditions and assess how they may affect Town operations and processes.

Policy SU-D.3: Public Health Benefits. Support and promote climate mitigation and adaptation strategies that also provide public health benefits, such as improved air quality, reduced heat exposure, enhanced community connection, or increased access to green space.

- *See the Land Use and Community Design Element and the Safety Element for additional policies and actions related to low impact design and development and hazard mitigation planning.*

Goal SU-E Prioritize use of zero emission vehicles and promote active transportation and the public transit system as alternative modes of travel to reduce greenhouse gas emissions and support community health.

Policy SU-E.1: Low Carbon Transportation. Minimize transportation-related greenhouse gas emissions by expanding zero-emission mobility options, supporting clean transit, and promoting adoption of low-carbon personal transportation such as electric vehicles and electric bicycles.

Action SU-E.1.a: Zero Emission Vehicles. Implement a comprehensive program to significantly increase the use of zero emission vehicles through public education and promotion, updating building code requirements for electric vehicle charging

infrastructure, and installation of Level 2 and 3 public charging facilities near downtown, commercial districts, multifamily housing, and Town parking lots.

Action SU-E.1.b: Electric Bicycles. Promote electric bicycle adoption through community education and outreach, financial incentives, expansion of secure bicycle parking and related infrastructure, and partnerships with employers and retailers to improve access and reduce barriers to ownership.

Action SU-E.1.c: Fleet Vehicle Replacements. Give priority to electric and zero emissions vehicles when replacing vehicles in the Town's fleet in accordance with the Town's Fleet Zero-Emissions Policy, with the goal of achieving a zero-emissions fleet by 2030.

Action SU-E.1.d: Clean Transit. Support local transit providers' efforts to transition to zero-emission vehicles by supporting transportation infrastructure, policies, and funding efforts that align with the Town's air quality and energy conservation goals.

Action SU-E.1.e – Active Transportation Promotion. Promote walking, bicycling, and safe routes to schools and community destinations through outreach, maps, and campaigns.

Action SU-E.1.f – Public Transit Awareness. Work with transit agencies to improve awareness of transit options and strengthen first-/last-mile connections.

- *See the Circulation Element for additional policies and actions related to active transportation, public transit, and transportation demand management*.

5. Economic Vitality

San Anselmo's commercial districts are shaped by locally owned shops, restaurants, and community-oriented businesses that reflect the town's creative spirit and strong sense of place. As consumer preferences, technologies, and the regional economy evolve, the Town will support adaptive business models, welcoming public spaces and a vibrant mixed-use environment to support a resilient and thriving local economy.

5.1 PURPOSE OF THE ELEMENT

San Anselmo's economy is shaped by its distinctive mix of locally owned shops, restaurants, and community events that embody the town's creative spirit and welcoming character. In collaboration with business owners and community stakeholders, the Town is committed to sustaining a resilient, inclusive, and vibrant economy that supports residents, attracts visitors, and fosters entrepreneurship.

While San Anselmo's economy has evolved alongside regional and national trends, its enduring strengths, authentic small-scale businesses, a strong sense of community, and an engaged local customer base, have allowed it to adapt and thrive. Businesses continue to navigate challenges such as competition from online retail, changing consumer preferences, and broader economic fluctuations. Yet the town's diverse business mix, community-centered events, and village-like charm continue to create opportunities for innovation, local investment, and long-term fiscal stability. Many of San Anselmo's enterprises are long-standing, family-owned businesses that contribute to the town's sense of continuity and local identity. The vitality of its commercial districts helps preserve the town's inviting, walkable environment, where connection and local pride define the experience.

The Economic Vitality Element highlights San Anselmo's economic strengths and identifies opportunities for sustainable growth that enhance its distinctive character and sense of community. Through ongoing collaboration among the Town, business owners, and community partners, San Anselmo seeks to foster a resilient and creative economy that upholds its distinct local character while embracing new opportunities for the future.

The Economic Vitality Element includes the following sections:

5.2 Business-Friendly Environment. Promotes San Anselmo's economic strengths and overall business environment and diversity and establishes ongoing coordination with business-focused organizations stakeholders.

5.3 Strategic Placemaking Improvements. Fosters economic growth and reduces vacancy in commercial spaces through placemaking that makes San Anselmo an attractive and vibrant place while preserving its charm and identity.

5.4 Business Sustainability and Growth. Improves the local business climate through regulatory updates, recurring events, marketing campaigns, and data analysis to promote economic activity.

5.5 Downtown San Anselmo as the Center of Town Life. Focuses on economic development efforts in downtown San Anselmo, reinforcing the town's social, civic, and economic center.

5.6 Navigating Towards 2045. Describes how the town may evolve over time in response to changes in consumer preferences and technological advances.

5.7 Goals, Policies, and Actions. Identifies goals, policies, and actions to ensure ongoing business sustainability and build on opportunities for a diverse and business-friendly local economy.

5.2 BUSINESS-FRIENDLY ENVIRONMENT

San Anselmo's economy is driven by small, locally owned businesses that collectively shape the Town's character and sense of place. Across its commercial districts—Downtown, Greenfield Avenue, and Sir Francis Drake Boulevard—the diverse mix of shops, restaurants, and services reflects San Anselmo's creative spirit and community values. The downtown commercial area, with its walkable streets and long-standing, family-owned establishments, anchors this local economy and serves as a welcoming hub for residents and visitors alike.

Business Mix and Land Use Characteristics

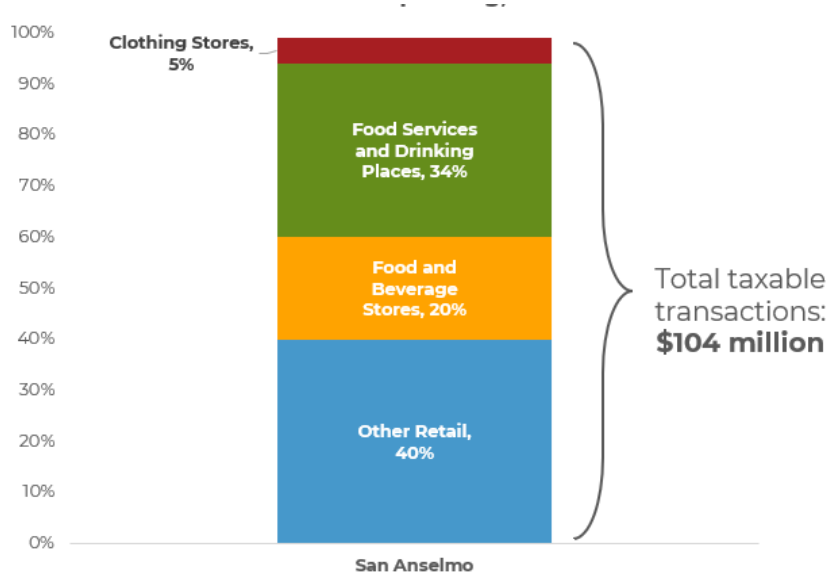
Retail and dining establishments represent San Anselmo's most prominent non-residential land use, offering a range of shopping and dining experiences that serve residents and visitors alike. The town's mix of retail and restaurants complements its village-scale character and built form. Downtown San Anselmo is distinguished by its boutique shops and unique dining options, while other commercial corridors, such as Greenfield Avenue and Sir Francis Drake Boulevard, provide everyday conveniences including grocery stores, pharmacies, personal services, and other essential goods within stand-alone buildings and small shopping plazas.

San Anselmo contains more than one million square feet of commercial space, with approximately 750,000 square feet occupied by retail stores and restaurants. Offices comprise about 200,000 square feet. San Anselmo's commercial office market is relatively limited, consisting primarily of small offices in the downtown that are generally occupied by local and community-serving businesses, such as medical offices, design firms, and other professional services.

In addition to serving residents and visitors, retail activity generates significant sales tax revenue for the Town. Sales taxes contribute nearly eight percent of the Town's General Fund revenue, and Measure J provides additional sales tax funding for Town infrastructure improvements. Major taxable retail categories include food service establishments and food and beverage stores. The town does not contain any large-format, "big-box" retail establishments.[4]

[4] At about 100,000 square feet, the Safeway-anchored Red Hill Shopping Center is the largest retail property in town.

Figure EV-1 Taxable Retail Spending, 2023



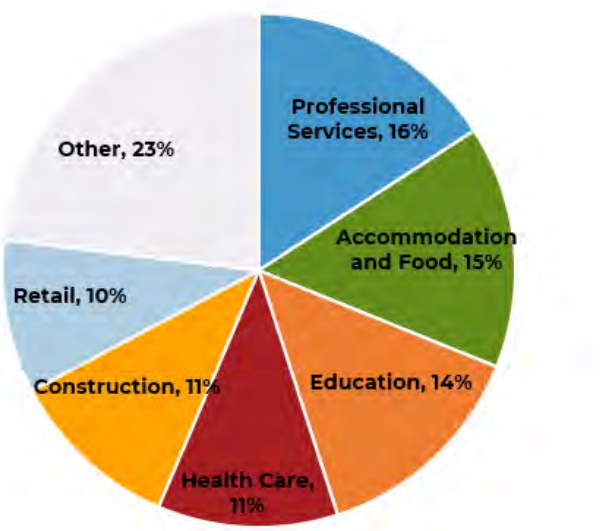
Source: Town of San Anselmo and Economic & Planning Systems

Employment

San Anselmo supports approximately 3,500 jobs, accounting for 3 percent of countywide employment. Roughly a quarter of the local jobs are in the retail and food service employment sectors, underscoring the Town's economic focus on local-serving commerce. Despite this concentration, the economy remains diversified with other major sectors including professional & technical services, education, and health care. Professional services employment has grown in recent years, in part due to the shift toward remote (home-based) and hybrid work arrangements. Data from the US Census Bureau indicates that about a quarter of employees based in San Anselmo worked remotely in 2022.[5]

[5] American Community Survey, U.S. Census Bureau (2022)

Figure EV-2 San Anselmo Employment by Industry



Source: JobsEQ and Economic & Planning Systems

Although total job counts have fluctuated over the past two decades, recent data indicate gradual recovery and stability across most sectors.

Existing Economic Development Efforts

The Town, in coordination with the Economic Development Committee (EDC), the Chamber of Commerce, and other business representatives, continues to advance economic development efforts through collaboration, coordinated initiatives, and the promotion of local business activity.

Economic Development Strategic Plan

Originally adopted by the EDC in 2018, the Economic Development Strategic Plan identifies San Anselmo's key strengths and economic opportunities, including arts and cultural assets, culinary offerings, and historic character. The Plan outlines nine strategic focus areas, including business mix, permitting, parking, special events, signage, amenities, beautification, marketing, and financing. The EDC prepares an annual Action Plan to organize and implement these strategies, ensuring ongoing process and accountability.

5.3 STRATEGIC PLACEMAKING IMPROVEMENTS

Placemaking refers to planning and design efforts that enhance the attractiveness, functionality, and identity of a place. It serves as both an urban design approach and an economic development strategy that supports the creation of vibrant, connected, and resilient communities.

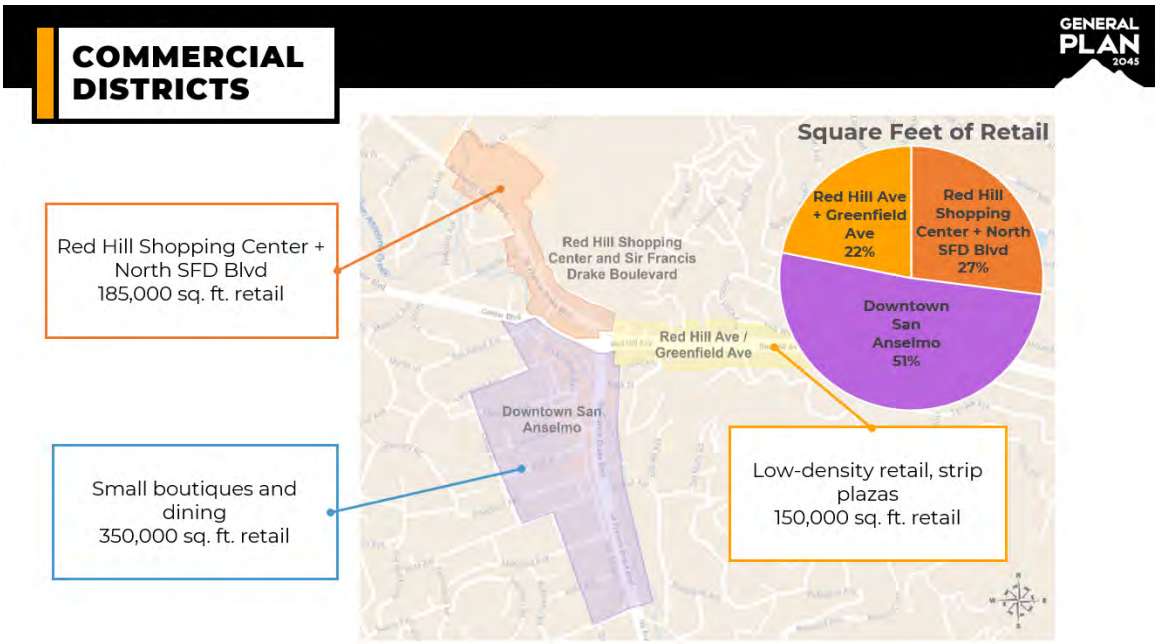
Strategic placemaking improvements, such as public art, green spaces, pedestrian-oriented design, and the creation of welcoming "third spaces," strengthen neighborhood character, support community gathering, and foster connections between people and local businesses. Third spaces, such as cafés, courtyards, patios, and small public plazas, provide informal settings for residents and visitors to connect outside of their homes and workspaces. By enriching daily life and promoting a sense of belonging, these spaces help sustain the town's lively commercial districts and reinforce the social and economic fabric of the community.

Well-designed public spaces also contribute to higher property values, stimulate consumer activity, and enhance overall economic vitality, reinforcing the town's identity as a desirable and dynamic place to live, work, and visit.

Commercial Districts

There are three distinct commercial districts in San Anselmo: Downtown, Red Hill/Greenfield Avenue, and Sir Francis Drake Boulevard. Each district offers a distinct mix of land uses, build form, and identity that contribute to defining the Town's commercial landscape and local economy.

Figure EV-3 San Anselmo Commercial Districts



Source: Economic & Planning Systems

Downtown San Anselmo

Organized around San Anselmo Avenue, the downtown district is the town's most walkable and active commercial area. It features a concentration of historic buildings, public spaces, and locally owned businesses that together create a traditional "Main Street" setting. Downtown offers a diverse range of dining and retail options, from boutiques stores to fine dining and neighborhood restaurants. This area also includes fitness studios, personal care services, and small professional offices.

Downtown is interwoven with civic and cultural destinations, including Creek Park, Imagination Park, the Library, Town Hall, and the San Anselmo Historical Museum. Together, these land uses reinforce downtown's role as the social, cultural, and economic heart of the community. The district encompasses roughly 350,000 square feet of retail space along a half mile stretch of San Anselmo Avenue and Sir Francis Drake Boulevard, including adjacent side streets.



San Anselmo Avenue is at the heart of downtown.

Red Hill Avenue/Greenfield Avenue

The Red Hill Avenue and Greenfield Avenue corridors provide a mix of stand-alone retail stores, restaurants, and small neighborhood plazas that serve the daily needs of residents. Red Hill Avenue features United Market and other retail and service-oriented uses. Greenfield Avenue, which runs parallel to Red Hill Avenue, offers an eclectic mix of local businesses, fitness studios, and other community-oriented uses, including the Stapleton School of Performing Arts. Together, these corridors encompass approximately 150,000 square feet of space and play an important role in supporting San Anselmo's broader local economy.



Businesses line Greenfield Avenue (left) and Red Hill Avenue (right).

Red Hill Shopping Center and Sir Francis Drake Boulevard

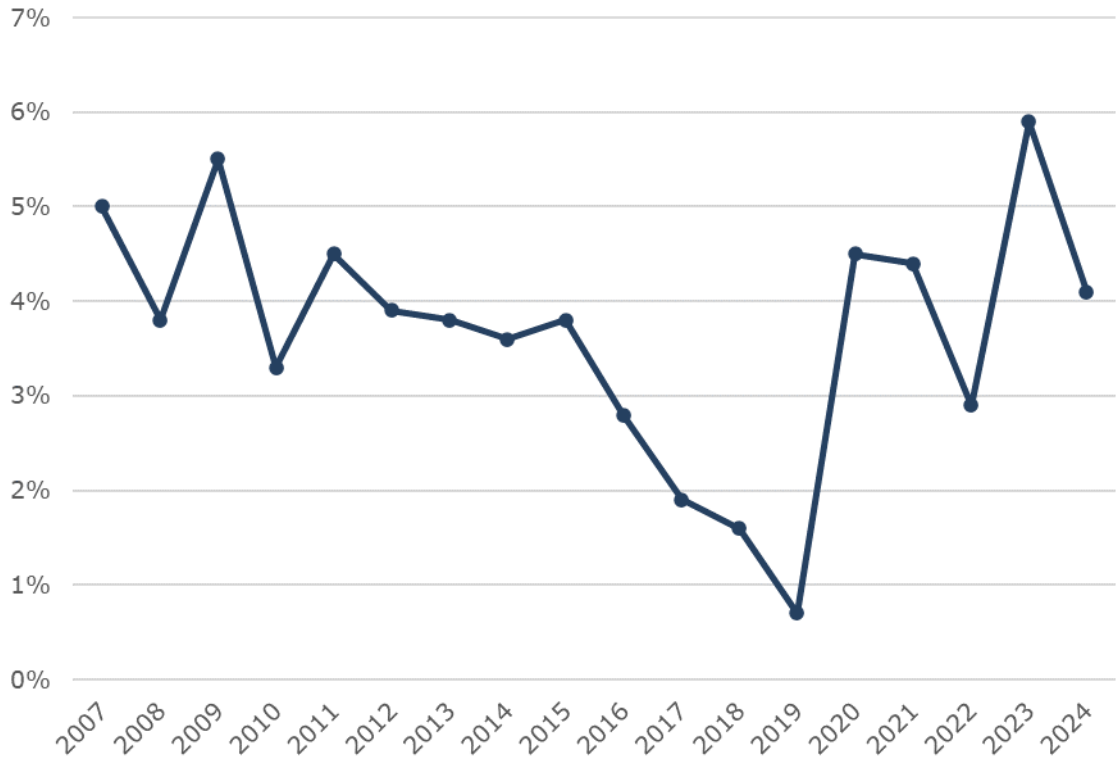
The Sir Francis Drake Boulevard corridor, extending from the Town's northern boundary to "The Hub" intersection, has approximately 185,000 square feet of retail space. This district is primarily composed of retail and dining establishments, offering convenient access for daily errands and neighborhood shopping. Anchoring the area is the Red Hill Shopping Center, San Anselmo's only major multi-tenant retail plaza, which includes national retailers such as Safeway and CVS, along with coffee shops, casual dining, and a bank branch. Compared to the more walkable downtown core, Red Hill is oriented toward automobile access and convenience shopping and serves as a key commercial gateway to the community.



Red Hill Shopping Center is the town's only multi-tenant shopping plaza.

Across San Anselmo's commercial districts, the town maintains a healthy business environment, reflected in its consistently low retail vacancy rates that have typically remained below five percent. While limited vacancies indicate a strong market, constrained real estate supply can restrict opportunities for new business growth. However, retail lease rates remain comparable to countywide averages, signaling steady local demand. Building on these strengths, the Town continues to promote business vibrancy through targeted economic development and placemaking initiatives. Section 5.7 outlines policies and actions designed to sustain economic growth, address persistent vacancies, and implement public space improvements that preserve San Anselmo's small-town character while enhancing its commercial vitality.

Figure EV-3 San Anselmo Retail Vacancy Rates, 2007 to 2024



Source: CoStar Group and Economic & Planning Systems

5.4 BUSINESS SUSTAINABILITY AND GROWTH

San Anselmo's economic success depends on supporting existing businesses while creating opportunities for new investment and innovation. The Town continues to collaborate with business stakeholders to enhance economic sustainability, attract new enterprises, and maintain a vibrant local economy.

Business Support and Retention

Town staff and the EDC work closely with business and property owners to strengthen local commerce through direct assistance, communication, and policy support. Initiatives include a business welcome and onboarding program to promote new businesses and ensure they are well-supported from the outset. Staff maintain regular communication with the Chamber of Commerce, business representatives, and local stakeholders to identify challenges, share information, and remove barriers to growth.

To reduce vacancies and encourage new ventures, the Town has implemented a "pop-up" one-year Conditional Use Permit (CUP) program, allowing entrepreneurs to test business

concepts in high-visibility locations. This initiative helps activate ground-floor spaces and diversify downtown uses. Staff also maintain a business inventory, monitor vacancies, and work with property owners to track and respond to changing market conditions. Looking ahead, the Town may consider reviewing and updating zoning regulations to further support mixed-use and adaptive reuse opportunities that align with community goals.

Community Events

Community events play an essential role in shaping San Anselmo's culture, identity, and economic vitality. They draw visitors, foster civic pride, and strengthen the connection between residents and local businesses. With strong support from the business community, the Town hosts several annual events that have become part of San Anselmo's tradition.

Live on the Avenue, a summer concert series that transforms San Anselmo Avenue into a pedestrian-only gathering space, exemplifies how community events can activate public spaces and support downtown businesses. Now in its fourth year under Town sponsorship, the series originated in 2020 as a community-led effort. Other popular events, such as the Community Parade, reinforce San Anselmo's reputation as a lively, family-friendly destination that celebrates creativity and local spirit.



Downtown hosts many community events like Live on the Avenue.

Marketing and Branding

Marketing and branding efforts help strengthen San Anselmo's identity as a welcoming, distinctive, and economically vibrant community. Over the years, the Town, Chamber of Commerce, business owners, and community members have partnered on initiatives that raise awareness and celebrate San Anselmo's character.

Examples include wayfinding signage along Red Hill Avenue guiding visitors toward Downtown and the adoption of the "Sugarfoot" deer mascot, a recognizable symbol of the Town's history and creativity, which is used in signage, posters, and digital media. During the pandemic, coordinated signage campaigns helped communicate business openings and maintain community engagement.

TOWN OF
SAN ANSELMO
EST. 1907



The Town's branding logo shows the Sugarfoot deer statue, which is currently in front of the San Anselmo Public Library.

Source: Town of San Anselmo, San Anselmo Historical Museum

While these efforts have been successful, local business stakeholders recognize the need for a more coordinated marketing strategy that unifies outreach and promotion across all commercial districts. Section 5.7 includes policies and actions that build on these successes, enhancing business activity, strengthening community cohesion, and supporting townwide marketing and branding initiatives that highlight San Anselmo as an attractive place to live, work, and visit.

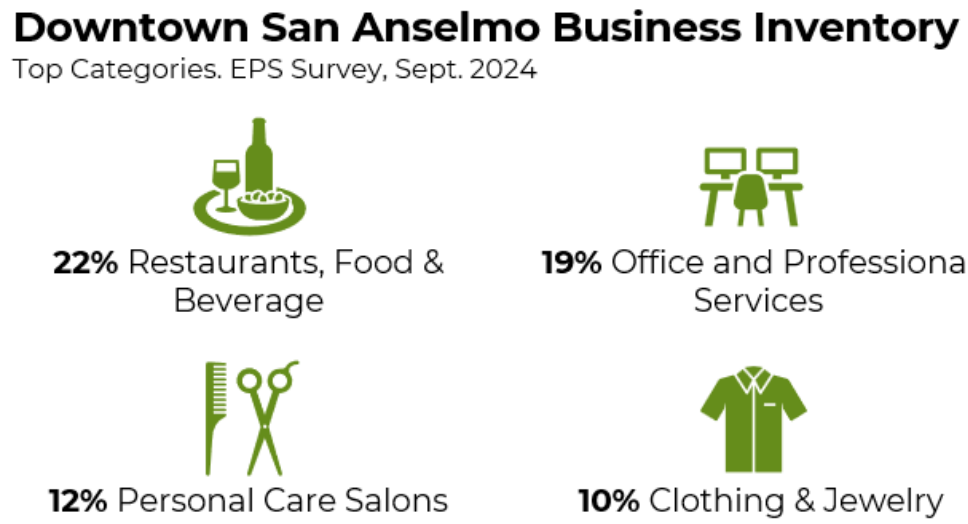
5.5 DOWNTOWN SAN ANSELMO AS THE CENTER OF TOWN LIFE

Downtown San Anselmo serves as the Town's most recognizable and active commercial district, central to its identity and community life. It is a regional destination for shopping, dining, and cultural experiences, drawing visitors from across Marin County and beyond. The district features a diverse mix of locally owned shops, cafés, and restaurants that reflect San Anselmo's creative and community-oriented character.

In recent years, the emergence of outdoor dining, fine dining establishments, and new evening entertainment options has strengthened downtown's reputation as a "foodie" destination. These evolving offerings, combined with the Town's walkable scale and inviting atmosphere, have extended activity into the evening hours and enriched the downtown experience for residents and visitors alike. Civic and cultural destinations, including Creek Park, Imagination Park, the San Anselmo Historical Museum, Town Hall, and the historic Carnegie public library, further enhance the area's vibrancy and sense of place. Recognizing downtown's vital role in the Town's overall economic health, San Anselmo has long invested in placemaking, and business development initiatives designed to attract visitors, support local enterprises, and reduce storefront vacancies.

Downtown Storefront Inventory

Downtown San Anselmo extends over a half mile stretch centered on San Anselmo Avenue between Center Street and Bolinas Avenue, including adjacent commercial side streets such as Tunstead and Tamalpais Avenues. A fall 2024 visual survey identified approximately 115 non-residential spaces, of which 10 were vacant, representing a 9 percent vacancy rate. Restaurants comprise the largest share of businesses, followed by offices, personal care services, and clothing and jewelry retailers.



Source: Economic & Planning Systems

Economic Development Strategic Plan

The Town's Economic Development Strategic Plan identifies downtown as San Anselmo's commercial and cultural core and a focal point for future economic initiatives. The Plan outlines strategies for beautification and placemaking, such as public art, community events, enhanced wayfinding, and parking management, to strengthen downtown's appeal and accessibility. The Town's goal is to sustain downtown's vitality by supporting local business growth and visitor activity while preserving its distinctive character. Section 5.7 details policies and actions to reinforce downtown San Anselmo's role as the center of town life and activity, fostering cultural vibrancy, economic resilience, and the flourishing foodie and small-business culture.

5.6 NAVIGATING TOWARDS 2045

Over the next two decades, evolving consumer preferences will continue to reshape how people shop, socialize, and spend time in San Anselmo. The Town will monitor trends such as the rise of experiential retail, increased demand for outdoor gathering spaces, and a growing preference for walkable destinations that offer more than traditional shopping. As retail patterns shift, San Anselmo may support the conversion of some commercial spaces into third spaces where people gather, recreate, and participate in community activities; examples include indoor play and wellness spaces, shared work lounges, maker studios, or flexible community rooms. By staying attentive to these shifts, the Town can help local businesses remain competitive while maintaining the intimate scale and character residents value.

At the same time, digital commerce and changing work habits will influence how businesses operate and how customers interact with commercial districts. The Town will adapt its economic development strategies by encouraging mixed-use districts with diverse offerings, promoting street-level activation that keeps downtown lively throughout the day, and supporting small businesses in adopting technology that enhances customer engagement. As more people seek experiences, services, and social connection in place of purely transactional retail, San Anselmo will collaborate with business owners to cultivate vibrant districts where local identity, creativity, and community interaction play a central role. This approach will help ensure that the economy remains resilient, welcoming, and reflective of the town's enduring character.

5.7 GOALS, POLICIES, AND ACTIONS

Goal EV-A: Sustain and grow a diverse, collaborative, business-friendly, and resilient townwide economy that supports community wellbeing.

Policy EV-A.1: Business Support and Partnership. Encourage and support a balanced, complementary, and diverse mix of businesses that serve residents, workers, and visitors by adapting to evolving community needs and market trends, streamlining regulations and processes, and coordinating with economic partners to foster a business-friendly environment.

> **Action EV-A.1.a: Business Support, Streamlining, and Entrepreneurship.** Regularly update Town regulations, provide permitting assistance, offer business resources, and support local entrepreneurship through responsive programs and emerging opportunities such as temporary and pilot uses.
>
> **Action EV-A.1.b: Business Communication and Stakeholder Coordination.** Maintain proactive communication with business owners, property owners, real estate representatives, and business organizations to identify needs, address challenges, and support business recruitment and retention.
>
> **Action EV-A.1.c: Economic Development Collaboration.** Collaborate with the Economic Development Committee and Chamber of Commerce on business attraction strategies, community needs assessments, and economic vitality initiatives.

Policy EV-A.2: Economic Vitality Investments and Metrics. Establish and maintain funding sources for economic vitality programs, investments, and partnership initiatives, such as collaborations with local business advocacy groups like the San Anselmo Chamber of Commerce, while using economic data to guide Town priorities and ensuring that funding mechanisms do not place undue burdens on small businesses.

> **Action EV-A.2.a: Funding, Grants, and Financing Mechanisms.** Pursue grants, public-private partnerships, and business-friendly financing tools to support economic vitality initiatives, with a focus on placemaking projects, small business support, and the activation of underutilized commercial spaces.

Action EV-A.2.b: Placemaking and Public Realm Investment. Coordinate with business groups to plan and deliver placemaking projects, beautification efforts, and public realm improvements in commercial areas, and explore sustainable, business-

friendly financing mechanisms, such as low-interest loans, grants, or a business improvement district, without imposing undue burdens on small businesses.

Policy EV-A.3: Stakeholder Coordination. Maintain ongoing communication, coordination, and partnerships with the Economic Development Committee, San Anselmo Chamber of Commerce, employers, property owners, Marin County, and other stakeholders in San Anselmo's local economy to foster partnerships, collect feedback on issues, disseminate information, and inform Town decision-making.

Action EV-A.3.a: Communication with Business Stakeholders. Enhance communication with commercial property owners, business owners, the San Anselmo Chamber of Commerce and other stakeholders through targeted digital and in-person outreach, and other communication channels.

Action EV-A.3.b: Collaboration with Business Advocacy Groups. Facilitate increased collaboration among San Anselmo's multiple business advocacy groups to support synergistic townwide economic vitality activities.

Action EV-A.3.c: Economic Development Committee Engagement. Continue to regularly present to and engage the Economic Development Committee on local economic vitality issues, strategy, and implementation to ensure business community input and support for Town decision-making.

Action EV-A.3.d: Economic Vitality Action Plan. Work with the Economic Development Committee to prepare and implement an annual or biannual action plan that identifies priority, near-term economic vitality initiatives, with progress updates provided to the Town Council.

- *See the Land Use and Community Design Element for additional policies and actions related to land use planning, community engagement, and Town communications and budgeting*.

Goal EV-B: Support economic growth throughout San Anselmo by preserving its village-like charm, residential character, and small-town appeal, while implementing strategic placemaking improvements to public spaces and amenities that foster a vibrant business community and enhance connections between people, places, and local businesses.

Policy EV-B.1: Community-Focused Investments. Encourage investments throughout San Anselmo, including the downtown core along San Anselmo Avenue and commercial

hubs along Greenfield Avenue, Red Hill Avenue, and Sir Francis Drake Boulevard, to maintain and enhance defining features of the town.

Action EV-B.1.a: **Town Beautification.** Leverage Town committees and commissions to identify and support efforts to beautify the town.

Action EV-B.1.b: **Public Infrastructure.** Plan, fund, and implement public realm improvements in each commercial hub, such as improved streetscapes, parks and open space, wayfinding signage, and other public amenities.

Policy EV-B.2: Minimize Vacancies and Activate Spaces. Minimize the impacts of vacancies by improving property maintenance, addressing storefront vacancies through creative tenanting strategies, and activating underutilized commercial spaces to enhance community aesthetics and strengthen economic potential.

Action EV-B.2.a: **Vacancy Activation and Temporary Use.** Encourage pop-ups, short-term uses, window exhibits, and innovative interim uses to maintain vibrancy.

Action EV-B.2.b: **Vacancy and Business Inventory Tracking.** Maintain up-to-date vacancy and business inventory data, evaluate tools such as vacancy taxes to encourage leasing, and where vacancies persist, promote window exhibits and other strategies to reduce the aesthetic and vibrancy impacts of unoccupied spaces.

Policy EV-B.3: Third Spaces and Community Gathering Areas. Encourage the activation and economic sustainability of "third spaces," informal gathering places such as cafés, patios, courtyards, small-scale food collectives or shared dining spaces, and public plazas, that foster social connection, community identity, and economic vitality within San Anselmo's commercial districts.

Action EV-B.3.a: Public Realm Integration. Incorporate third space design principles that support economic vitality and community interaction, such as flexible seating for outdoor dining establishments, outdoor retail, and shared work areas, into streetscape and public space improvements in commercial districts.

Action EV-B.3.b: Community Activation Partnerships. Partner with the Chamber of Commerce, businesses, and community organizations to program events and activities that bring people into third spaces and support local economic vitality.

- *See the Land Use and Community Design Element and the Parks, Recreation, and Public Facilities Element for additional policies and actions related to community gateways, placemaking, community design, and public realm improvements.*

Goal EV-C: Sustain and grow San Anselmo business activity for the benefit of residents, workers, and visitors. Support new and recurring cultural, educational, and entertainment events that increase economic activity and promote community cohesion. Consider programs, events, and other initiatives throughout the town that respond to evolving community demands and market trends, draw in visitors, add retail activity, and increase local employment.

Policy EV-C.1: Land Use Planning for Economic Growth. Ensure that land use planning provides capacity for economic growth.

Action EV-C.1.a: Development Incentives. Encourage the development of new commercial spaces, live-work units, and mixed-use projects by providing development incentives such as streamlined approval processes. Focus on commercial areas with high potential for revitalization, ensuring that new developments support a diverse range of land uses, including housing, retail, lodging, and services, to foster long-term economic growth and vitality.

Action EV-C.1.b: Zoning Updates. Revisit zoning and other Town regulations, as needed, to adapt to changing demands and improve progress toward land use objectives.

Action EV-C.1.c: Temporary Use Permits. Continue to allow temporary use permits that enable new businesses to pilot emerging and innovative concepts on a smaller, experimental scale.

Policy EV-C.2: Community Events. Continue regular and special events, including music, shows, markets, and more, throughout the town that increase visitation, invigorate San Anselmo-based businesses, and foster community spirit.

Action EV-C.2.a: Town-Led Events. Engage residents of all ages and foster San Anselmo's vibrant community spirit by continuing to provide successful Town-led events and programs, such as Live on the Avenue, and exploring opportunities to create smaller-scale, recurring activities, such as weekly music nights, holiday

festivities, or art walks, at local destinations like Creek Park, Memorial Park, Greenfield Avenue, Red Hill Shopping Center, and other community hubs.

Action EV-C.2.b: Community-Led Events and Programs. Encourage and support the San Anselmo Chamber of Commerce and/or individual businesses to create and host events and programs which are financially sustainable long-term.

Action EV-C.2.c: **Local Event Synergy.** Collaborate with the business community to create strategic connections between events and local business activity, maximizing the economic benefits of local events.

Policy EV-C.3: Economic Metrics. Maintain data that reveals economic conditions and trends and help guide Town priorities for economic vitality initiatives.

Action EV-C.3.a: Economic Data. Continue to gather and analyze economic data (e.g., visitor counts, retail spending, permitting timelines and trends) and gather input from commercial real estate brokers, business owners, and property owners on an ongoing basis to identify economic trends, address barriers to business growth, and inform attraction and retention efforts.

Action EV-C.3.b: Business Inventory. Create and maintain an up-to-date inventory of businesses within the town and establish a platform that collects and analyzes economic data from business licenses. This platform will define key business characteristics, such as industry type, size, and location, and will be used to track evolving community needs and inform Town programs, policies, and strategic planning efforts to support economic growth and business development.

- *See the Land Use and Community Design Element and the Parks, Recreation, and Public Facilities Element for additional policies and actions related to land use planning, governance, and recreation events and programming.*

Goal EV-D: Continue to coordinate townwide marketing and branding efforts to promote the town as a destination, attract new and returning visitors, and leverage the positive reputation of San Anselmo as a place to live, work, and visit.

Policy EV-D.1: Town-Led Marketing, Branding, and Promotion. Continue to promote San Anselmo as a destination through integrated townwide marketing, branding, and collaborative promotional efforts.

Action EV-D.1.a: Marketing, Branding, and Promotional Strategy. Develop and maintain a comprehensive Town-led marketing and branding program that highlights San Anselmo's unique assets, promotes local businesses and events, supports all commercial hubs with consistent messaging and signage, and uses both digital and traditional channels. Coordinate with partners such as the San Anselmo Chamber of Commerce and regional tourism organizations, incorporate ongoing business feedback, and tailor outreach to diverse consumer segments.

Goal EV-E: Strengthen downtown San Anselmo as the heart of community life, historic, walkable, welcoming, and economically vibrant, while supporting all commercial districts as accessible, attractive destinations for residents and visitors. Foster a mix of businesses, events, and public spaces that celebrate the Town's character, enhance economic resilience, and ensure accessibility for people of all abilities.

Policy EV-E.1: Downtown Charm. Preserve downtown's "Main Street" charm and maintain physical building facades while integrating new uses and building environmental resilience.

Action EV-E.1.a: Town History. Leverage the efforts and resources of the San Anselmo Historical Commission and the San Anselmo Historical Museum to promote the significance and value of downtown buildings with vintage charm.

Action EV-E.1.b: Adaptive Reuse and Restoration. Promote the preservation, restoration, and adaptive reuse of older and classic buildings and facades for new purposes while maintaining the old-town feel of downtown.

Action EV-E.1.c: Downtown Regulations. Continue ongoing review and evolution of downtown regulations to increase economic potential, evolve with community needs, and support the mix of land uses downtown.

Action EV-E.1.d: Improvements Financing. Consider grants, permitting incentives, financing assistance, or other Town support for priority building improvements, such as façade upgrades or seismic retrofits, that enhance high-visibility structures, preserve town charm, and/or address deterioration.

Action EV-E.1.e: Flood Risk Mitigation. Support ongoing efforts to mitigate risk of loss due to flooding downtown.

Action EV-E.1.f: Building Upgrades. Encourage building owners to pursue renovations, modernizations, flood mitigation, or other measures to preserve aging spaces.

Policy EV-E.2: Increase Downtown Visitation. Encourage a diverse mix of businesses and events that attract residents and visitors downtown.

Action EV-E.2.a: Ground-floor Spaces. Encourage tenanting downtown ground-floor spaces with land uses that promote a vibrant, pedestrian-friendly commercial hub.

Action EV-E.2.b: Downtown Events. Continue to produce downtown events that promote local business and reinforce San Anselmo as a regional destination in Marin County.

Policy EV-E.3: Downtown Accessibility. Improve downtown accessibility to make the area desirable and convenient for visitors to reach.

Action EV-E.3.a: Downtown Wayfinding. Enhance downtown wayfinding to attract and direct visitors.

Action EV-E.3.b: Parking Management. Implement parking strategies that ensure parking is convenient for visitors and suitable for employees.

Action EV-E.3.c: Pedestrian Accessibility. Seek opportunities to increase foot traffic downtown, such as through improvements to pedestrian-friendly infrastructure, improved bicycle parking, and exploration of shuttle or alternative transit options.

Action EV-E.3.d: Universal Design Principles for Accessibility. Ensure that commercial hubs in San Anselmo are accessible to people of all abilities by adhering to universal design principles.

Action EV-E.3.e: Bike Safety and Infrastructure. Promote safe biking initiatives and collaborate with local cycling groups to assess infrastructure improvements that enhance San Anselmo's reputation as a bike-friendly town.

Policy EV-E.4: Commercial Districts as a Destination. Promote San Anselmo's downtown, Greenfield, Red Hill, and neighborhood commercial areas as vibrant destinations for shopping, dining, services, and community gathering.

Action EV-E.4.a: District Identity and Promotion. Promote the unique features, character, and offerings of downtown, Greenfield, Red Hill, and other neighborhood commercial districts, including local boutiques, dining, services, and gathering spaces, to strengthen the Town's overall identity and visibility.

Action EV-E.4.b: Regional Attractor. Plan, promote, and support events and activities across downtown, Greenfield, Red Hill, and neighborhood commercial areas that attract visitors from Marin County, the Bay Area, and beyond.

- *See the Land Use and Community Design Element, Circulation Element, and Safety Element for additional policies and actions related to placemaking, community design, historic preservation, transportation, and flooding in the downtown*.

6. Housing

An adequate supply of housing is essential to creating and maintaining a vibrant and diverse community. As demographics and housing needs shift, the Town will proactively encourage the housing types and amenities that are in demand.

6.1 PURPOSE OF THE CHAPTER

San Anselmo's residents live in a variety of housing types, including single-family homes, duplexes, multifamily buildings, and accessory dwelling units (ADUs). Housing development over the past decade has been slow and limited to single family homes on the few remaining vacant lots in town, a few small multifamily buildings, and a number of ADUs each year. As a result of the constrained housing supply and the desirability of living in San Anselmo, housing is extremely expensive, pricing out younger families, those who work in lower-paying service occupations, and those who have been historically excluded from housing opportunities. The Town recognizes that an adequate supply of housing, and especially affordable housing, is essential to creating and maintaining a vibrant, diverse, and sustainable community. As demographics and housing needs shift, the Town will need to proactively ensure that it is encouraging the housing types and amenities that are in demand.

The Housing Element includes the following sections.

6.2 Housing Element Process. Provides an overview of the State-mandated housing element process, the Town's current share of the regional housing need, and the Town's Housing Element for the 2023-2031 planning period contained in Appendix A.

6.3 Housing Opportunities. Highlights housing opportunity sites and strategies contained in the current Housing Element.

6.4 Future Housing Needs. Describes how the Town plans to evaluate and meet future housing needs.

6.2 HOUSING ELEMENT PROCESS

The Town addresses its housing challenges through a comprehensive set of goals, policies, and actions in the Housing Element. Because housing is of critical concern to California, the State government requires cities and towns to update their housing element regularly. The Housing Element is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD).

The Housing Element process begins with HCD allocating a region's share of the statewide housing need to the local Council of Governments based on State Department of Finance population projections and forecasts used in preparing regional transportation plans. The Council of Governments for San Anselmo and the nine-county Bay Area region is the Association of Bay Area Governments (ABAG). ABAG, in collaboration with the Metropolitan Transportation Commission, develops a Regional Housing Needs Allocation (RHNA) Plan that assigns the regional housing need to the individual cities, towns, and counties within the Bay Area. San Anselmo's share of the regional housing need for the current 2023-2031 planning period is 833 units, which represents 5.8 percent of the 14,405 units allocated to Marin County.

The regional share is further allocated according to four income levels: very low income, low income, moderate income, and above moderate income. San Anselmo's regional housing need of 833 units is distributed among the four income categories as follows:

- 253 units affordable to very low-income households (up 50 percent of the area median income)
- 145 units affordable to low-income households (50 to 80 percent of the area median income)
- 121 units affordable to moderate-income households (80 to 120 percent of the area median)
- 314 units affordable to above moderate-income households (over 120 percent of the area median income)

Affordable housing is generally defined as housing that costs no more than 30 percent of a household's gross income. Affordable housing may be market rate housing or income-restricted housing that is required under financing agreements, deed restrictions, and/or development agreements to provide units affordable to very low-, low-, or moderate-income households.

Local governments are not required to build or finance housing, but they are required to ensure there are adequate vacant and underutilized sites, appropriately zoned, to meet the projected housing need. The process provides local control over where and what type of

development should occur while creating opportunities for private for-profit and non-profit developers to meet market demand. The Town's Housing Element demonstrates that the Town can accommodate its projected housing need through redevelopment of underutilized sites and new ADUs.

The 2023-2031 Housing Element was adopted in December 2023 and is included as Appendix 1. The current Housing Element contains an evaluation of the previous housing element programs and accomplishments; an overview of the housing element's public participation process; a detailed analysis of housing needs, including special populations' needs; a comprehensive description of housing sites and strategies, including ADU development; a detailed analysis of governmental and non-governmental constraints to housing production; the newly required Affirmatively Furthering Fair Housing analysis; and goals, policies, and actions with clearly defined objectives and timelines for implementation.

The Housing Element is required to be updated according to a schedule established by the State Department of Housing and Community Development. The next revision of the Housing Element is scheduled for 2031 at which time the Town will need to address a new RHNA requirement for the next eight-year planning period.

6.3 HOUSING OPPORTUNITIES

Most of the sites within residential zones in San Anselmo are already developed or are constrained by environmental and topographical conditions, which limits opportunities for high-density housing. As a result, the Town seeks to meet its RHNA obligation through a combination of ADU construction and new housing development on 63 housing opportunity sites as identified in Figure 6.1 in Appendix A. These sites are primarily underutilized commercial properties along Sir Francis Drake Boulevard and Red Hill Avenue, where multifamily and mixed-use development is allowed, and highly accessible to public transportation, jobs, and services.

San Anselmo's RHNA requirement is 833 units. With 54 pipeline units and 160 projected ADUs, the remaining need is 619 units. The 63 opportunity sites across 151 parcels can reasonably accommodate 794 units, providing nearly a 30 percent buffer. This buffer ensures adequate site capacity even if some parcels develop at lower densities than assumed. Section 6 of Appendix A describes the site methodology and the Town's overall strategy to meet and exceed its RHNA requirement.

6.4 NAVIGATING TOWARDS 2045

The Town recognizes that several long-term trends will shape housing needs in the future. State and regional forecasts indicate an aging population and a continued decline in average household size, with more single adults, couples without children, and older residents who wish to remain in their community as they age. At the same time, high housing costs and changing work patterns are contributing to greater demand for smaller units, rental opportunities, and flexible living arrangements. Consistent with State Housing Element law requiring jurisdictions to plan for the needs of all income levels and household types, the Town will respond by facilitating a wider range of housing types, including ADUs, duplexes and townhomes, apartments, mixed-use housing in appropriate commercial areas, and units designed for seniors and people with disabilities. Zoning and development standards will be periodically updated to remove unnecessary constraints, encourage production of multifamily and affordable housing on identified sites, and support "aging in place" through accessible design and proximity to services and transit.

Future housing will also be influenced by emerging technologies and the Town's climate and electrification goals, as reflected in the General Plan and Climate Action Plan. To ensure new and existing homes remain functional and sustainable, the Town will promote building and retrofit standards that support all-electric construction, electric vehicle charging, on-site renewable energy, and adequate electrical capacity for future loads. By monitoring progress through Housing Element and Climate Action Plan annual reports, the Town will be prepared to adapt to demographic, technological, and regulatory changes while maintaining an adequate supply of safe, sustainable, and inclusive housing opportunities for all members of the San Anselmo community.

7. Circulation

San Anselmo's circulation system supports safe and accessible travel by car, bicycle, foot, and transit, connecting neighborhoods, businesses, and community destinations throughout the town. As technologies and travel behaviors evolve, the Town will adapt its streets, curb space, and multimodal facilities to ensure a safer, more efficient, and more sustainable transportation network for all users.

7.1 PURPOSE OF THE CHAPTER

The Circulation Element details how San Anselmo will implement a safe, convenient, and efficient transportation system for the movement of people and goods. In the context of a General Plan, "circulation" refers to various ways people and goods travel by car, bicycle, foot, or transit, and the network of roadways, sidewalks, bicycle lanes and paths, and bus routes.

Ensuring that this network is accessible to all users, including children, older adults, and persons with disabilities, is essential to enhancing livability in San Anselmo. A well designed circulation system improves mobility, reduces greenhouse gas (GHG) emissions, and contributes to better public health outcomes.

The Circulation Element recognizes that local transportation decisions affect neighboring communities. It also emphasizes the importance of regional collaboration and coordination with other General Plan Elements to achieve shared transportation, environmental, and community goals.

The Circulation Element includes the following sections:

- **7.2 Local Planning Context.** Summarizes concurrent planning efforts, regional and State requirements, and emerging issues that the Circulation Element addresses.
- **7.3 Multi-Modal Roadway Network and Travel.** Summarizes roadway classifications and traffic patterns in San Anselmo as well as sources of traffic congestion.
- **7.4 Safe Transportation.** Describes current roadway safety levels in San Anselmo and highlights the Town's strategies to improve safety for all roadway users.
- **7.5 Alternative Transportation.** Defines bikeway types and includes policy guidance to expand opportunities for active transportation, which includes walking,

biking, public transportation, and other rolling forms of travel that support active lifestyles and health.

- **7.6 Parking.** Summarizes parking trends and patterns in San Anselmo.
- **7.7 Navigating Towards 2045.** Describes how the Town will respond to anticipated changes in technology and travel behavior over the next two decades.
- **7.8 Goals, Policies, and Actions.** Identifies the goals, policies, and actions to improve circulation and the local transportation system for all users.

7.2 LOCAL PLANNING CONTEXT

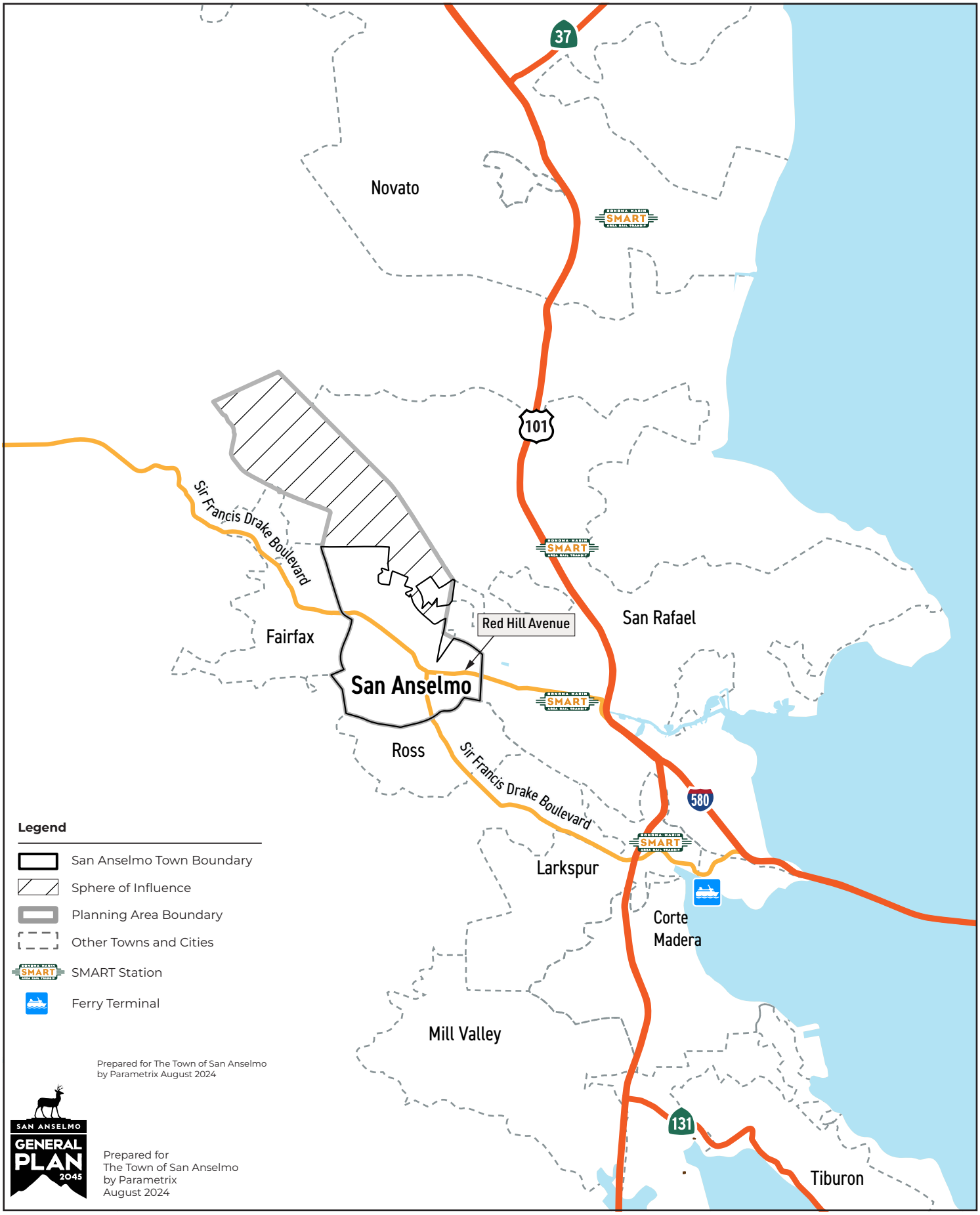
Transportation Setting and History



San Anselmo's modern roadway network is built upon the corridors of its original rail system.

San Anselmo lies in a valley, and the natural terrain facilitated railroad transportation service around which the town grew. A substantive shift to motor vehicle travel began to increase in the 1930s, particularly following the construction of the Golden Gate Bridge. Railroad service through San Anselmo ended in 1941, and tracks were replaced with roadways to accommodate passenger cars and buses.

The original railroad rights-of-way persist to this day in the form of Red Hill Avenue, Center Boulevard, and Sir Francis Drake Boulevard. The intersection of these three major thoroughfares, commonly known as “the Hub,” stitch together destinations from western Marin County to Highway 101 and beyond, as illustrated in Figure C-1. Today, the town’s street network includes a mix of flat and steep roads, and main transportation routes align with the rail infrastructure of the past.



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by Parametrix
August 2024

0 500 1,000 Feet

Sources: Marin County GIS; Marin County LAFCo; USGS NHD.

C-1

REGIONAL TRANSPORTATION SETTING

Integrated Regional Approach to Transportation Planning

San Anselmo is part of a larger, regional transportation network. The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) coordinate regional transportation planning and administer Plan Bay Area, the long-range transportation plan that promotes the reduction of GHG emissions and sustainable growth.

MTC also requires local transportation authorities to develop transportation plans that integrate with the Regional Transportation Plan. The Transportation Authority of Marin (TAM) fulfills this role for Marin County by establishing priorities and funding transportation projects and programs through its Countywide Transportation Plan. A San Anselmo Town Council member serves on TAM's Board of Commissioners, ensuring local input in regional decision-making.

The Circulation Element establishes a unified local vision for San Anselmo's transportation system while aligning with regional and statewide priorities. This coordinated approach allows the Town to address both local transportation challenges and regional goals.

Level of Service (LOS) and Vehicle Miles Traveled (VMT)

Historically, the Town measured traffic on streets and intersections using a metric called level of service (LOS). LOS measures how congested roads are and how long vehicles are delayed during travel.



Vehicle Miles Traveled is a measure of the number of vehicle trips and trip lengths.

In 2013, California Senate Bill (SB) 743 updated how towns can evaluate transportation impacts under the California Environmental Quality Act (CEQA). Instead of using LOS, San Anselmo is now required to use Vehicle Miles Traveled (VMT).

VMT measures the number of vehicle trips and trip lengths. Unlike LOS, which focuses on traffic congestion, VMT links driving directly to its environmental and personal health

impacts. Tracking VMT helps measure and quantify how transportation choices contribute to GHG emissions, air quality, and road safety.

San Anselmo, along with the rest of Marin County, uses the Transportation Authority of Marin Demand Model (TAMDM) to forecast VMT and traffic impacts. Section 7.8 includes policies and actions that support VMT reductions. San Anselmo will also maintain a standard for LOS, which is also addressed in Section 7.8.

Land Use and Transportation

Land use and transportation are inextricably linked; how communities are zoned strongly impacts both housing affordability and transportation options. When housing costs force people to move farther away from their work and community, additional strain is placed on the transportation system. This makes it more difficult to meet State-mandated GHG reduction targets and increases personal costs and time spent traveling. As such, coordinating the Land Use and Community Design Element and Circulation Element is essential.



Greater distances between housing and commercial centers limit transportation options and increase VMT.

The Circulation Element and Land Use and Community Design Element both include goals, policies, and actions which promote more mixed-use development and land uses that work to reduce VMT, provide more travel options, and ultimately improve livability in San Anselmo. This builds on local efforts identified in the Housing Element to increase housing capacity near commercial centers, offices, and transit stops. By locating housing near everyday destinations, residents can reduce the number and length of drive-alone trips and more easily use active modes to reach local destinations, thereby reducing VMT.

Emerging Transportation Technologies

Advances in technology continue to transform how people get around. New and emerging mobility options, like Transportation Network Companies (TNCs), micromobility services, and autonomous vehicles, are reshaping travel choices and improving accessibility while also presenting new challenges that the Town will monitor and address over time.

TNCs, such as Uber and Lyft, provide convenient door-to-door transportation with short waiting times and enable better mobility for people who do not own a personal vehicle. However, TNCs can contribute to higher VMT and congestion, supplant public transit ridership, and are subject to fare increases during times of high demand.

Bike- and scooter-shares, referred to as micromobility services, are increasingly popular with younger people and convenient for short trips in denser environments, especially in areas with limited parking. In Marin County, micromobility services are increasingly being integrated with public transit to meet first and last mile trip needs. However, they can be less effective in suburban and rural environments and less accessible to children, older adults, people with disabilities, and for long travel distances.

Electric Vehicles (EVs) and electric bicycles (e-bikes) have also contributed to reduced GHG emissions, and State regulations will phase in zero-emission vehicles by 2035. As use of e-bikes grows, ensuring safe streets and responsible operation will be important to keep all residents safe in San Anselmo.

Autonomous vehicles and other emerging technologies will further shape how people travel in San Anselmo and beyond. Section 7.8 of the Circulation Element includes policies and actions to guide integration of emerging transportation technologies and enhance micromobility services. Policies and actions to promote the use of EVs are located in the Sustainability, Climate Change, and Resiliency Element.

7.3 MULTI-MODAL ROADWAY NETWORK AND TRAVEL

Roadway Network



Vehicles queue on Sir Francis Drake Boulevard at the Hub.

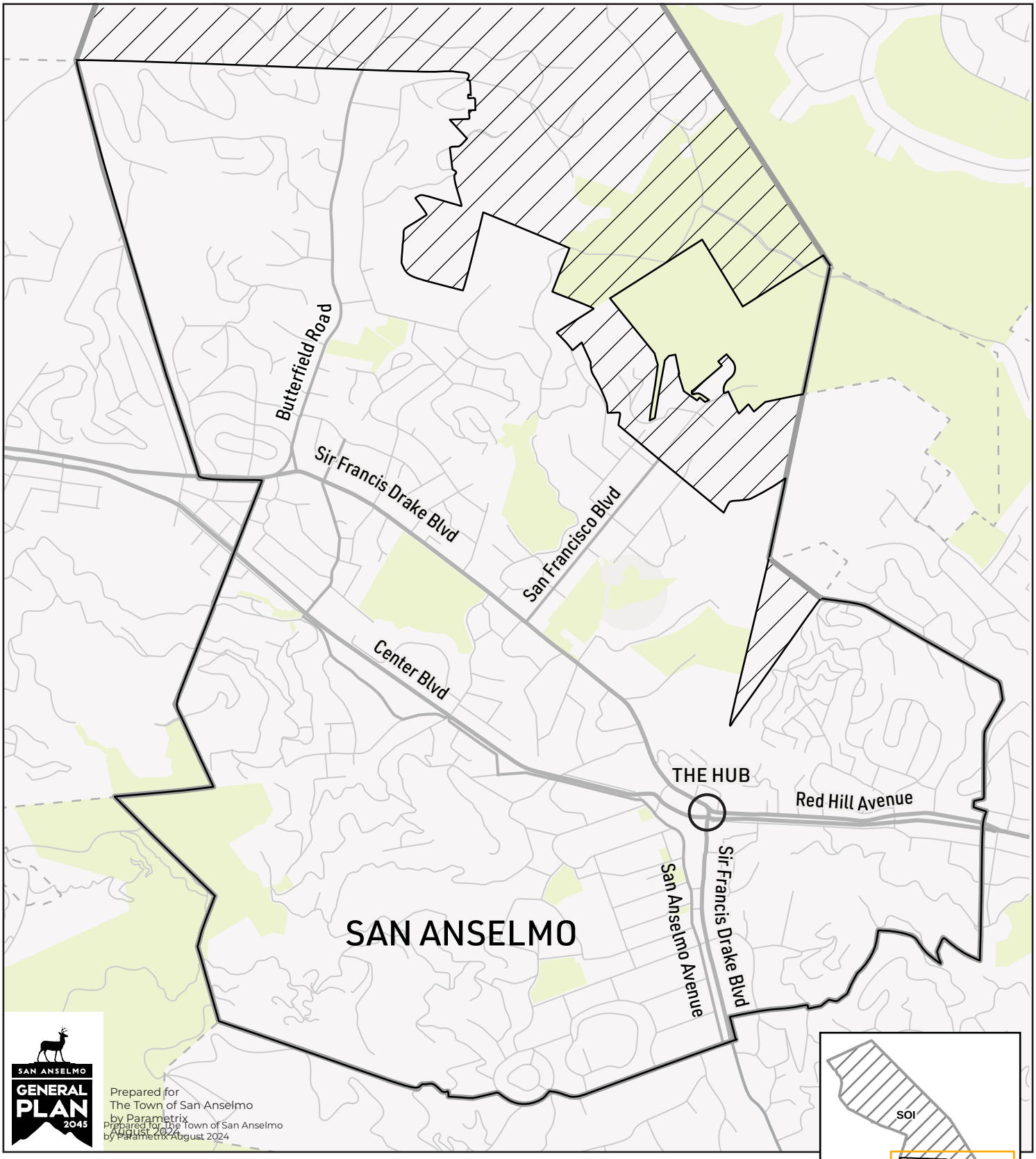
San Anselmo's road network consists of arterial, collector, and local residential streets, with no freeways or expressways within the town limits. The town's major arterial roads serve as regional thoroughfares, connecting Fairfax and west Marin to cities and towns along Highway 101. These routes accommodate weekday commuter traffic as well as weekend visitors heading

to recreational and other destinations in the area. The major roadways that serve local and regional traffic are summarized below in Table C-1 and illustrated in Figure C-2.

Section 7.8 includes policies and actions to manage a safe, efficient, and multi-modal roadway network by maintaining effective circulation, improving key corridors for all users, and calming traffic on local streets.

Table C-1: Major Roadways in San Anselmo

Roadway	Connecting Extent	Travel Lanes	Speed Limit	Sidewalk Description	Bicycle Facility Description
Sir Francis Drake Boulevard (North of the Hub)	Fairfax to the Hub	4 (undivided)	30 mph	Both sides	No bicycle facilities
Sir Francis Drake Boulevard (South of the Hub)	The Hub to Ross	4 (with median)	35 mph	Both sides	No bicycle facilities
Center Boulevard	Fairfax to the Hub	2 (undivided)	30 mph	Discontinuous	No bicycle facilities
Red Hill Avenue	The Hub to San Rafael	4 (with divided median)	35 mph	Exists on north side of westbound lanes	No bicycle facilities
Butterfield Road	Sleepy Hollow to Sir Francis Drake	2 (undivided)	25 mph	Discontinuous	Class II (on-street bike lanes)



Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities

0 500 1,000 Feet

Sources: Marin County GIS; Marin County LAFCo; USGS NHD.

C-2

SAN ANSELMO ROADWAY NETWORK

Complete Streets

Traditional roadway functional classifications prioritize vehicles traveling at high speeds over the safety of other travelers on the road. In 2008, the State began requiring all cities and towns to plan for Complete Streets in their General Plans. Complete Streets are streets designed to be safe, convenient, and comfortable for all users, regardless of their age, ability, or method of travel. San Anselmo adopted its Complete Streets policy in 2013 to help the Town promote alternative transportation modes (i.e., walking, biking, rolling, and public transit), improve local connections between neighborhoods and destinations, and reduce GHG emissions. The Circulation Element includes a policy and several actions to prioritize and implement Complete Streets throughout San Anselmo.

Traffic Patterns

San Anselmo is located at a significant crossroads within Marin County. As such, the roadways service both local and pass-through traffic. Approximately 65,000 vehicles travel through the Hub each day carrying approximately 97,500 people. In the morning, the Hub accommodates a large volume of traffic traveling eastbound towards San Rafael and Highway 101, while afternoon commute patterns shift toward west- and northbound travel, opposite the general flow of the morning peak.



The Hub plays an important transportation role not just for San Anselmo, but also for the larger region.

The vast majority of total trips that start from and end in San Anselmo are relatively short. Based on data from the Replica activity-based travel model, most people destined for San Anselmo are coming from nearby communities; over half of all trips are three miles or less in distance. Based on growth projections, the average VMT per person generated by San Anselmo residents is forecast to increase by XX percent by 2040, while the average VMT per employee commuting to San Anselmo is forecast to increase by XX percent.

San Anselmo can reduce single-occupancy vehicle demand and VMT by prioritizing walkable infrastructure, supporting infill development in low-VMT areas such as the Downtown, and implementing additional strategies detailed in Section 7.8.

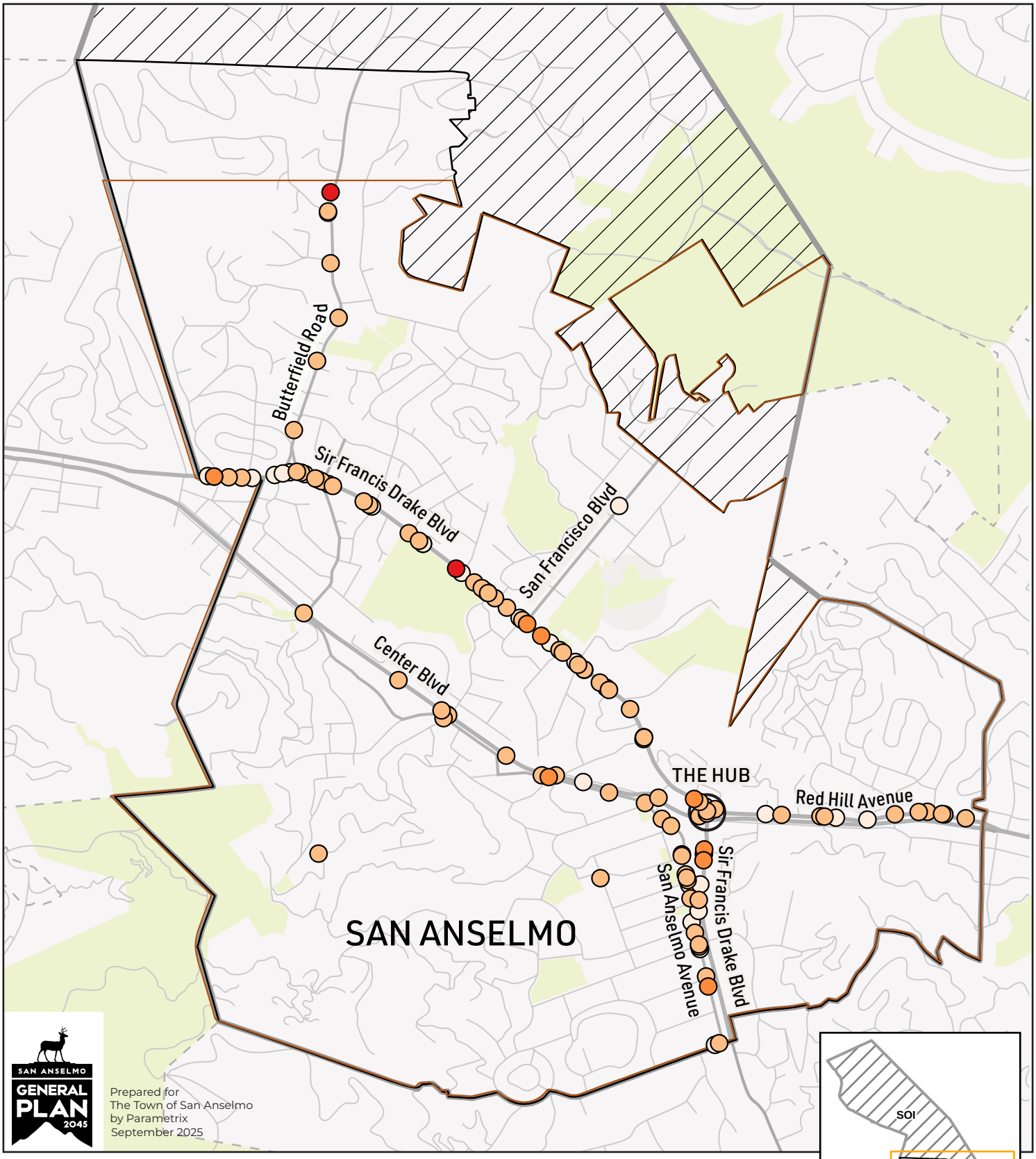
7.4 SAFE TRANSPORTATION

Roadways in San Anselmo that were originally designed to move cars quickly and efficiently may be less safe or comfortable for walkers or bicyclists. According to the Transportation Authority of Marin, there were 126 crashes in San Anselmo between 2017 and 2021, including two fatal crashes, one of which involved a pedestrian (see Figure C-3). Unsafe speeds accounted for almost 32 percent of injury crashes, which is higher than the county's rate of 26 percent. Approximately 25 percent of crashes resulting in injury involved bicyclists, and about half of the pedestrians involved in crashes were crossing in a crosswalk at the time of the crash. In addition, the portion of San Anselmo Avenue running through the Downtown ranks among the highest crash rate-roadways in Marin County.



Safety outcomes depend heavily on how vehicles interact with people walking, biking, and using mobility devices on our streets.

San Anselmo's roads can be redesigned to make walking, biking, and rolling safer and more comfortable. Section 7.8 includes policies and actions to improve roadway safety outcomes by implementing Complete Streets designs, deploying traffic calming on neighborhood streets, enhancing pedestrian and bicycle infrastructure, and improving transit stop accessibility to protect all users.



Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- Fatality
- Severe Injury
- Other Visible Injury
- Complaint of Pain

0 500 1,000 Feet

Sources: Marin County GIS; Marin County LAFCo; USGS NHD.

C-3

SAN ANSELMO ROADWAY CRASH LOCATIONS (2017-2021)

7.5 ALTERNATIVE TRANSPORTATION

Bikeways

In San Anselmo, bicycling plays an important role in enhancing mobility, reducing greenhouse gas emissions, and improving both personal and community health. San Anselmo's bicycle facilities play a key role in providing residents with access to schools, parks, shops, outdoor recreational opportunities, and other destinations. The Town's Complete Streets Policy and Bicycle and Pedestrian Master Plan established the framework for creating safer, more connected routes for people walking and bicycling, and continue to guide future improvements.

San Anselmo's bicycle network includes a mix of on-street bike lanes, shared roadways, and local connections that generally follow the Town's valley corridors. These facilities provide access to key destinations and link to regional trails and routes throughout Marin County. Existing bikeways in San Anselmo are illustrated in Figure C-4, and are comprised of three facility types as described below.

Section 7.8 includes policies and actions to create a safe, accessible, and connected network for bicycling to daily destinations through targeted infrastructure, traffic calming, and local programming.

Class II Bikeway (Bicycle Lane)

Often referred to as a "bike lane," a Class II bikeway is designated by a striped lane for one-way travel on a street or highway. It provides dedicated space for cyclists within the roadway.



Class II Bikeway – Butterfield Road



Class III Bikeway – San Anselmo Avenue



Class IIIS Bikeway – Bolinas Avenue

Class III Bikeway (Bicycle Route)

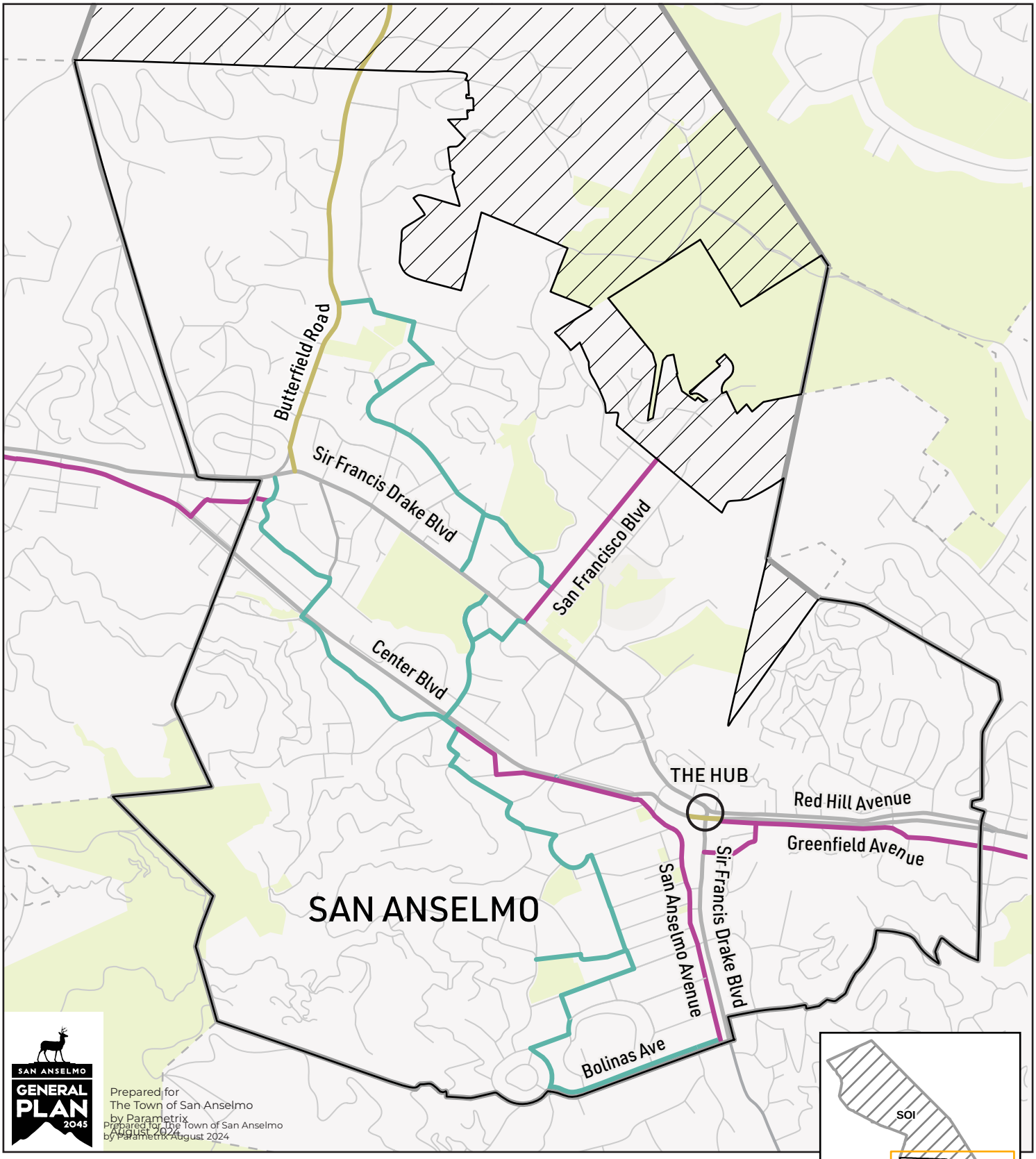
A Class III bikeway provides shared use with motor vehicle traffic and is identified by signage and shared roadway bicycle pavement markings, also known as "sharrows." Class III Bikeways are typically used on streets where dedicated bike lanes are not feasible due to space constraints, or on local streets that provide connections between other bicycle facilities.

Class IIIS Bikeway (Bicycle Route)

Class IIIS bikeways are Class III facilities which have been designated and signed as a “School Route.” These facilities comprise the Town’s Bike Spine, or primary routes children use when bicycling to school. Special “School Route” signage and green-backed sharrows are placed along these roadways to alert drivers and clearly identify the routes. The Town shares this unique bike routing system for schoolchildren with the Town of Fairfax.

Other Bikeways

Other types of bikeways that do not currently exist in San Anselmo include Class I multi-use paths, which provide bicycle travel on a paved right-of-way completely separated from any roadway, and Class IV protected bikeways, which minimize interactions with motor vehicles by providing vertical element separation.



Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities

BIKEWAYS

- Class II
- Class III
- Class IIIs

0 500 1,000 Feet

Sources: Marin County GIS, Marin County LAFCo; USGS NHD, Town of San Anselmo

C-4

SAN ANSELMO EXISTING BICYCLE FACILITIES

Pedestrian Routes

Walking is a fundamental and sustainable way to travel in San Anselmo. A safe, accessible, and comfortable pedestrian network allows residents to reach important destinations such as schools, retail services, the post office, and the library without relying upon a car.

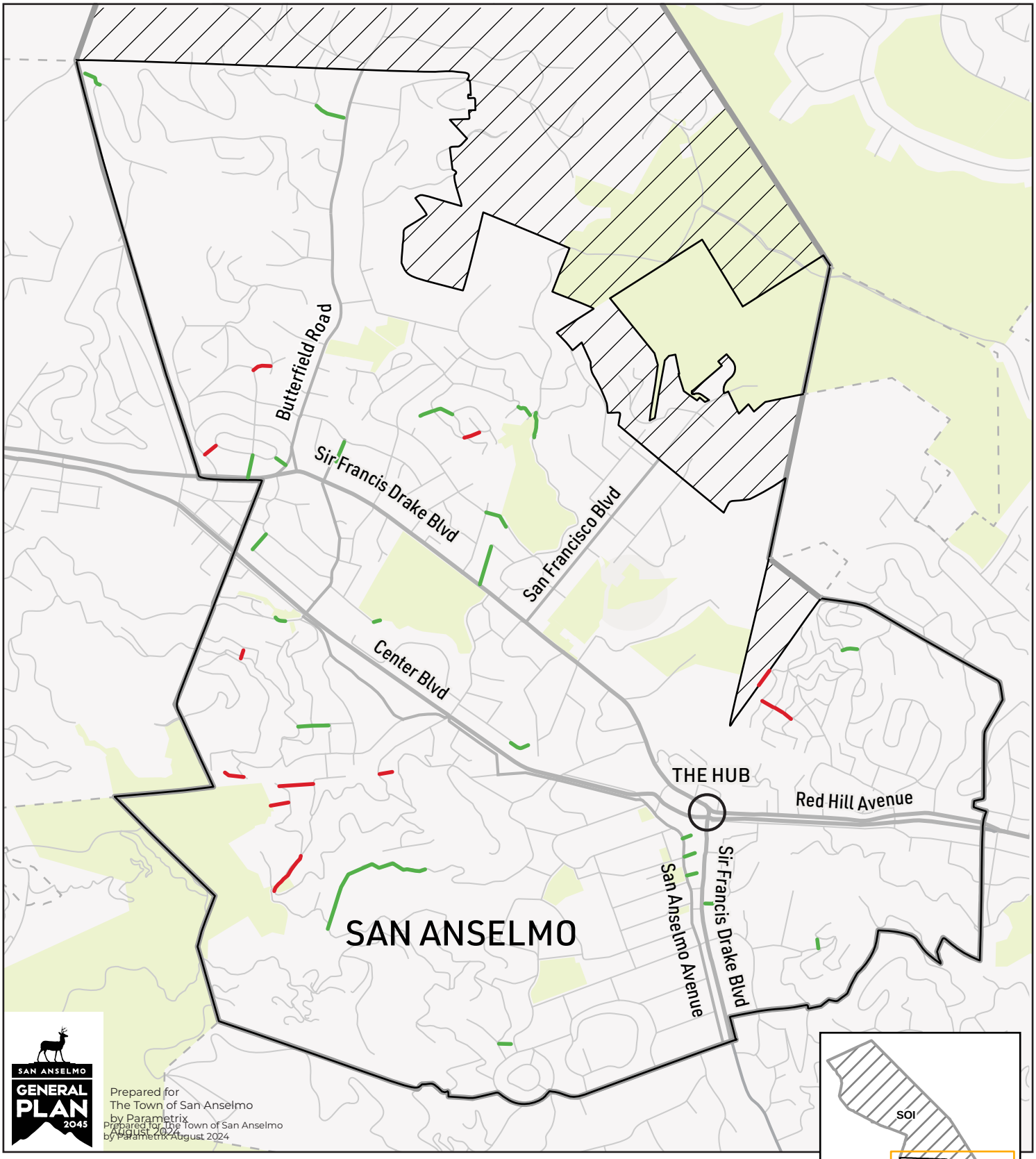


Pedestrians cross Sir Francis Drake Boulevard at Saunders Avenue near Archie Williams High School.

Most neighborhoods in San Anselmo have sidewalks or shoulders that accommodate walking, although sidewalk width and condition vary across the community. Downtown San Anselmo experiences high levels of pedestrian activity, with connected sidewalks and visible crosswalks. Many hillside neighborhoods have limited right-of-way, steep slopes, and mature landscaping, making sidewalk construction challenging.

San Anselmo also boasts a historic network of stairs, lanes, and trails that enrich its pedestrian infrastructure, as illustrated in Figure C-5. The stairways, originally constructed as shortcuts from hillside neighborhoods to lower-lying areas where transportation hubs like train stations were located, continue to serve as vital pedestrian pathways.

Section 7.8 includes policies and actions to maintain and enhance these pedestrian connections, along with improving accessibility and pedestrian safety, which will help the Town create a more complete and connected network for all ages and abilities.



Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- Existing Stairs, Lanes, and Trails
- Future/In Need of Repair

0 500 1,000 Feet

Sources: Marin County GIS, Marin County LAFCo; USGS NHD, Town of San Anselmo

C-5

SAN ANSELMO STAIRS, LANES, AND TRAILS

Public Transit

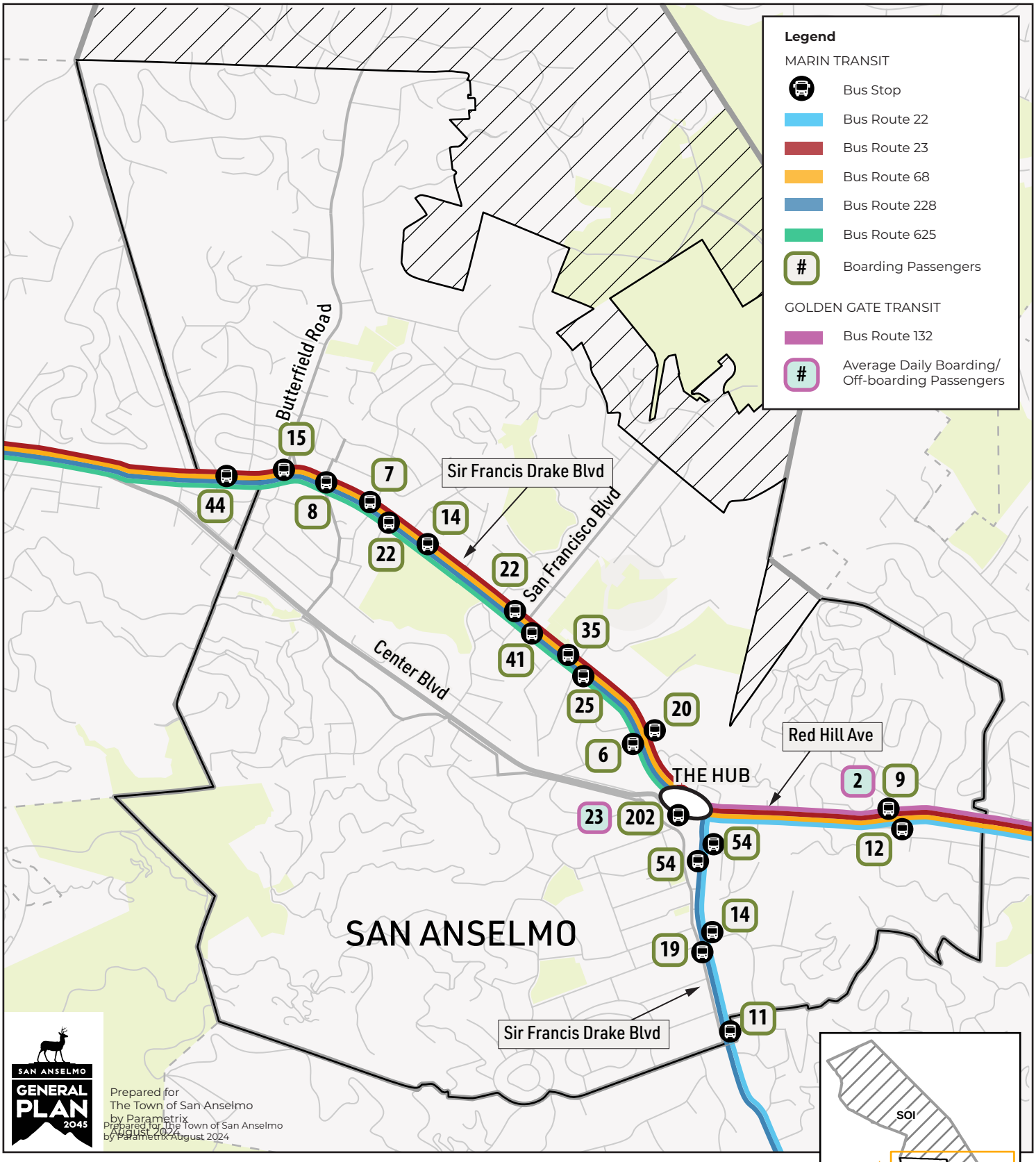


Public transit provides San Anselmo residents and visitors with an important alternative to driving, supporting a more balanced and sustainable transportation network. San Anselmo's public transportation is provided by Marin Transit and Golden Gate Transit. Marin Transit operates local bus routes connecting the town to nearby areas such as Fairfax and San Rafael, while Golden Gate Transit offers regional service to San Francisco and other parts of the Bay Area. These services complement the Town's bikeways and pedestrian pathways and offer connections for longer trips outside of town.

The San Anselmo Hub, located at the intersection of Sir Francis Drake Boulevard, Red Hill Avenue, and Center Boulevard, serves as a major transit stop for both Marin Transit and Golden Gate Transit routes. It is one of the busiest transit stops along one of Marin County's most active bus corridors. The Hub's central location makes it an important focal point for future efforts to enhance transit access, safety, and rider comfort. Figure C-6 illustrates existing transit routes in San Anselmo and average daily ridership as of April 2024.

Marin Access Paratransit, operated by Marin Transit, provides pre-scheduled bus transportation in San Anselmo for persons with disabilities who are unable to use regular bus services. The service ensures mobility options are available to all members of the community.

Section 7.8 includes policies and actions to enhance local and regional transit service through agency partnerships, improved accessibility for all users, and upgraded transit stop amenities and connections.



Prepared for The Town of San Anselmo by Parametrix August 2024

Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities

0 500 1,000 Feet

Sources: Marin County GIS, Marin County LAFCo; USGS NHD, Marin Transit, Golden Gate Bridge, Highway and Transportation District.

C-6

SAN ANSELMO EXISTING TRANSIT ROUTES AND AVERAGE DAILY APRIL 2024 RIDERSH

7.6 PARKING

Parking in San Anselmo supports residents, employees, visitors, and businesses throughout the town. Public parking is provided on streets and in designated lots in commercial areas and on streets in residential areas. Parking regulations, such as posted signs and red curbs, help maintain safety and efficient use of available spaces.

Residential neighborhoods accommodate vehicle parking through a mixture of on-street parking spaces and private driveways. In Downtown San Anselmo, public parking is concentrated on San Anselmo Avenue and in three public lots, as well as parts of Sir Francis Drake Boulevard, and on side streets, and serves customers, visitors, merchants, employees, and residents.

Electric vehicle (EV) ownership is growing in San Anselmo and across Marin County, increasing the need for accessible EV charging infrastructure. The Town has installed publicly available EV charging stations in public parking lots, with plans to expand as demand increases and funding is available.

Public bicycle parking is located at various locations throughout the town such as along streets in the Downtown, in public parks, and at the Hub's transit stop. Standard bike racks are installed on sidewalks and, in some locations, replace on-street vehicle parking.

Section 7.8 includes policies and actions to manage parking in a balanced way that meets demand, improves efficiency, reduces on-street conflicts, and enhances community aesthetics.

7.7 NAVIGATING TOWARDS 2045

Over the next two decades, technological innovations will reshape how people travel through San Anselmo. Autonomous vehicles, advanced safety systems, and new forms of shared mobility are expected to make roadways safer for all users; this increased safety could encourage more residents to travel by bicycle and lead to higher demand for protected bike lanes, traffic calming, and connected multi-use paths. As travel patterns shift, the Town will adapt its circulation network to support these changes by prioritizing safe street design, expanding multimodal infrastructure, and ensuring that emerging technologies complement rather than replace active transportation.

Behavioral changes will also influence how the community moves through town. Autonomous vehicles and shared ride services may increase the need for dedicated drop-off and pick-up zones while reducing long-term parking demand, which would allow the Town to reimagine how curb space and parking lots are used. These shifts offer opportunities to convert excess parking into bicycle facilities, wider sidewalks, street trees,

or public gathering areas that enhance walkability and sustainability. By monitoring evolving travel preferences and coordinating regionally, San Anselmo will update its circulation policies to remain safe, efficient, and equitable as new mobility options take hold.

7.8 GOALS, POLICIES, AND ACTIONS

SAFE SUSTAINABLE, AND ACTIVE TRANSPORTATION

Goal C-A: Promote a safe multimodal transportation network that helps reduce greenhouse gas emissions and offers strong transit, pedestrian, and bikeway alternatives to the automobile.

Policy C-A.1: Complete Streets. Provide Complete Streets that ensure safe, comfortable, and convenient multimodal access to essential community destinations, increase the use of alternative modes of transportation, encourage active travel as part of daily activities, reduce pollution, and meet the evolving needs of all roadway users.

> **Action C-A.1.a: Complete Streets and Human-Scale Enhancements**. Approach every transportation project and program as opportunities to improve safety, accessibility, and mobility for users of all ages and abilities. Work with relevant departments, agencies, and jurisdictions to incorporate Complete Streets design features, such as accessible curb ramps, crosswalks, transit facilities, sidewalks, and bicycle infrastructure, into existing streets. Where feasible, integrate human-scale amenities including street trees, landscaping, benches, and pedestrian-scale lighting to enhance comfort, visual quality, and encourage walking, bicycling, and transit use.
>
> **Action C-A.1.b: Standards for Infrastructure Improvements**. Develop Public Improvement Engineering Standards or other objective standards for property subdivision or development projects to specify required off-site infrastructure improvements, such as sidewalks, that would accommodate or mitigate estimated project traffic impacts.

Policy C-A.2: Existing Infrastructure. Prioritize the maintenance and continued improvement of existing multimodal transportation infrastructure within current rights-of-way as opposed to roadway widening or extensions.

Policy C-A.3: Reduction of Vehicle Miles Traveled (VMT). Support infill, context-sensitive development, walkable neighborhoods, and infrastructure improvements that reduce the demand for single-occupancy vehicle travel while recognizing that many families and people with mobility limitations will continue to depend on cars.

> **Action C-A.3.a: VMT and Land Use**. Encourage residential housing development in areas with low levels of home-based VMT, such as those near transit and retail

services that offer greater potential for alternatives to driving and shorter trips to daily destinations.

Action C-A.3.b: VMT and Transportation Improvements. When planning and prioritizing upcoming capital improvements, account for the potential of projects to reduce VMT.

Policy C-A.4: VMT in Transportation Impact Evaluations. Evaluate land use projects for potential transportation impacts by considering the effect on VMT.

Action C-A.4.a: VMT Policy and Regional Coordination. Continue to apply San Anselmo's VMT Screening Criteria and Thresholds of Significance for evaluation of VMT associated with discretionary land use projects and update these thresholds as appropriate to reflect new data, standards, or local conditions. Coordinate with the Transportation Authority of Marin to reduce VMT and enhance multimodal transportation by applying guidance from the VMT Reduction / Mobility Enhancement Toolkit.

Action C-A.4.b: VMT Mitigation. Develop and implement VMT mitigation measures and an in-lieu fee structure that can be applied to applicable projects to reduce potential VMT impacts to less-than-significant levels.

Policy C-A.5: Emerging Transportation Technologies. Explore and support implementation of emerging transportation technologies and strategies to reduce greenhouse gas emissions and VMT, enhance social equity, and support economic vibrancy.

Action C-A.5.a: Effective and Equitable Emerging Transportation Strategies. Establish evaluation criteria to assess alignment of emerging transportation solutions, prioritizing emerging mobility strategies that are affordable and accessible to residents with limited incomes, older adults, and persons with disabilities.

➢ *See the Sustainability, Climate Change, and Resiliency Element for additional policies and actions related to reducing greenhouse gas emissions.*

ROADWAY NETWORK

Goal C-B: Continue improving the roadway network to ensure mobility, accessibility, and a high quality of life for all community members.

Policy C-B.1: Local Neighborhood Streets. Protect the quality of life and residential identity on local neighborhood streets from the effects of speeding vehicles and cut-through traffic with traffic calming measures that slow vehicle speeds and direct pass-through traffic to arterial streets which are designed to handle higher vehicle speeds and volumes.

> **Action C-B.1.a: Traffic Calming Implementation and Community Engagement**. Implement appropriate traffic calming treatments on residential streets to enhance safety, reduce vehicle speeds, and support comfortable walking and biking conditions. Support resident-driven traffic calming efforts by providing technical resources and assistance to help community members identify, prioritize, and implement feasible measures, and evaluate the effectiveness of installed improvements to ensure they achieve desired traffic-volume and speed reductions.

Policy C-B.2: Roadway Traffic Circulation. Maintain adequate traffic circulation while balancing the needs of all system users along Sir Francis Drake Boulevard, Center Boulevard, Red Hill Avenue, Butterfield Road, and in downtown.

> **Action C-B.2.a: Progress Evolution of The Hub**. Develop designs and secure funding for near-term improvements to the Hub as identified in The Hub Transportation Study. This includes incorporation of traffic, transit, pedestrian, and bicycle enhancements.

> **Action C-B.2.b: Major Thoroughfare Roadway Improvements**. Improve Sir Francis Drake Boulevard, Center Boulevard, Red Hill Avenue, and intersections along these roadways by investing in transportation infrastructure to improve safety and accessibility for pedestrians and other non-vehicle roadway users while maintaining adequate circulation for regional through traffic.

Policy C-B.3: Circulation in Commercial Hubs. Ensure efficient and distinguishable access to and within the town's downtown and commercial hub along Greenfield Avenue through targeted multimodal improvements.

> **Action C-B.3.a: Circulation Monitoring**. Continue to monitor and study traffic circulation, safety, and parking within the town's commercial hubs and implement improvements as recommended.

- *See the Land Use and Community Design Element and the Economic Development Element for additional policies and actions related to community design and commercial hubs.*

Policy C-B.4: Hillside Roadways. Allow limited improvements to existing roadways serving hillside properties on a case-by-case basis for restricted efforts such as spot widening and access/egress improvements. Efforts should be made to balance mobility and safety needs with the desire to maintain the residential identity.

> **Action C-B.4.a: Hillside Roadways and Emergency Access.** Evaluate and implement limited improvements to existing hillside roadways, such as spot widening and access/egress enhancements, on a case-by-case basis to support mobility and safety while maintaining the area's residential character. As part of this effort, study and identify hillside roadways where temporary on-street parking restrictions may be necessary during elevated fire-risk days to ensure adequate access for fire response vehicles.
>
> **Action C-B.4.b: Limited Construction Impact on Hillside Roadways**. Require the submission and approval of a Construction Management Plan prior to the issuance of any grading or building permits for any improvements on hillside properties.

- *See the Land Use and Community Design Element and the Safety Element for additional policies and actions related to hillside development and emergency response planning*.

Policy C-B.5: Roadway Extensions to Adjoining Communities. Prioritize protection of existing neighborhoods by discouraging new vehicular roadway extensions north of Sir Francis Drake Boulevard or Red Hill Road, while retaining flexibility to review potential connections should future studies identify significant mobility or safety benefits.

- *See the Land Use and Community Design Element for additional policies and actions related to growth management*.

Policy C-B.6: Traffic Level of Service. Maintain a traffic Level of Service (LOS) standard of "E" for signalized intersection operations during peak hours to ensure an efficient roadway network and allow for consistent evaluation of development project impact on local roadway traffic.

> **Action C-B.6.a: Traffic Impact Studies**. Require that discretionary development projects be evaluated for level of service impacts in accordance with the Town of San Anselmo's Vehicle Miles Traveled (VMT) Screening Criteria and Thresholds of Significance. Projects that exceed the level of service threshold for signalized intersections shall provide feasible mitigation measures to reduce level of service impacts to levels consistent with Town policy.

ALTERNATIVE TRANSPORTATION

Goal C-C: Promote a universally accessible transportation network which offers strong transit, pedestrian, and bikeway alternatives to the automobile for all ages and abilities.

Policy C-C.1: Bicycle and Pedestrian Master Plan. Regularly review, update, and implement the Town's Bicycle and Pedestrian Master Plan to maintain eligibility for grant funding and to advance a safe, accessible, and connected active transportation network for users of all ages and abilities.

> **Action C-C.1.a: Maintenance of Pedestrian and Bicycle Facilities**. Develop a program for prioritizing and funding the construction and maintenance of pedestrian and bicycle facilities based on safety, connectivity, removal of access barriers for all ages and abilities, and the relationship to existing and planned land uses, along with other adopted evaluation criteria.
>
> **Action C-C.1.b: Pedestrian-Oriented Improvements in Commercial Hubs**. Implement sidewalk, pedestrian crossing, and other pedestrian-oriented improvements identified in the Town's Bicycle and Pedestrian Master Plan—including those along Sir Francis Drake Boulevard, San Anselmo Avenue, Red Hill Avenue, and Greenfield Avenue, and evaluate and implement feasible recommendations from the Downtown Active Transportation & Circulation Study to enhance walkability and safety in Downtown and key commercial hubs.

Policy C-C.2: Pedestrian Safety and Access. Provide a safe and accessible walking environment along San Anselmo's pedestrian network, which is intended to link residential areas to schools, shopping, work, recreation areas, and other important community destinations.

> **Action C-C.2.a: Accessibility Improvements**. Continue to construct improvements that provide access for all individuals along the Town's pedestrian network, including reconstruction of facilities in compliance with federal and State accessibility requirements.
>
> **Action C-C.2.b: Downtown Pedestrian Infrastructure**. Implement sidewalk and pedestrian crossing improvement recommendations as included in the Pedestrian and Bicycle Master Plan. Evaluate and implement the recommendations in the Downtown Active Transportation & Circulation Study, where feasible.

Policy C-C.3: Bicycle Network. Continue to expand San Anselmo's bicycle network to safely and comfortably connect residents to schools, shopping, work, recreation, and

other daily destinations, with a focus on improved paths and crossings at larger and high vehicle volume roadways and traffic calming installations and signage on local streets.

> **Action C-C.3.a: Bicycle Infrastructure**. Implement bicycle infrastructure recommendations, such as multi-use paths, bicycle priority routes, bike racks, and lockers in areas with high demand, and traffic calming installations, as included in the Pedestrian and Bicycle Master Plan.

Policy C-C.4: Bicycle Parking. Seek opportunities to install bicycle parking facilities at public destinations, including at transit stops, parks, schools, shopping locations, and other essential public facilities, and require bicycle parking facilities in new development.

> **Action C-C.4.a: Bicycle Parking Requirements**. Require short-term and long-term bicycle parking facilities for commercial and multifamily developments in accordance with or more stringent than the California Green Building Standards Code.

Policy C-C.5: Safe Routes to School. Coordinate with the Transportation Authority of Marin to identify locations for improvements that provide safe walking and bicycling routes for children to travel to and from schools.

Policy C-C.6: Transit Service. Continue to support the improvement and expansion of local and regional transit and paratransit service.

> **Action C-C.6.a: Transit Agency Partnerships**. Partner with Marin Transit and the Golden Gate Bridge Highway and Transportation District to survey transit needs and to improve bus routing, frequency, and service provisions in response to evolving trends.

> **Action C-C.6.b**: **Transit-dependent Population**. Actively encourage local and regional transit agencies, providers, and local initiatives to expand reliable and accessible paratransit, shuttles, and other alternative transportation options for non-driving adults and persons with disabilities in San Anselmo.

Policy C-C.7: Transit Stop Access and Provisions. Collaborate with local and regional transit operators to provide transit stops that are safe, accessible, and comfortable for residents and visitors to utilize.

> **Action C-C.7.a: Transit Stop Accessibility, Amenities and Connections**. Partner with local and regional transit operators to ensure transit stop amenities, such as benches, shelters, lighting, signage, and trash receptacles, and locate or align transit stops to connect seamlessly with bicycle and pedestrian routes. For development projects within 200 feet of a transit stop, require ADA-compliant

infrastructure improvements that provide fully accessible and comfortable access to the stop.

Action C-C.7.b: Mobility Hub Access and Multimodal Connections. Improve transit vehicle access and circulation at the Hub by implementing recommendations from the Hub Transportation Study. Work with the Transportation Authority of Marin to evaluate participation in the Metropolitan Transportation Commission's Bay Area Mobility Hub Program, supporting first- and last-mile travel options at major transit locations. In coordination with transit and regional agencies, identify locations near major corridors suitable for ridesharing, carpool pick-ups, and park-and-ride facilities.

PARKING

Goal C-D: Provide and manage parking in a manner that meets resident, business, and visitor needs while balancing the guiding principles of economic development, sustainability, and excellence in governance.

Policy C-D.1: Adequate Parking. Encourage provision of public and private parking that serves measured parking demand and encourages travel by means of transportation other than by single-occupancy vehicle.

Action C-D.1.a: Parking Needs Assessment. Regularly conduct a study of appropriate parking types (e.g., long-term spaces, two-hour spaces, 10-minute spaces) and locations for public parking facilities within commercial hubs.

Action C-D.1.b: Parking Ordinance Updates. Continue to monitor and amend, as needed, the Town's parking ordinance to accommodate varied land uses, encourage efficient use of limited space for parked vehicles, balance parking demand with other community goals, and reflect parking best practices from other jurisdictions.

Policy C-D.2: Parking Management. Use parking regulations, metered parking, enforcement, and curb management strategies to manage growing parking demand and maximize efficient use of the parking supply in downtown, while monitoring and addressing potential spillover parking impacts on surrounding neighborhoods.

Action C-D.2.a: Parking Management Recommendations. Continue to implement general and location-specific recommendations from the San Anselmo Downtown Parking Study to increase effective turnover and utilization of existing parking spaces through increased parking enforcement, parking management strategies, adjustment of parking fees, and reducing maximum parking duration. As parking demand evolves over time, monitor for potential spillover effects in adjacent

neighborhoods and apply appropriate parking management strategies, such as time limits, permitting, or enforcement adjustments, to minimize impacts without constructing additional parking. These strategies are intended to optimize existing supply and do not preclude the Town from considering additional parking facilities if needed in the future.

Policy C-D.3: Residential Off-Street Parking. Require the provision of off-street parking spaces on residential lots, to the extent permitted by State law, to reduce on-street parking demand and circulation network conflicts.

Policy C-D.4: Attractive Parking. Provide public and private parking in an attractive manner that enhances the sense of place, aligns with neighborhood context, and mitigates the urban heat island effect.

Action C-D.4.a: Parking Landscaping Requirements. Require that all parking lots be landscaped, set back from the right-of-way, and screened from public view; for parking lots with eight or more parking spaces, require them to minimize impervious surface area and provide shade through shade trees, solar arrays, and other cooling technologies.

- *See the Economic Development Element, Land Use and Community Design Element, and Sustainability, Climate Change, and Resiliency Element for additional policies and actions related to parking provision and management, community design, electric vehicle (EV) charging, and resilience.*

8. Parks, Recreation, and Public Facilities

San Anselmo's parks, library, and public facilities anchor community life; they offer spaces for recreation, learning, fitness, and connection that strengthen the Town's social fabric. As demographics evolve, the Town will enhance and modernize its parks, facilities, and programs to serve the needs of an increasingly diverse community.

8.1 PURPOSE OF THE ELEMENT

This element presents a framework for governing future decisions about how San Anselmo will provide and maintain parks, recreational opportunities, and public facilities for today's residents, as well as future generations.

The Parks, Recreation, and Public Facilities Element includes the following sections.

8.2 Parks and Recreation. Describes the parks and recreational facilities and programming in San Anselmo.

8.3 Public Facilities. Provides an overview of public facilities and services.

8.4. Navigating Towards 2045. Discusses how future social, environmental, and technological changes may affect how the Town plans for parks, recreational programs, and public facilities.

8.5 Goals, Policies, and Actions. Identifies goals, policies, and actions to maintain and improve parks and recreational and public facilities.

8.2 PARKS AND RECREATION

The Town owns and operates seven parks throughout San Anselmo totaling 17.8 acres, as illustrated in Table PR-1 and Figure PR-1. These park facilities primarily include developed recreational uses and amenities that support active recreation. Open space areas are discussed in the Open Space and Conservation Element.

Table PR-1: Parks in San Anselmo

Park Name	Acreage
Creek Park	1.2
Imagination Park	0.2
Memorial Park	12.2
Robson-Harrington Park	2.6
Lansdale Park	0.6
Hilldale Park	0.03
Red Hill Dog Park	1.0
Total	**17.8**

Creek Park, located in the downtown, serves as a central gathering space for the community and is the site of many local events, such as Live on the Avenue. In 2019, the Town initiated a project to reimagine the one-acre Creek Park. The recommended design includes a creek plaza, a bridge leading to a lawn area with stage, a multi-level deck area, a children's play area, a pollinator garden, and new public restrooms. The General Plan includes an action to implement the planned improvements for Creek Park.

Imagination Park, located in the heart of downtown San Anselmo and adjacent to the San Anselmo Town Hall, serves as a central public gathering place featuring open lawn areas, public art, and seating. It provides space for informal recreation, relaxation, and community events that contribute to the vibrancy of downtown. The park complements nearby Creek Park by offering a smaller, more contemplative setting for residents and visitors.



Imagination Park is located in the heart of downtown San Anselmo.

Memorial Park is a community park and the town's most developed recreational facility, featuring multiple sports fields, grassy areas, sports courts, a children's playground, a skate park, a community garden, picnic tables, and restrooms. The park has an adopted master plan, and the General Plan includes an action to continue the phased implementation of the plan and, if opportunities arise, to consider minor updates.

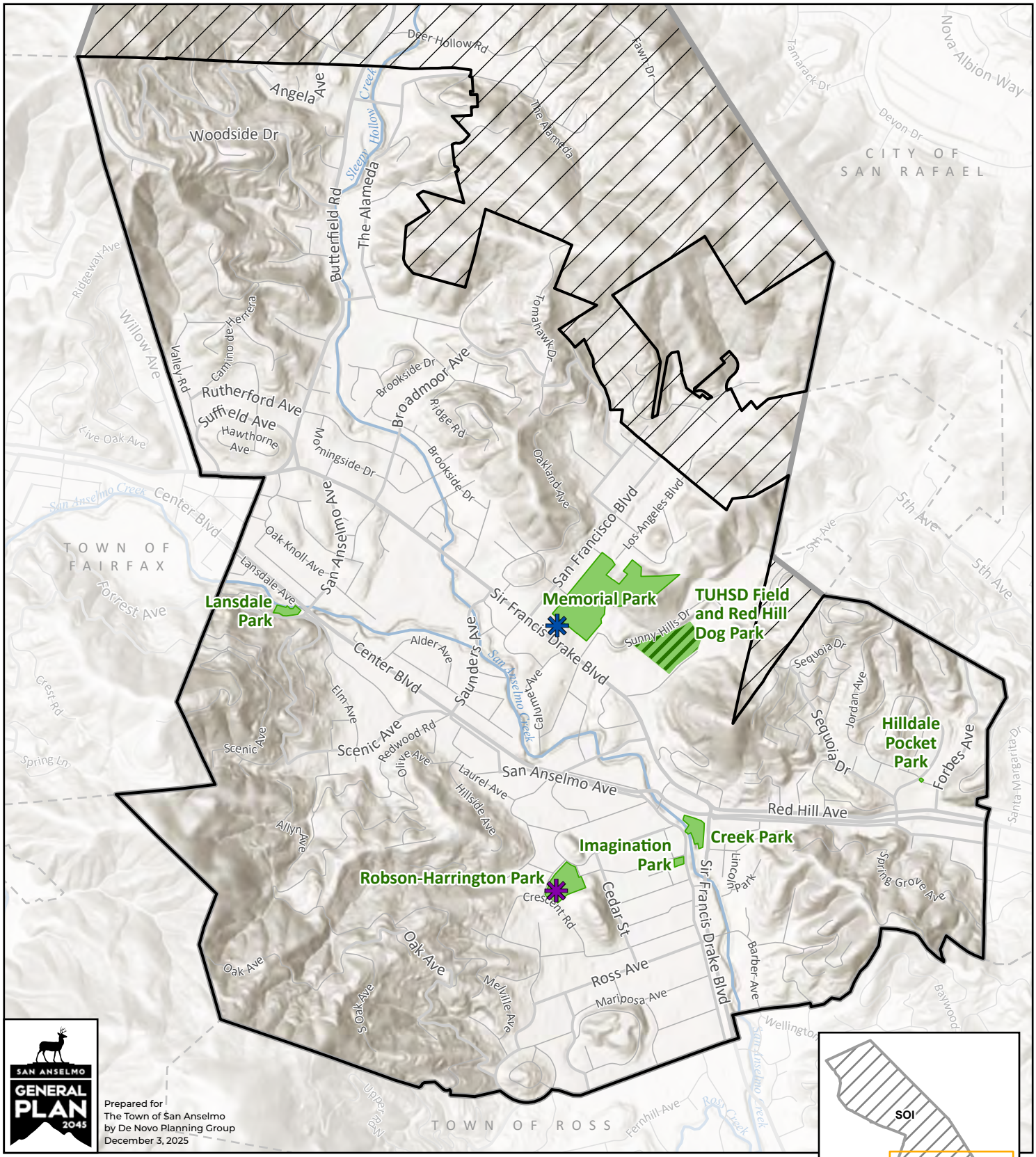
Robson-Harrington Park, located two blocks from the downtown area, features benches, picnic areas, and a community garden with approximately 30 small garden plots. The park includes the Robson House, a turn-of-the-20th century mansion that is available to rent as an indoor facility for events and meetings. Robson House also houses the Town's childcare program and after-school activities. The General Plan includes an action to improve landscaping, restore historical features of the property, and complete necessary maintenance, structural repairs, and accessibility upgrades to the property.

San Anselmo has two neighborhood pocket parks. **Lansdale Park** offers a playground, benches, and picnic tables. **Hilldale Park**, the Town's newest park, was created through the conversion of a dead-end street. The General Plan includes an action to create additional pocket parks, as opportunities arise, to fill gaps in the town's network of parks.

The **Red Hill Dog Park**, located behind the Red Hill Shopping Center, is owned by the Tamalpais Union High School District and managed by the Town.



Robson House provides after school activities.



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by De Novo Planning Group
December 3, 2025

Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- Town Park
- Joint Use Facility
- Isabel Cook Community Center
- Robson-Harrington House

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset; ESRI World Hillshade Map Service.
Theme Sources: Town of San Anselmo; Marin County GIS; Google Maps.

PR-1.

TOWN PARKS AND RECREATION FACILITIES

Recreational Facilities and Programs

The Town provides a wide range of recreational programming and services, including community events, youth programs, and adult activities. Recreational facilities include the Robson-Harrington House, described above, and the Isabel Cook Community Center (see Figure PR-1). The General Plan includes an action to identify potential improvements or redevelopment options for the Community Center to ensure it continues to meet community needs and to maintain high-quality, accessible facilities and programs for all residents.



The San Anselmo Library provides programming for all ages.

8.3 PUBLIC FACILITIES

Public facilities in San Anselmo include Town Hall, the library, as well as streets, sidewalks, and the storm drainage system. Town Hall serves as the central hub for the Town's government services and houses administrative offices and the Council Chambers for public meetings. The San Anselmo Library, constructed in 1915 as a Carnegie Library, offers a wide range of programs for all ages, with a particular focus on children, teens, and older adults.

Section 10.4 incudes policies and actions to maintain and upgrade Town facilities and infrastructure, and to coordinate with partner agencies that provide public services in San Anselmo, such as schools, fire protection, police, and utilities.

8.4 NAVIGATING TOWARDS 2045

Technological, demographic, and social changes will significantly influence how San Anselmo plans for parks, recreation, and public facilities through 2045. An aging

population will increase demand for accessible park design, low-impact recreation, wellness programming, shaded seating, and facilities that support mobility, comfort, and social connection, while a more diverse community may require a broader range of culturally responsive programs, flexible gathering spaces, and inclusive amenities. At the same time, evolving lifestyles and post-pandemic patterns have reinforced the importance of outdoor spaces for mental and physical health, informal social interaction, and community life, increasing expectations for high-quality, adaptable public spaces.

Climate change will further shape planning and investment decisions. Increased storm intensity and flood risk will require flood control and stormwater infrastructure associated with creeks, parks, and public rights-of-way to safely manage higher flows and protect surrounding neighborhoods. Public facilities will also play an expanding role in climate resilience by serving as cooling centers and resilience hubs during extreme heat, power outages, and other emergencies. In addition, parks and open spaces provide opportunities to support biodiversity through native landscaping, riparian restoration, and habitat features that help species adapt to changing climate conditions.

Technological advances will complement these shifts by improving how facilities are designed, managed, and used. Growing use of micromobility, such as e-bikes and scooters, will influence trail design, safety, and parking needs, while smart infrastructure, energy-efficient systems, and water-saving technologies can enhance sustainability and reduce operating costs. Expanded digital access, including public Wi-Fi and technology-enabled programming, may also be expected in parks and community facilities. Together, these trends underscore the need for flexible, inclusive, and resilient parks and public facilities that can adapt to changing community needs, climate conditions, and technological innovation over time.

8.5 GOALS, POLICIES, AND ACTIONS

Goal PR-A Upgrade, maintain, and improve parks and recreational facilities to ensure safe, inclusive, sustainable, and accessible spaces for all ages, abilities, and user groups. Integrate climate-resilient design, native landscaping, and universal accessibility while supporting diverse recreational needs, including children, teens, older adults, people with disabilities, and dog owners.

Policy PR-A.1: Park and Facility Improvements. Regularly upgrade and replace aging or deficient Town facilities and parks to meet the community's recreational needs and enhance accessibility. Effectively balance the needs of various groups, including the aging community, children, teenagers, people with disabilities, and dog owners.

Action PR-A.1.a: Park Needs Assessment and Funding Strategy. Every five years, conduct a community-informed assessment of park and facility needs and establish funding strategies to support ongoing improvements and long-term maintenance.

Action PR-A.1.b: Park and Recreation Master Plans. Prepare or update master plans, develop cost estimates, and identify possible funding sources to improve neighborhood and community parks and recreation facilities, including the following:

- All Parks: Identify and implement accessibility improvements to ensure all parks, playgrounds, and facilities are usable by children, older adults, and adults with disabilities. Incorporate landscaping improvements that support biological diversity and climate resilience through the increased use of California native plants, prioritizing locally native plant species where they best meet site needs and functions.
- Robson-Harrington House and Park: Identify and prioritize needed maintenance, structural repairs, accessibility upgrades, and supporting infrastructure improvements, such as a public restroom facility, to enhance public use of the mansion, improve the surrounding landscape, and restore and preserve of historic features.
- Sorich Park: Update the park master plan, including consideration of possible relocation of the Town's corporation yard and/or visual enhancements that would improve the interface with the adjacent public uses.
- Isabel Cook Community Center: Identify improvements or potential

redevelopment options, including the feasibility or a new or substantially modernized community center, to support programs that evolve with community needs, consistent with the 2015 Community Facilities Master Plan. Develop cost estimates and identify possible funding sources.

- Memorial Park: Continue the phased implementation of the adopted master plan. If the opportunity arises, consider minor updates to the plan.
- Creek Park: Implement the planned improvements to Creek Park.

Action PR-A.1.c: Parkland Expansion Strategy. Evaluate opportunities to expand the Town's park system, including new pocket parks, and amend the Municipal Code to establish a parkland dedication and in-lieu fee ordinance consistent with the Quimby Act, ensuring new subdivisions contribute to meeting community park needs. Assess the feasibility of exemptions for deed-restricted affordable units and regularly update in-lieu fees to reflect current and anticipated land and facility costs.

Policy PR-A.2: Memorial Park. In accordance with Measure D, approved by the San Anselmo voters in November 2015, Memorial Park may not be utilized as a flood detention basin, nor may any non-recreational uses be permitted that adversely affect or reduce the recreational amenities of the park. Additionally, no public land within Memorial Park may be sold or transferred by the Town without voter approval in a general election.

Policy PR-A.3: Park and Facility Maintenance. Continually improve the condition of parks and recreation facilities to create a high quality, safe, diverse, and enjoyable recreation experience for all San Anselmo residents.

Action PR-A.3.a: Funding for Maintenance. Identify and pursue new funding strategies to increase resources dedicated to maintaining park and recreation facilities.

Action PR-A.3.b: Sustainable Park Operations and Design. Incorporate sustainability principles such as reduced water and energy, use of recycled and non-toxic materials, stormwater capture, and carbon sequestration in the design of park facilities. Parks should be maintained and managed to enhance their value as biological resources and natural habitat.

Action PR-A.3.c: Dog Use of Parks. Educate park users about permitted dog use of parks through communications and infrastructure, such as signage and clean up materials.

Action PR-A.3.d: Public Safety in Parks. Work with local law enforcement and the Town Council to address issues related to public safety and the quality of the parks experience.

Policy PR-A.4: Parkland Acreage Standard. Strive to achieve a citywide standard of 3.0 acres of improved park and recreation land per 1,000 residents, and pursue opportunities to enhance and expand park facilities over time to move toward this standard.

Policy PR-A.5: Coordinate Park and Recreation Planning. Continue to build strong working relationships between departments and appointed bodies responsible for park and recreation planning, design, and maintenance.

Policy PR-A.6: Community Connection. Continue to build a strong connection between the Public Works Department, the Recreation Department, and the San Anselmo community.

Policy PR-A.7: Community Support. Actively encourage and support volunteerism and fundraising initiatives to support high-quality park facilities and recreation programs. Support sustainable, long-term initiatives that could include partnerships with individuals, businesses, non-profit organizations, and community groups.

> **Action PR-A.7.a: Encouragement and Promotion.** Promote the benefits and opportunities of private fundraising for parks through public awareness campaigns, informational materials, and community outreach. Offer incentives to encourage private donations, such as naming rights, plaques, public acknowledgements, and tax deductions. Celebrate contributions through official events and press releases.

Goal PR-B Provide high-quality recreational services and programs that meet the needs of and are accessible to all residents, promoting fitness, health, knowledge, and cultural understanding.

Policy PR-B.1: Adaptive and Inclusive Recreational Programming. Provide accessible, affordable and financially sustainable recreation programs that adapt over time to changing community needs and interests, align recreation offerings and fee structures with demonstrated demand, promote fitness, health, cultural understanding, and support inclusive community use of parks and facilities.

> **Action PR-B.1.a: Community Recreation Needs Assessment and Program Alignment.** Regularly, and at least once every five years, conduct community recreation needs assessments using inclusive outreach methods and multiple languages and formats, as appropriate, to inform recreation programing and fee structures. Align programs and fees with demonstrated demand, equitable access, and long-term financial sustainability .

Policy PR-B.2: Coordinated Programming. Work across Town departments and with local schools, the County of Marin, sports leagues, and athletic associations to provide complementary and mutually supportive programming year-round.

Action PR-B.2.a: Joint Use. Explore joint use and maintenance agreements with local schools to utilize their facilities available for mutually supportive programming.

Policy PR-B.3: Equal Access to Recreation Programs. Ensure recreation programming is responsive to and serves the needs, interests, and desires of the entire community, including those of different ages, abilities, and income levels.

Action PR-B.3.a: Facility and Event Locations. Continue to identify Town facilities and locate Town events in places that are easily accessible by public transit, walking, biking, and rolling to the greatest extent possible.

Action PR-B.3.b: Financial Assistance. Explore ways of providing financial support to allow more residents of need to access recreation programs, services, and events. When available, leverage recreation programming revenues to support equitable program access.

Policy PR-B.4: Age-Specific Programs. Provide facilities, programs, and resources that are specifically designed to meet the needs of children, teens, and older adults, as well as those designed for intergenerational participants.

Action PR-B.4.a: Age-Friendly Community Implementation. Implement the San Anselmo Age and Disability Action Plan, annually reviewing progress and prioritizing age-friendly and accessible programs, services, and infrastructure improvements to support the Town's goal of becoming an age-friendly community.

Action PR-B.4.b: Older Adult and Healthy Aging. Partner with agencies and service providers to expand and strengthen healthy aging resources, and provide regular, accessible, and age-appropriate outreach to older adults about available programs, services, and opportunities in San Anselmo.

Policy PR-B.5: Community Events. Improve community health and unity by providing community-wide, family-oriented special events that bring the community together.

Goal PR-C Provide high-quality public facilities and infrastructure that meet the needs of current and future residents, businesses, and visitors in the most efficient and cost-effective ways possible.

Policy PR-C.1: Ongoing Maintenance. Proactively maintain public facilities and infrastructure through ongoing preventative care, and ensure the timely repair, replacement, and upgrading of Town facilities, infrastructure, and equipment.

Action PR-C.1.a: Capital Improvement and Agency Coordination Program. Maintain and update a multi-year Capital Improvement Plan for Town infrastructure and facilities, and coordinate with partner agencies to align projects, maximize resources, achieve economies of scale, and reduce construction impacts.

Action PR-C.1.b: Asset Management Program. Develop a proactive Asset Management Program to identify needed facility and infrastructure maintenance, upgrade, and replacement timing and costs. Seek additional funding opportunities and strategies to avoid increased costs of deferred maintenance.

Policy PR-C.2: Sustainable Design and Operations. Design and operate public facilities and infrastructure to minimize non-renewable energy and resource consumption, improve environmental quality, and reduce greenhouse gas emissions.

Policy PR-C.3: Schools. Maintain effective, collaborative relationships with the Ross Valley School District, Tamalpais Union High School District, and University of Redlands to optimize the use of school facilities for public benefit.

Policy PR-C.4: Emergency Services. Work closely with the Central Marin Police Authority and the Ross Valley Fire Department to provide exceptional fire, public safety, and paramedic services.

Policy PR-C.5: Traffic Safety. Coordinate traffic enforcement programs with the Central Marin Police Authority to ensure the safety of pedestrians, bicycles, and motorists and to evaluate and mitigate potential traffic hazards.

Policy PR-C.6: Street Maintenance. Provide efficient, effective street maintenance, sweeping, and lighting programs to assure well-maintained and safe streets.

Action PR-C.6.a: Pavement Maintenance. Continue to maintain and implement the Pavement Condition Index (PCI) program to evaluate and prioritize street resurfacing projects. Regularly review and adjust prioritization criteria as needed to ensure that pavement condition, traffic safety, equity, and community input are addressed.

Action PR-C.6.b: Sidewalk Repair. Continue to implement the Sidewalk Improvement Program to repair sidewalks on an ongoing basis and to require that new development upgrade street frontages to current standards, where practicable, to enhance accessibility.

Policy PR-C.7: Storm Drainage. Continue to monitor and pursue improvements to the storm drainage system, including programs to reduce flooding, improve water quality, remove debris, and respond to climate-related changes. Evaluate the potential for restoration of the natural hydrologic function of creeks and drainageways where possible.

Policy PR-C.8: Potable Water. Work with the Marin Municipal Water District (Marin Water) to meet projected water demand, encourage water conservation, and ensure the reliability and safety of the water supply and distribution system.

Policy PR-C.9: Energy Reliability and Backup Systems. Support improvements to local energy infrastructure and work with energy providers and public agencies to enhance grid safety and resilience, including accelerating electric infrastructure planning. Strengthen energy reliability at Town facilities by evaluating and upgrading backup power systems with renewable and non-diesel alternatives such as solar generation, battery storage, and renewable fuel cells.

Policy PR-C.10: Utility Undergrounding. Continue to pursue undergrounding of overhead utility lines, and support utility maintenance and replacement programs to reduce wildfire hazards.

Policy PR-C.11: Wastewater. Support efforts by the Ross Valley Sanitary District to maintain high quality wastewater collection and treatment facilities and implement sustainability programs.

- *See the Land Use and Community Design Element, Circulation Element, Safety Element, Conservation and Open Space Element, and the Sustainability, Climate Change, and Resiliency Element for additional policies and actions related to utilities, sidewalks, flooding, stormwater, water quality, energy, and sustainability in Town facilities and services.*

Goal PR-D Cultivate a vibrant, accessible, and financially sustainable library that serves as a vital community hub, enriching lives through diverse programs, resources, and technological opportunities for all residents.

Policy PR-D.1: Library Services and Resources. Continue to enhance and adapt library services and resources to support individual and community connection, discovery, and lifelong learning.

Action PR-D.1.a: Library Services. Maintain adequate staffing and service hours to support high-quality library programs, services, and resources that meet community needs.

Action PR-D.1.b: Technological Resources. Continue to provide access to the internet and technological resources at the library to meet community needs and adapt to ongoing changes in information technology.

Policy PR-D.2: Library Funding. Maintain a dedicated and sustainable funding source for the library to provide high-quality services, resources, and facilities while evaluating opportunities for facility and service enhancements that adapt with evolving needs of the community.

Action PR-D.2.a: Library Grants. Actively seek and apply for grants and alternative funding sources to further enhance library offerings.

Action: PR- D.2.b: Funding Strategies and Coordination. Within five years, conduct a feasibility study to identify sustainable funding strategies (including dedicated revenue, grants, and public-private partnerships) and assess future library space, program, and expansion needs to ensure the library's continued role as a vibrant community hub.

9. Safety

San Anselmo faces a range of environmental hazards, including wildfire, flooding, landslides, earthquakes, and extreme weather, many of which are expected to intensify with climate change. The Town will strengthen preparedness, invest in resilient infrastructure, and use emerging technologies to anticipate risks and protect community safety in the years ahead.

9.1 PURPOSE OF THE ELEMENT

San Anselmo faces serious risks that can adversely impact the overall community safety, including earthquakes, geologic instability leading to landslides, wildland fires, flooding, high winds and extreme weather, and drought. Having experienced these events in the past, the Town anticipates they may occur in the future, with some expected to increase in frequency or intensity as a result of climate change. Increasing temperatures may increase the risk of wildland fires and extended droughts. Winter storms may become more intense, which could result in flooding in previously unaffected areas or contribute to unstable conditions on hillsides and slopes.

The Safety Element focuses on identifying public safety risks and creating a unique set of goals, policies, and actions that address hazards applicable to San Anselmo. The Safety Element will allow the Town to address and prepare for these hazards, thereby reducing impacts on the community.

The Town takes great pride in its responsibility to safeguard the well-being of its community members. Among other things, this includes adequately anticipating potential emergencies caused by natural and human-caused hazards and planning response strategies in the event of emergencies and disasters. This element provides the necessary context to understand the hazards that threaten the community and outlines policies and practices that take tangible steps toward ensuring the community's continued prosperity.

The Safety Element includes the following sections.

9.2 Hazard Mitigation, Emergency Preparedness, Response, and Recovery. Provides an overview of the Town's approach to reducing safety risks and responding to disasters when they occur.

9.3 Seismic and Geologic Hazards. Describes seismic and geologic hazards including earthquakes, liquefaction, and landslides.

9.4 Flooding Hazards. Describes flooding hazards from heavy rainfall and dam failure.

9.5 Fire Hazards. Discusses wildfire and urban fire risks and fire hazard zones.

9.5 Weather-Related Hazards. Discusses hazards related to drought, extreme heat, and severe wind.

9.6 Navigating Towards 2045. Describes how the Town will modify policies and integrate new technologies to prepare for and respond to environmental hazards and a changing climate.

9.6 Goals, Policies, and Actions. Identifies goals, policies, and actions to minimize hazards and risks to life and property.

9.2 HAZARD MITIGATION, EMERGENCY PREPAREDNESS, RESPONSE, AND RECOVERY

The ability to anticipate, evaluate, and mitigate potential risks posed by natural and human-caused hazards is paramount to a community's longevity. Although this element specifically addresses natural and human-caused hazards, hazard mitigation and emergency preparedness involve many more considerations beyond identifying the hazards themselves.

Public Safety

Police Services



The Central Marin Police Authority (CMPA), created in 2013, is a full-service police agency for the communities of Corte Madera, Larkspur, San Anselmo, and portions of Greenbrae . Formed under a Joint Powers Agreement (JPA) between the communities it services, two members from each City/Town Council oversee the CMPA and are on the CMPA Police Council. General management of the CMPA is the function of the JPA's Management Committee that is comprised of the City and Town Managers of each jurisdiction, while

operational function is assigned to the Chief of Police. The CMPA provides police services to these communities, comprising approximately 35,000 residents.

Fire Services

Ross Valley Fire Department is a consolidated department with the mission of protecting lives, property, and the environments of the communities of Ross, San Anselmo, Sleepy Hollow, and Fairfax through education, prevention, and community service. Ross Valley Fire Department is governed by a JPA that includes the Town of San Anselmo, the Town of Fairfax, the Town of Ross, and the Sleepy Hollow Fire Protection District.



Ross Valley firefighters fight an early morning structure fire in Sleepy Hollow.

The Ross Valley Fire Department is an all-risk, full-time professional fire department with a total of four stations staffed with four engine companies that include firefighter EMTs and/or Paramedics 24 hours per day, 365 days per year. The department responds to all requests for emergency and non-emergency assistance within their service area as well as for neighboring areas of Marin, and state or nationwide on an automatic or mutual-aid basis. Services provided by the department include fire suppression (urban fires, wildland, and vegetation fires), emergency medical services, fire prevention and inspection, community education (Community Emergency Response Team [CERT] training), hazardous materials spills and leaks, vehicle accidents, and disaster response (floods and landslides).

The incorporated boundaries of the town are within the Ross Valley Fire Department Local Responsibility Area (LRA). Outside of the Town of San Anselmo boundaries and adjacent to the town, there are lands that are within the State Responsibility Area (SRA). The SRA is served by the Marin County Fire Department (responsible for initial response in the SRA) and augmented by the California Department of Forestry and Fire Protection (CalFire) should the initial response escape containment and further aid be required.

Marin County Community Wildfire Protection Plan

The Marin County Community Wildfire Protection Plan (CWPP) provides a scientifically based assessment of wildfire hazard and threat to homes in Marin County's wildland urban interface (WUI). The CWPP was developed through a collaborative process involving Marin County fire agencies, county officials, county, state, and federal land management agencies, and community members. The purpose of the CWPP is to provide fire agencies, land managers, and other stakeholders with guidance and strategies to reduce fire hazard and the risk of

catastrophic wildfires in the WUI, while promoting the protection and enhancement of the county's economic assets and ecological resources.

Hazard Mitigation

The Marin County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) identifies and assesses the natural and human-caused hazards that threaten San Anselmo and recommends proactive policy and procedural actions to reduce these risks. This preemptive planning is intended to decrease the probability of future emergency situations and minimize the effects should one occur. Examples of hazard mitigation and prevention can be found in many Town policies, but they are most prominently displayed in the numerous codes regulating construction and development.

The 2024 MJHMP includes a specific annex for the Town of San Anselmo ("Town of San Anselmo Annex"). The 2024 MJHMP, including the Town of San Anselmo Annex, for the Town of San Anselmo planning area was developed in accordance with the Disaster Mitigation Act of 2000 and followed the Federal Emergency Management Agency's (FEMA) Local Hazard Mitigation Plan guidance. The MJHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions includes both short and long-term strategies and involves planning, policy changes, programs, projects, and other activities. The 2024 MJHMP, including the Town of San Anselmo Annex, was approved and adopted by the Town of San Anselmo on August 27, 2024, and received approval from FEMA in 2024. Therefore, the Town is eligible to apply for federal hazard mitigation grant funding that can be used to mitigate many of the naturally occurring hazards identified in San Anselmo. Sections of the Safety Element are supplemented by the MJHMP, which is incorporated by reference in this element, as allowed by California Government Code Section 65302(g). Weblink: https://www.townofsananselmo.org/94/Disaster-Preparedness.

Emergency Management

Emergency management is provided by the Marin County Sheriff's Department Office of Emergency Services. This division provides all aspects of emergency management, including disaster mitigation, preparedness, response, and recovery activities.

Preparedness (Emergency Operations Plan)

The Marin Operational Area (OA) Emergency Operations Plan (EOP) is primarily responsible for identifying the Town's emergency management strategies. Preparedness activities focus on ensuring Town Departments are adequately trained and prepared for future hazard events as well as ensuring the Town's Emergency Operations Center (EOC) is ready and capable of supporting Town needs in the event of an emergency.

The EOP addresses the planned response to extraordinary emergency situations associated with large-scale disasters affecting Marin County. The Marin OA consists of the cities/towns, special districts, and unincorporated areas within the county. The plan also addresses integration and coordination with other governmental agencies when required. This document serves as a planning reference and a basis for effective response to any hazard threatening Marin County. This is accomplished through the following:

- Establishes the emergency management organization required to mitigate any significant emergency or disaster affecting the Marin OA.
- Establishes the overall operational concepts associated with Marin County's EOC activities and the recovery process.

The 1999 Town of San Anselmo EOP identifies the Town's emergency planning, organization, and response policies and procedures and how they are integrated and coordinated with other governmental entities when required. The plan addresses how preparation and response to extraordinary events or disasters should occur as well as recovery from these types of events.

Response

Emergency response activities typically focus on actions necessary to save lives and prevent further property damage during an emergency or disaster. Many of these activities are conducted in tandem with the Marin County Sheriffs' Department, the Central Marin Police Authority, and the Ross Valley Fire Department's standard emergency response procedures. To guide response activities, the Town relies on the EOP and works closely with first responders and volunteer organizations like CERT, to help orchestrate internal and external communications, logistics, and assistance during large-scale emergencies. If resources become overwhelmed, the Town will request support through the Operational Area using automatic aid and mutual aid agreements currently in place. However, the Town recognizes that mutual aid resources depend on availability and may be limited during a large regional incident. Therefore, consideration for strengthening self-sufficiency is a priority.

Evacuation

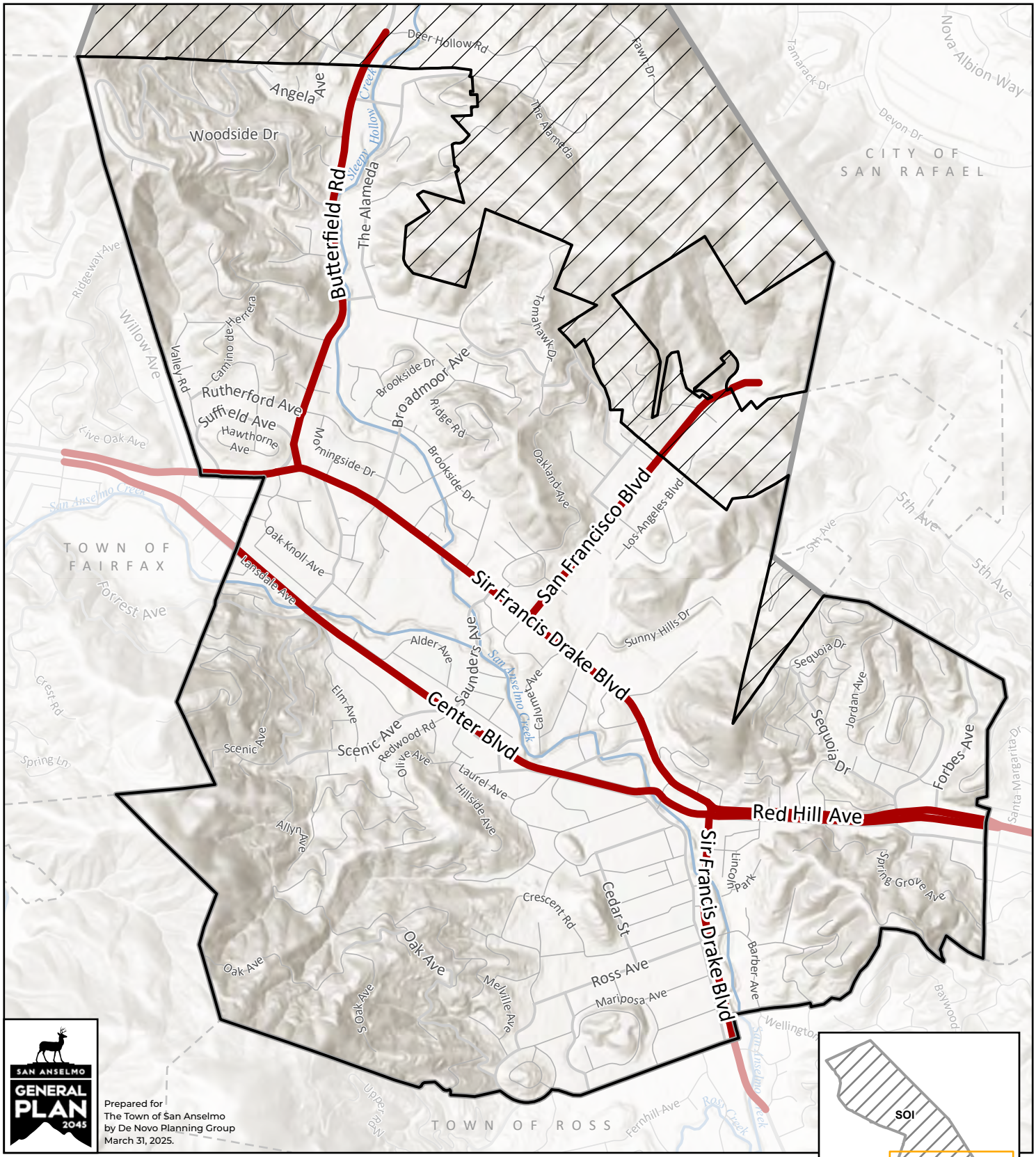
As part of the Town's preparedness initiatives, an Evacuation Analysis has been prepared that identifies the routes used for evacuation purposes. These constrained locations are required to be identified by California Government Code Section 65302(g)(5). Figure S-1 depicts the potential evacuation routes that could be used during a hazard event. These roadways are intended to meet evacuation needs; however, the Town recognizes that some constraints may affect evacuation, namely narrow roadways, bridges, and dead ends, which could experience failure or blockage, exacerbating conditions. During an evacuation incident, specific routes will be designated by Ross Valley Fire Department in coordination with the Town and Central Marin Police Authority.

The specific routes and directions identified will be made on a case-by-case basis using incident specific information to ensure travelers can relocate to a safe location.

Figure S-2 identifies both constrained access roadways (single ingress/egress conditions, identified in red) and the locations that use these roadways (constrained access parcels, identified in orange). These constrained access parcels are grouped based on guidelines recommended by CalFire, which identify areas with 30 parcels or more. These locations are identified as they could potentially be more vulnerable during evacuation scenarios, given the limited ingress/egress conditions. The residential areas of town are generally developed, meaning most new home construction is anticipated as infill type developments or redevelopments and accessory dwelling units (ADUs).

Recovery

Recovery activities typically occur after an emergency or disaster event. These activities focus on reestablishing services to any impacted areas, repairing and/or reconstructing damaged buildings and infrastructure, and aiding residents and businesses with permitting and approvals of building plans as part of the reconstruction process. Depending on the scale and type of incident, recovery could occur in specific community locations and/or require specialized expertise to address the issues created. Cleanup of hazardous waste is considered part of the recovery from a major disaster event (fire, flood, landslide, earthquake).



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by De Novo Planning Group
March 31, 2025.

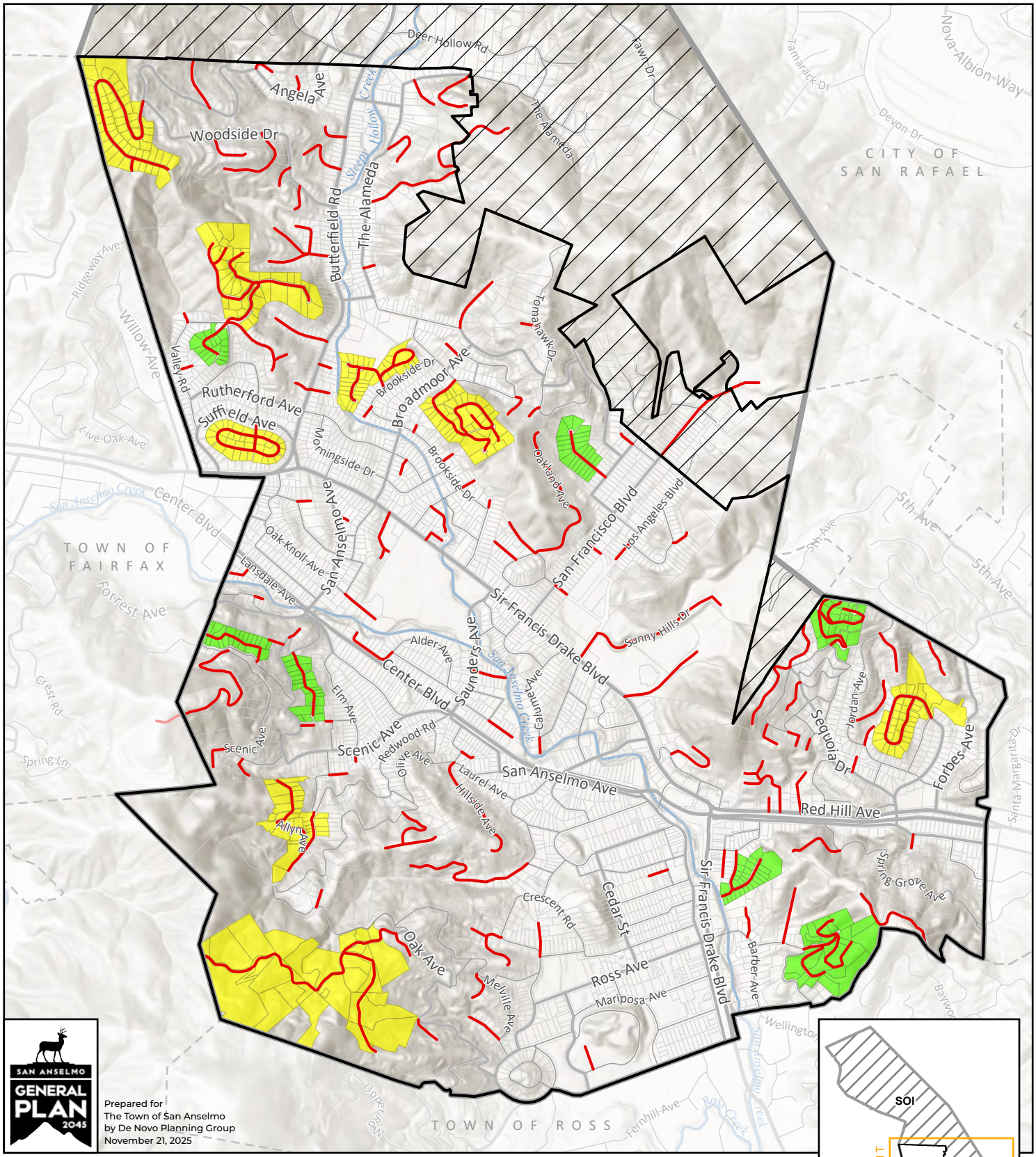
Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- Potential Evacuation Route

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset.
Theme Source: Town of San Anselmo Safety Element

S-1.
EVACUATION ROUTES



Base Data Sources: Marin County GIS; Marin County LAFCo; USGS NHD.
Theme Source: 2023 Town of San Anselmo Safety Element.

S-2.
CONSTRAINED ACCESS ROADWAYS, PARCEL GROUPS, AND PARCEL GROUPS OF CONCERN

9.3 SEISMIC AND GEOLOGIC HAZARDS

Seismic and geologic hazards are traditionally addressed together because they both involve the movement of the Earth's surface. Although some geologic events (landslide, subsidence, erosion, etc.) can and do happen independently, the primary catalyst for their occurrence is often a seismic event, commonly referred to as an earthquake. This section identifies four common seismic and geologic hazards that threaten San Anselmo. A key consideration for seismic and geologic hazards is the potential for cascading effects resulting from an event. When an earthquake occurs, the seismic shaking can cause natural gas and water/sewer pipelines to rupture, which may cause other impacts like flooding, erosion, or fires. The goals, policies, and actions in this element are designed to work together to reduce both the individual and collective risk of these hazards.

Seismic Hazards

Northern California is a seismically active region that experiences earthquakes on a regular basis. San Anselmo is prone to seismic hazards due to its location and proximity to active earthquake faults. These hazards are described below.

Surface Rupture

The Earth is covered in tectonic plates, which are large sections of the Earth's crust that are constantly shifting and moving closer together, further apart, or past one another. The movement of two plates past one another frequently causes friction resulting in plates that "stick." When this occurs, the same forces that push the plates past each other are now concentrated in certain areas. In time, friction can no longer hold the plates together, and the plates suddenly shift, releasing a massive build-up of energy (i.e., earthquake). This rapid movement and release of energy can cause the Earth to fracture and displace the land around it, resulting in an earthquake fault. Some faults are buried beneath the surface, while others are located at the surface of the Earth. Surface rupture of a fault is especially dangerous if structures are built on top of the fault, or infrastructure crosses the fault, as these facilities could be damaged by fault movement. If a surface rupture occurs, the movement could break pipelines and damage roads and bridges, rendering them useless after the event. Areas of known surface rupture hazard in California are identified in Alquist-Priolo Special Study Zones. The San Anselmo planning area does not currently have any Alquist-Priolo Special Study Zones, reducing the concern associated with surface fault rupture.

Seismic Shaking

Seismic shaking is the recognizable movement caused by the energy released from an earthquake. The same mechanism that creates a surface rupture is also responsible for seismic shaking and can produce an equally devastating effect. Earthquakes may occur without surface rupture, which can still cause significant damage to buildings and other structures. Infrastructure such as roads, pipelines, and power lines are also susceptible to damage and pose additional safety concerns. Unlike surface rupture, seismic shaking consequences are not restricted to the area immediately surrounding the fault. Energy resonating through the ground can travel hundreds of miles and simultaneously cause damage in many locations. The closer to the earthquake's source (epicenter), the stronger the shaking will be. Seismic shaking is of particular concern for San Anselmo due to the proximity to active faults that can generate significant earthquakes. Several faults are located within 15 miles of San Anselmo, which include the San Andreas Fault (capable of generating a magnitude 8.0 earthquake), the Hayward Fault (capable of generating magnitude 7.2 and 7.4 earthquakes), the Rodgers Creek Fault (capable of generating a magnitude 7.0 earthquake) and the San Gregorio fault (capable of generating a magnitude 7.3 earthquake). Of these faults, the San Andreas Fault is the closest in proximity at approximately 8 miles southwest of the town. Figure S-3 depicts the locations of regional faults closest to San Anselmo.

Liquefaction

Liquefaction is a phenomenon that occurs when intense vibrations from an earthquake cause saturated soil to lose stability and act more like a liquid than a solid. This poses significant problems for buildings and other structures in areas where liquefaction can occur, as the ground may give way under the weight of the structure and its foundation. In addition, underground structures are vulnerable to liquefaction. In San Anselmo, the areas along the existing and filled stream channels may be subject to liquefaction. These low-lying areas adjacent to creeks and drainages are the portions of town with moderate and high liquefaction susceptibility levels. Figure S-4 depicts the liquefaction susceptibility areas within the town; however, analysis of these conditions should occur on a site-by-site basis.

Landslides

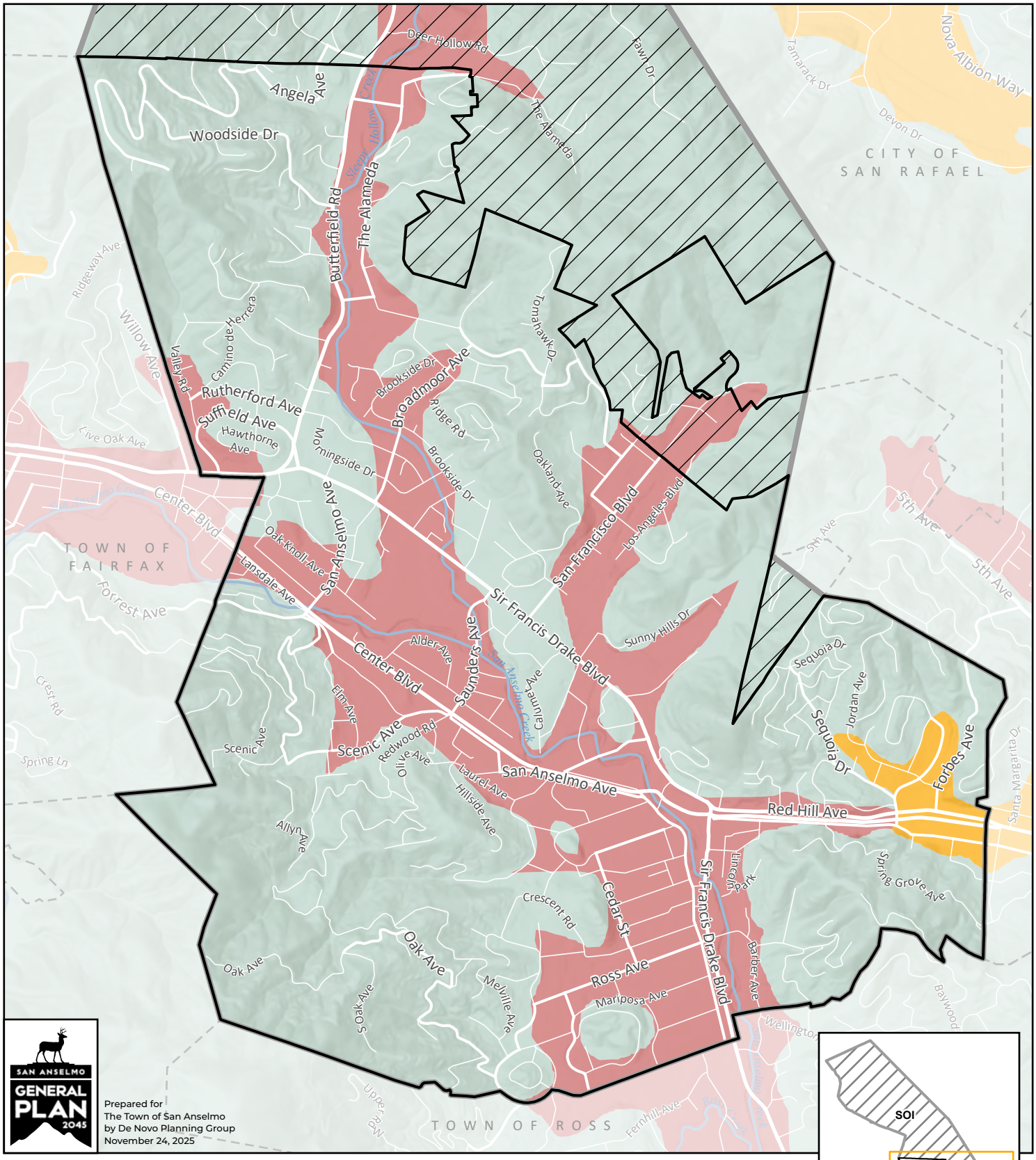
A landslide is the movement of earth material down slopes and areas of steep topography. Although earthquakes often cause them, landslides can occur when a sloped surface can no longer support the material contained within or sitting above it. The instability can be caused by the sheer weight of the material or can be rendered unstable by other events such as heavy rain. Slopes can become unstable due to erosion and trigger a landslide. Landslides can also be a secondary hazard caused by earthquakes and seismic shaking. When rain causes a slope to fail, the movement of earth materials is typically referred to as a mudslide.

Landslides can move with great force and pose a significant danger to buildings and other structures. In some circumstances, these events may cause bodily harm if bystanders cannot move out of their path in time. The parts of San Anselmo at greatest risk of landslides are primarily along the periphery of the town border, where the steep topography and soil composition combine to create areas that are susceptible to landslide. Anticipating the risk of landslides in the areas identified in Figure S-5 will be essential for protecting the community from these events.



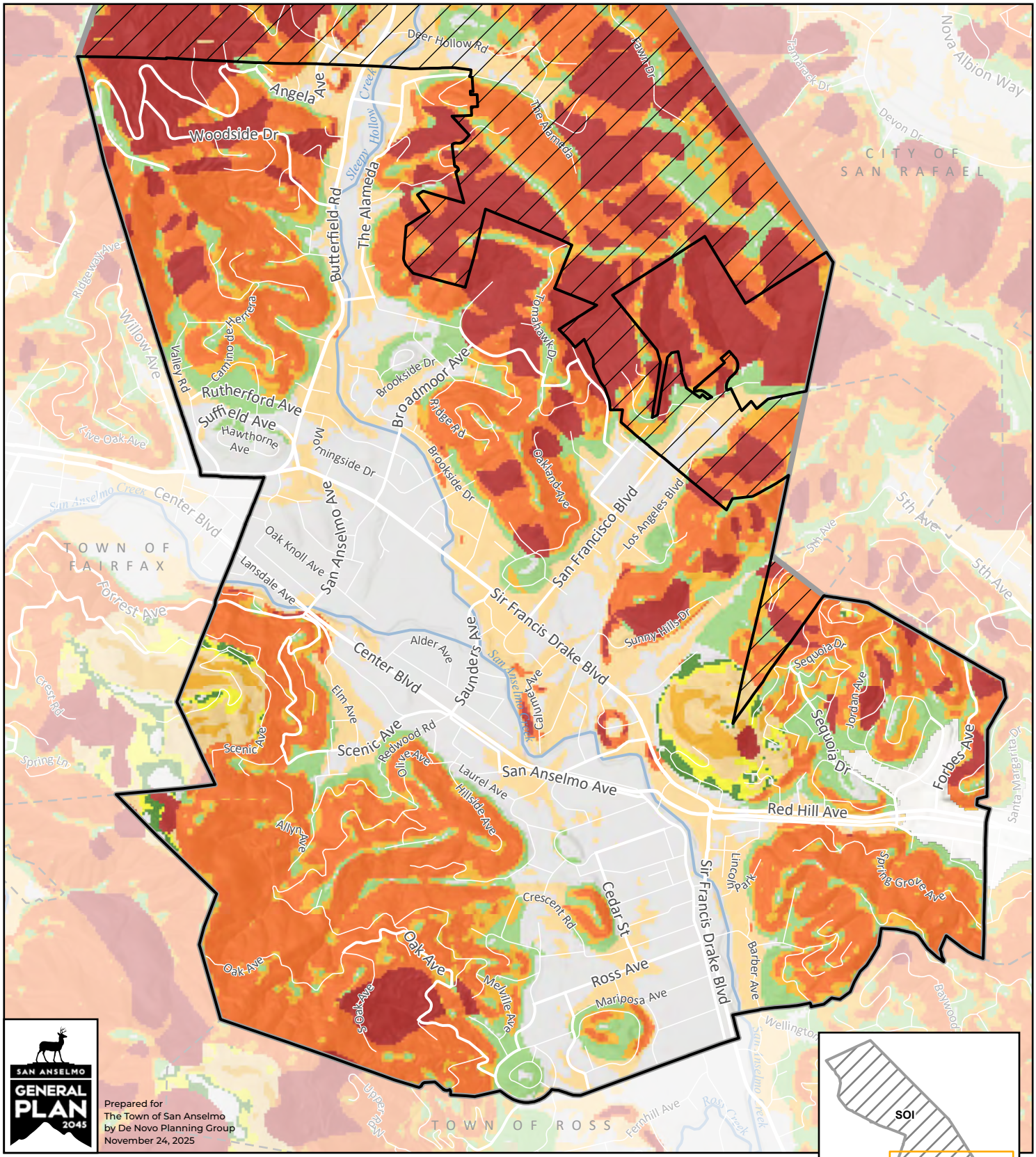
S-3.

REGIONAL EARTHQUAKE FAULTS



S-4.

LIQUEFACTION SUSCEPTIBILITY



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by De Novo Planning Group
November 24, 2025

Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities

Landslide Susceptibility Classes

0	3	5	6	7	8	9	10

increasing susceptibility

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset.
Theme Source: California Geological Survey Map Sheet 58, 2011.

S-5.

LANDSLIDE SUSCEPTIBILITY

9.3 FLOODING HAZARDS

Flood

Flooding is caused by the accumulation of water on the ground surface. This typically occurs after heavy rainfall but can also result from water delivery/storage infrastructure failures such as pipes, storage containers, and dams/reservoirs. Worsening drought conditions caused by climate change may exacerbate the effects of flooding, as surfaces that typically absorb water can quickly dry out and become less permeable. Flooding presents dangers to people and structures alike. Standing water may be deep enough to cause drowning, while shallow waters can easily damage buildings and property. Fast-moving water is hazardous, as it may sweep people or cars downstream or cause damage to structures.

Ross Valley, including San Anselmo, is naturally prone to flooding. The topography and geologic makeup of the region (steep slopes and shallow soils with a low absorption capacity), the naturally occurring local watershed runoff which has been altered and placed in culverts, coupled with an increase in the probability of intense rainfall, are all factors increasing the likelihood of flooding.

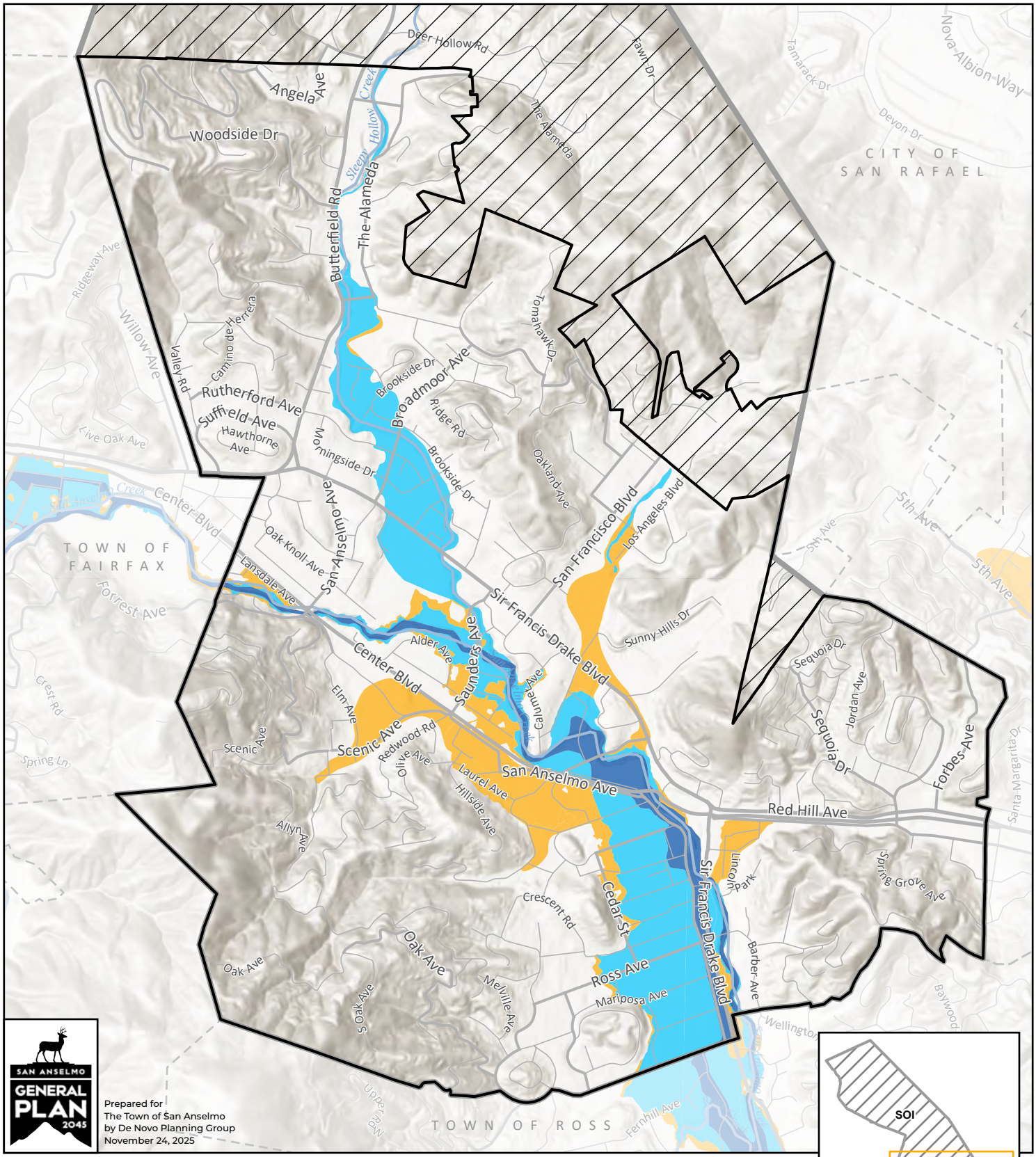
The town is susceptible to periodic flooding from the San Anselmo and Sleepy Hollow creeks, which impacts the low-lying areas of the town and neighboring communities bordering these drainages. Historically, the creeks have caused floods as the volume of water during large storm events becomes more than the creek capacity can effectively manage. Localized flooding is most often associated with excessive ponding and overflow into lower-lying properties, even during smaller 5-year storm events. This localized flooding is generally the result of the drainage network having inadequate capacity and can occur within or outside of FEMA-identified floodplains. Figure S-6 displays the designated FEMA floodplains in and near San Anselmo.



Two of the most severe floods in the past fifty years occurred in the winters of 1982 and 2005. In 1982, floodwaters were three to four feet deep on San Anselmo Avenue. All commercial buildings in the Downtown area suffered water damage and one house was destroyed. From December 31, 2005, to January 1, 2006, an atmospheric river event caused San Anselmo Creek to overflow its banks, resulting in more than four feet of water rushing down San Anselmo Avenue in the Downtown area. Town facilities, including the police station, San Anselmo Library, Council Chambers, and Fire Station 19, were damaged as well as 140 businesses and 290 homes.

Dam Failure

When dams that are designed to hold water fail, the body of water suddenly and abruptly moves downstream. These downstream areas can become inundated depending on how much water is behind the dam and the topography of the downstream areas. The specific areas of land that would become flooded and covered with water resulting from a dam break is considered an "inundation zone." These downstream areas are typically much larger than the areas identified on flood maps because the volume of water released will often overwhelm any stormwater infrastructure in these areas. The Phoenix Lake Dam, owned by the Marin Municipal Water District (Marin Water), is located in the neighboring Town of Ross, south of San Anselmo. Failure of this dam could inundate a small portion of southern San Anselmo that includes approximately 30 parcels located between Bolinas and Belle Avenues. The damage potential would be small given Phoenix Lake's overall storage capacity; however, damage within this portion of the town could still occur. Figure S-7 identifies the dam inundation zone within San Anselmo.



SAN ANSELMO GENERAL PLAN 2045

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November 24, 2025

Legend

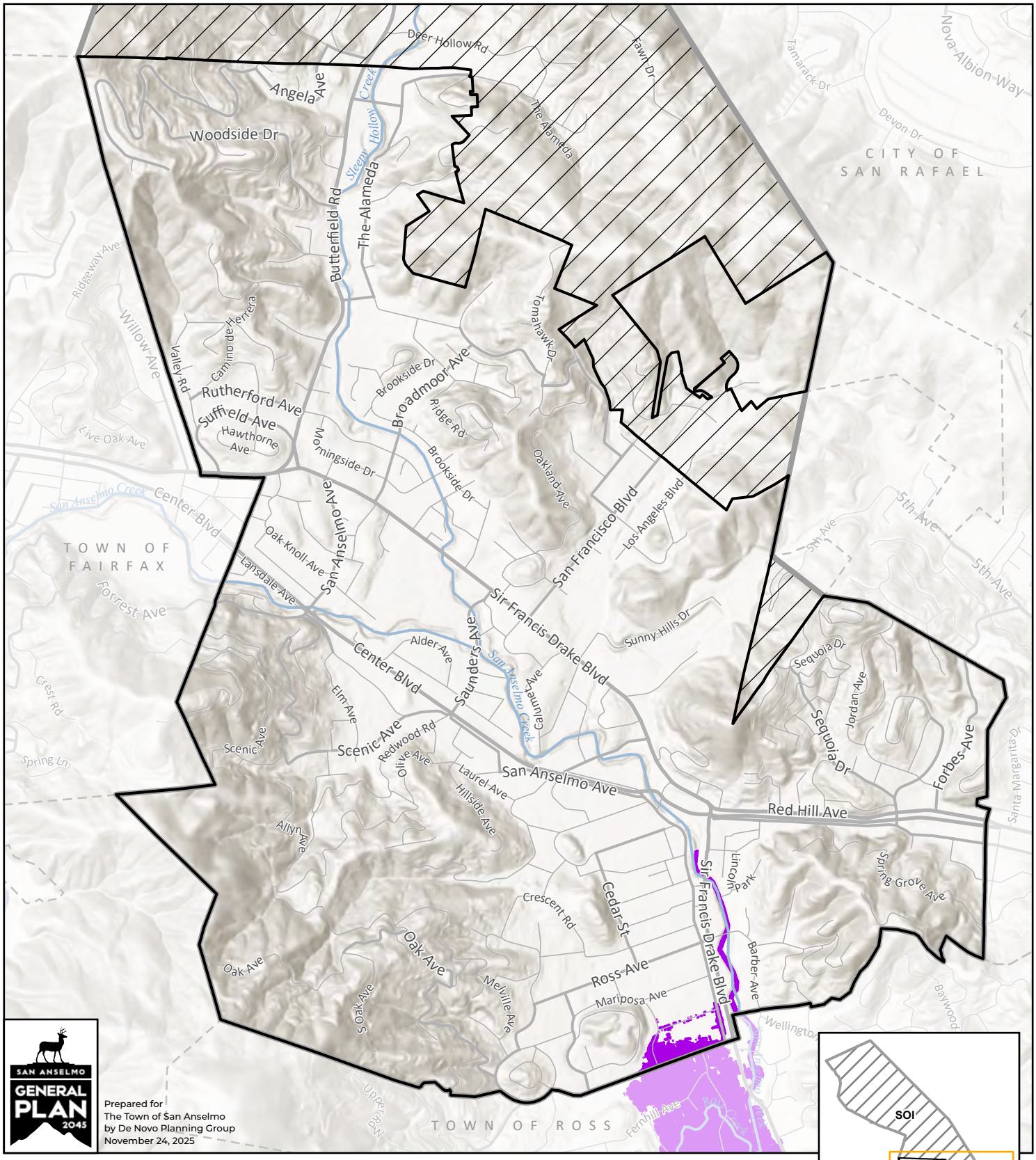
- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- 100-year Flood Zone
- Regulatory Floodway
- 500-year Flood Zone
- *unshaded* Area of Minimal Flood Hazard

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset; ESRI Hillshade Map Service.
Theme Source: FEMA National Flood Hazard Layer, Marin County 10-18-2023.

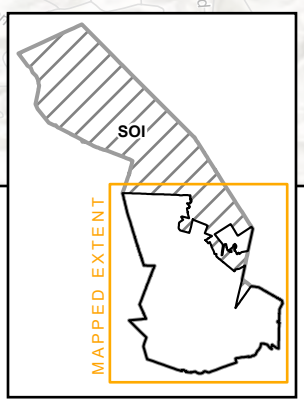
S-6.

FEMA FLOOD ZONE DESIGNATIONS



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Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities
- Phoenix Dam Inundation Area

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset; ESRI Hillshade Map Service.
Theme Source: DWR Division of Safety of Dams Dam Breach Inundation Maps.

S-7.

DAM FAILURE INUNDATION ARE^

9.4 FIRE HAZARDS

Wildfires

The most common type of natural hazard in California is wildfire, which can quickly burn large areas of undeveloped or natural land. Wildfires often begin as smaller fires caused by lightning strikes, downed power lines, mechanical equipment use, or unattended campfires but may rapidly expand in size if conditions are dry and/or windy. The recent trend toward more prolonged periods of drought within the western United States increases the likelihood of a wildfire. Typically, wildfires pose minimal threats to people and buildings in urban areas, but increasing human encroachment and development into natural areas increases the likelihood of bodily harm or structural damage. This encroachment occurs in areas called the wildland-urban interface (WUI), which is considered an area within a fire hazard severity zone, as defined by CalFire.

The Town of San Anselmo is located within a mapped WUI area and borders open space lands managed by Marin Water. The hillsides and canyons within the town and surrounding areas carry some wildfire hazard potential, which is a risk to urbanized areas within the town. Figure S-8 depicts the fire threat classifications within the town and surrounding areas. Based on this mapping, the northeastern and southwestern portions of the town are considered to have moderate to high wildfire threat conditions. However, San Anselmo does not currently have any Very High Fire Hazard Severity Zones identified by CalFire.



Wildfire burning on the San Anselmo side of the Terra Linda- Sleepy Hollow Divide.

Significant wildfires have occurred in San Anselmo and Marin County in the past and will continue to pose a threat to people and property. The last major wildfire to occur within the perimeters of the town boundary was the Sorich Park fire in 1976, which burned over 284 acres in and around San Anselmo. Figure S-9 depicts the WUI in the San Anselmo planning area.

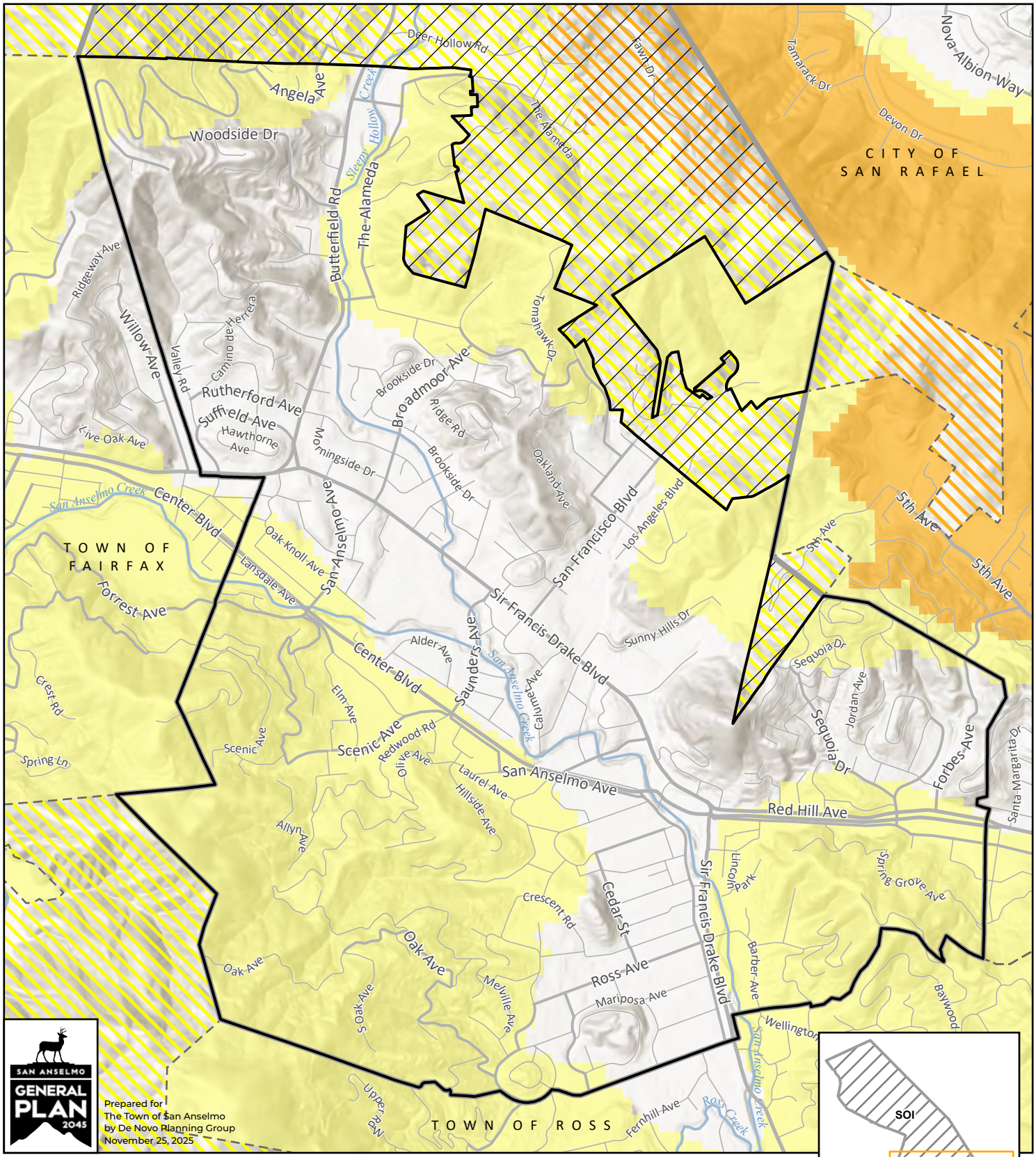
Urban Fires

The possibility of an urban fire confronts every community. Many urban fires begin as isolated incidents caused by faulty electrical appliances, cooking mishaps, improper storage of chemicals, or industrial malfunction but can spread to other buildings if conditions permit. Many factors contribute to urban fires' severity and extent, but modern building codes and practices have helped reduce their effects. Despite these improvements, it is important to acknowledge the

risks associated with fires in urban areas. No matter its size, any fire can be fatal or cause people severe harm and can damage buildings and other structures.

Water Supply

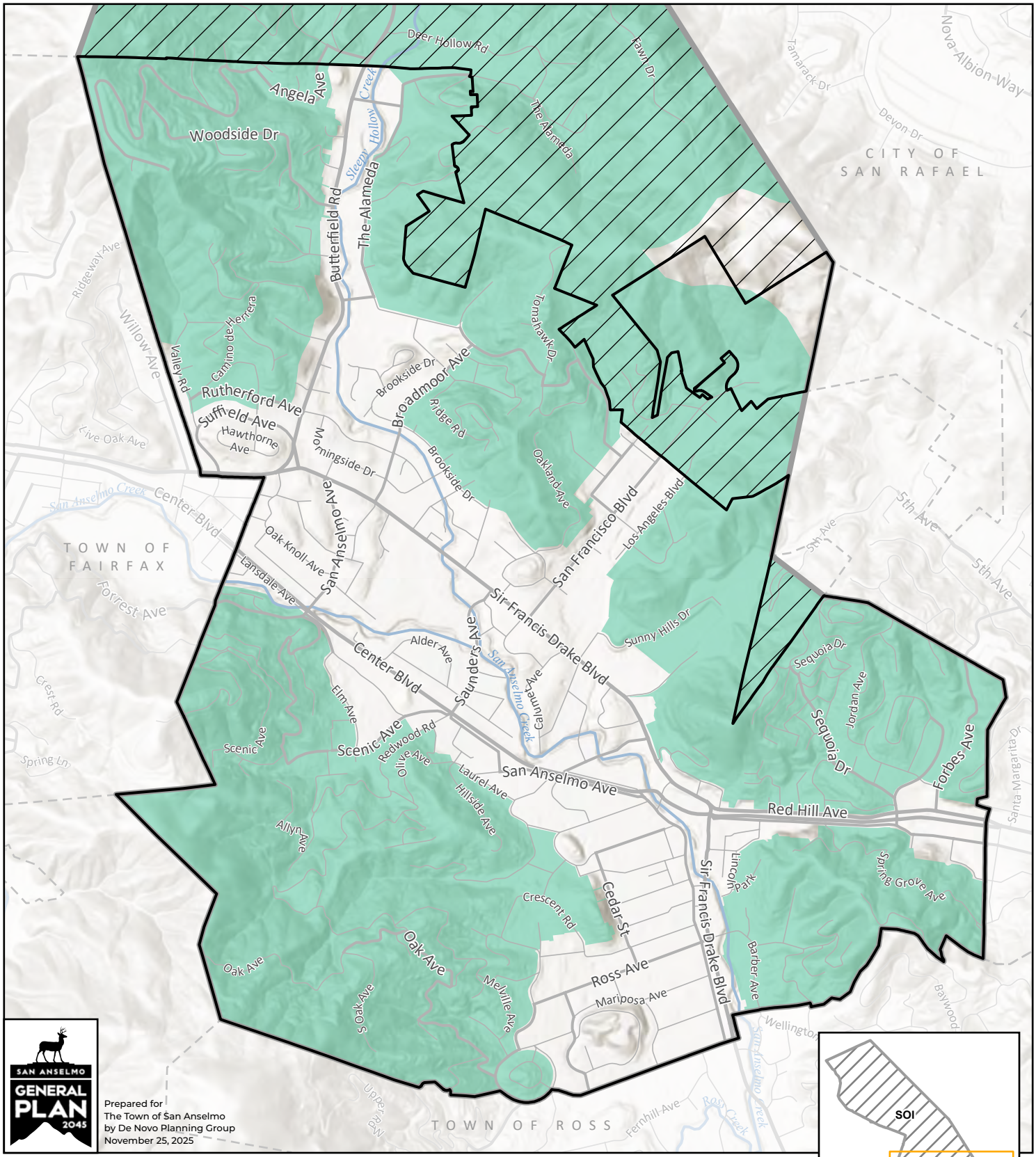
Marin Water provides water service in San Anselmo. The district owns approximately 21,600 acres of watershed land and provides water service to communities from the Golden Gate Bridge to southern Novato and west from the San Francisco Bay to the San Geronimo Valley. According to Marin Water's Urban Water Management Plan, adequate water supplies are expected during normal years, single dry years, and multiple dry years to meet expected demand within the town and service area through 2045. This is especially important for ensuring adequate supplies are available for fire suppression needs within San Anselmo. As a standard practice, new developments and major remodels are required to conduct water pressure/flow testing and mitigate issues if water flows are deemed inadequate.



Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset; ESRI Hillshade Map Service.
Theme Source: CAL FIRE State Responsibility Area Fire Hazard Severity Zone Maps, 4/1/2024; CAL FIRE Local Responsibility Area Maps Phase 2, 2/24/25.

S-8.

FIRE HAZARD SEVERITY ZONES



Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset.
Theme Source: Ross Valley Fire Department Wildland-Urban Interface Zones, Town of San Anselmo and Sleepy Hollow Fire Protection District maps.

S-9.

WILDLAND-URBAN INTERFACE

9.5 CLIMATE AND WEATHER RELATED HAZARDS

Severe weather hazards in San Anselmo include drought, extreme heat, and severe wind and storm events. These hazards have affected plants and animals and damaged properties and vehicles. Future effects are anticipated due to climate change, which can contribute to the frequency and intensity of severe weather events.

Temperature

Increasing temperatures associated with climate change can act as a hazard multiplier. Increased temperatures can affect both water supplies and vegetation growth. With drier conditions, vegetation growth may be reduced, which can reduce wildfire vulnerability; however, if dry conditions persist for longer periods, the reduced vegetation may be drier than normal. These two conditions may change the wildfire risks within the town and the surrounding area, or cause areas that have not burned historically to be at greater risk of ignition.

Drought

A drought is a long period with substantially less precipitation than usual. The primary direct impact of a drought is the reduction of available water supplies. Water reduction is particularly concerning in agricultural areas and natural environments, but it can also affect landscaping in urban areas or human health in extreme cases. Droughts are generally regional events; however, some communities experience "long-distance drought" if the water source areas— potentially hundreds of miles away—are experiencing drought. San Anselmo receives water from Marin Water. The town and many residents have groundwater wells that are used for irrigation. Marin Water has a long-term water supply and management plan that includes a drought analysis that accounts for impacts associated with climate change.

Extreme Heat

Extreme heat is a period when temperatures are abnormally high relative to the normal temperature range. Extreme heat events include:

- **Extreme Heat Days:** a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area.
- **Warm Nights:** a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures.
- **Extreme Heat Waves:** a successive series of extreme heat days and warm nights where extreme temperatures do not abate; typically, four successive extreme heat days and

warm nights.

According to Cal-Adapt, the State's portal for local climate change projections, an extreme heat day for San Anselmo is when the temperature exceeds 95.3° F, and a warm night exceeds 58.8°F. Between 1961-1990, the Town experienced an average of 4 extreme heat days annually, which are projected to increase between 11-20 days by the end of the century due to climate change.

Severe Wind

Wind is simply the movement of air caused by differences in atmospheric pressure and temperature. High-pressure air will naturally move to areas of low pressure. During certain times of the year, these conditions can cause high-speed winds (Diablo Winds), which are fast and forceful enough to damage public facilities, infrastructure, homes, utilities, and uproot or topple mature trees. During these events, debris is transported with enough force to damage property and injure people. Severe wind events can also cause Public Safety Power Shutoff events by utility providers (Pacific Gas & Electric) that distribute electricity to the town. These events de-energize power lines during wind events to reduce the potential of wildfire ignition and spread.

Precipitation

Climate change projections suggest that annual mean precipitation may increase as temperatures are anticipated to increase in the coming decades. Even with increases projected, there is the potential that the increased precipitation may fall during more intense weather events, which could increase flooding. By the end of the century, maximum 1- day precipitation events could increase by 20%, which could overwhelm existing infrastructure and potentially inundate areas that haven't experienced flooding. With greater and more intense precipitation, the town could also experience greater instability within hillside areas, causing an increase in landslides and mudslides.

With future temperature increases coupled with increased precipitation amounts, future wildfire impacts are projected to decrease or remain the same by the end of the century. This projection is based on the increase in precipitation, which may occur in fewer larger rain events coupled with higher average temperatures. This projection suggests that vegetation growth will experience an overall reduction or change that reduces future acres burned. Based on historical fires that have occurred, the Town has experienced an annual average of 47.1 acres burned (total acreage burned divided by the number of years analyzed), which is projected to reduce slightly (41.4 acres) or remain approximately the same (47.0 acres) by the end of the century.

A further discussion of the effects of climate change effects, as well as adaptation and resiliency to expected impacts, can be found in the Sustainability, Climate Change, and Resiliency Element.

9.6 NAVIGATING TOWARDS 2045

Over the next two decades, San Anselmo will respond to evolving climatic conditions by strengthening its approach to hazard mitigation, preparedness, and long-term resilience. As wildfire risk, flooding potential, and extreme weather events intensify, the Town will refine land use decisions, expand defensible space practices, improve stormwater systems, and reinforce slopes and hillsides where instability is likely. These efforts will be complemented by updated emergency plans, expanded community preparedness programs, and the establishment of resilience hubs that provide safe, accessible spaces for residents to gather, receive services, and obtain critical information during emergencies. Together, these actions will help reduce vulnerabilities and maintain public safety across all neighborhoods.

Advances in technology will also enhance the Town's ability to anticipate and respond to environmental hazards. Real-time monitoring tools, enhanced early warning systems, and improved modeling software will help track wildfire conditions, rainfall intensity, soil movement, and other indicators of emerging risks. Remote sensing, data-sharing platforms, and communication technologies will enable rapid coordination during emergencies, while resilience hubs can integrate backup power, cooling and air filtration systems, and digital communications to support residents when disruptions occur. By pairing modern tools with proactive planning and community-focused facilities, San Anselmo will strengthen its capacity to protect public safety and adapt to future climatic challenges.

9.7 GOALS, POLICIES, AND ACTIONS

HAZARD MITIGATION, EMERGENCY PREPAREDNESS, RESPONSE, AND RECOVERY

Goal S-A Promote a culture of resilience and preparedness within San Anselmo where community members and businesses are prepared for natural and human-caused emergencies.

Policy S-A.1: Structural Hazards. Support efforts to reduce the number of structures subject to natural hazards.

> **Action S-A.1.a: Building Code Updates.** Regularly update building codes and regulations to address changing hazard conditions and requirements.

Policy S-A.2: Hazard Education. Increase education, outreach, and awareness of hazards and hazard mitigation, especially to vulnerable populations (AFN, Disadvantaged Communities, etc.).

Policy S-A.3: Hazards in New Development. Encourage new development in locations that avoid or reduce exposure to hazards.

> **Action S-A.3.a: Essential Public Facilities.** Locate, when feasible, new essential public facilities outside of identified hazard areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.

> **Action S-A.3.b: Public Facilities in Hazard Areas.** Identify appropriate construction methods to minimize damage to public facilities located within an identified hazard area.

Policy S-A.4: Resilient Utilities and Public Safety Services. Work with public utilities and special districts that provide water, sewer, fire protection, and public safety services in order to maintain and improve upon the present level of service and resiliency to natural hazards.

Policy S-A.5: Resilient Town Buildings. Require that Town-owned buildings are maintained to support their resilience in the face of natural disasters.

> **Action S-A.5.a: Resilient Public Facilities.** Maintain the structural and operational integrity of essential public facilities during hazard events.

Policy S-A.6: Agency Coordination. Increase cooperation and coordination among private entities, local agencies, special districts, State and federal agencies, and tribal organizations.

Policy S-A.7: Staff Training. Ensure Town staff are adequately trained to implement State and local regulations designed to avoid loss of life, injury, and property damage from natural disasters.

> **Action S-A.7.a: Hazard Mitigation Program Review and Integration.** Conduct an annual review of hazard mitigation goals and strategies and integrate the findings into the annual budget, staffing allocations, and updates to the Capital Improvement Plan.

Policy S-A.8: Pedestrian Evacuation Routes. Support the development of pedestrian rights-of-way as temporary pathways to serve as additional evacuation routes.

Policy S-A.9: Emergency Response and Evacuation Plans. Support the preparation, implementation, and regular update of local preparedness and evacuation plans and multi-jurisdictional cooperation and communication for emergency situations.

> **Action S-A.9.a: Emergency Planning.** Coordination, and Training Program. Maintain and update the Town's Emergency Operations Plan (EOP) to ensure a clear chain of command and strong coordination with the Marin County Operational Area, and participate in regional emergency planning efforts, including updates to the Marin County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Adopt each updated MJHMP to remain eligible for FEMA hazard mitigation funding and ensure the plan includes analysis of climate-related risks, identification of vulnerable assets and populations, and strategies to strengthen community resilience.

Policy S-A.10: Post Disaster Recovery. Expand and enhance post disaster recovery strategies, prioritizing community resilience and sustainability.

> **Action S-A.10.a: Post Disaster Recovery Framework.** Develop an all-hazards Post Disaster Recovery Framework for use after a major incident or event.

Policy S-A.11: Community Education. Educate community residents and businesses on emergency preparedness, response, and evacuation procedures and mitigation strategies.

Action S-A.11.a: Public Outreach. Provide community outreach and education programs on a regular basis, at intervals that keep residents informed about emergency procedures, shelters, safe refuge areas, and evacuation routes to be followed in the event of an emergency.

Policy S-A.12: Circulation System for Evacuations. Continue to study the Town's circulation network and emergency response capabilities to provide effective evacuations during an emergency.

Policy S-A.13: Property Identification. Identify properties through clear street naming and numbering systems for emergency response vehicles.

Policy S-A.14: Access Routes for New Development. Require all new developments and redevelopments to provide a minimum of two points of access by means of public roads that can be used for emergency vehicle response and evacuation purposes.

Action S-A.14.a: Emergency Access Improvements and Roadway Standards. Evaluate and implement feasible emergency access improvements for existing and new development, including roadway widening, parking restrictions, vehicle pullouts, roadside clearance, and new or improved access routes, and require necessary upgrades during discretionary review when a nexus exists. For areas that do not meet minimum emergency access standards, assess targeted solutions such as hillside pullouts, limited on-street parking, enhanced clearance, or supplemental access routes, with improvements limited to property frontage where appropriate.

Policy S-A.15: Private Road Design. Ensure all private roads are designed and maintained to allow unrestricted emergency equipment and personnel access.

Policy S-A.16: Updated Evacuation Routes. Ensure all Town and Marin County transportation plans reflect updated evacuation routes, strategies, and data.

Policy S-A.17: Emergency Response Capability. Maintain a high level of emergency response capability.

Action S-A.17.a: Budget for Emergency Services. Account for current and future emergency service needs during annual budgeting cycles.

Action S-A.17.b: Emergency Service Priorities. Regularly review and update the Town's priorities for future emergency service needs to reflect changing conditions and community needs.

Action S-A.17.c: Development Review. Consult Fire and Police staff in the development review process to ensure development adequately addresses service levels, security concerns, and safety.

SEISMIC AND GEOLOGIC HAZARDS

Goal S-B Minimize the risk of injury and structure damage from seismic hazards.

Policy S-B.1: Seismic Codes. Require that new development and redevelopment meet the most up-to-date seismic codes/ regulations and use methods of construction to withstand stress caused by an earthquake.

> **Action S-B.1.a: Compliance with Safety Codes.** Review all new building plans or substantial renovations for compliance with State and federal seismic safety regulations prior to permit approval.

Policy S-B.2: Earthquake Education. Ensure residents and businesses are educated on emergency preparedness and response procedures during an earthquake.

Policy S-B.3: Seismic Safety Upgrades. Facilitate and support maintenance and improvement of structures potentially vulnerable to seismic hazards.

> **Action S-B.3.a: Inventory of Seismically Vulnerable Structures.** Conduct an inventory of seismically vulnerable structures as a first step in establishing voluntary or mandatory programs for retrofitting these structures. Ensure this inventory highlights historic structures.
>
> **Action S-B.3.b: Seismic Hazard Disclosure and Tenant Notification Program.** Require property owners to disclose seismic vulnerabilities, including unreinforced masonry status, retrofit standards, and the potential need for temporary displacement after a major earthquake, to existing and prospective tenants, ensuring they understand associated risks and necessary preparedness measures.
>
> **Action S-B.3.c: Seismic Upgrades.** Establish incentives for owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster and/or establish preservation-sensitive measures for the repair and re-occupancy of historically significant structures.

Policy S-B.4: Infrastructure Resilience. Advocate for and work with regional utilities to enhance the preparedness, protection, and resilience of water, energy, and telecommunications infrastructure.

Goal S-C Ensure landslide and slope stability hazards are effectively mitigated throughout the town.

Policy S-C.1: Development in Areas of Slope Instability or Steep Topography. Require development in areas of slope instability or steep topography to minimize the potential for landslide and geologic hazards to jeopardize public health, safety, and welfare. Require mitigation of landslides and steep slopes as part of the development process, and discourage and avoid locating development in areas of slope instability.

Policy S-C.2: Geologic Hazards. Continue to protect the community from hazards associated with soil erosion, weak and expansive soils, and liquefaction.

> **Action S-C.2.a: Enforcement of Building Codes.** Continue to enforce building codes and relevant legislation on all new development and redevelopment.
>
> **Action S-C.2.b: Inspection of Slope Improvements.** Establish a periodic inspection and maintenance program for existing slope improvements.

Policy S-C.3: Building Foundations. Require that new development and redevelopments include proper foundation and support in areas of potential slope instability.

FLOOD HAZARDS

Goal S-D Minimize the effects of natural flooding and potential inundation from dam failure.

Policy S-D.1: Development within Floodplains. Development within floodplains shall be designed to minimize risks to life and property and satisfy Federal Emergency Management Agency requirements.

> **Action S-D.1.a: Flood Insurance.** Continue to participate in the National Flood Insurance Program and the Community Rating System to reduce flood risk and improve flood insurance affordability.
>
> **Action S-D.1.b: Floodplain Regulations, Enforcement, and Updates.** Continue to enforce and update floodplain, drainage, and development regulations to maintain consistency with State and federal requirements.
>
> **Action S-D.1.c: Stream Bank Protection.** Develop an approach and identify locations for bank protection strategies that should not be limited to:

- An assessment of banks to inventory areas that appear prone to failure;
- Bank stabilization, including installation of rip rap or whatever regulatory agencies allow;
- Stream bed depth management using dredging; and
- Removal of out-of-date coffer dams in rivers and tributary streams.

Policy S-D.2: Drainage Infrastructure. Support modifications and updates to public infrastructure to reduce flooding.

Action S-D.2.a: Flood Infrastructure Evaluation, Funding, and Implementation Program. Evaluate and map waterways and existing flood protection infrastructure to identify, prioritize, and design needed flood control and storm drainage improvements, and pursue funding to construct projects that reduce flood risks and protect vulnerable properties.

Action S-D.2.b: Flood Management. Identify flood management solutions (i.e., property acquisitions, detention and retention basins, channel widening, acquisitions, relocations, and environmental mitigations) to reduce flood impacts within the town.

Action S-D.2.c: Nature-based Solutions. Promote nature-based methods and best management practices (e.g., bioswales, natural ground cover) through the Town's urban pollution runoff stormwater program.

Policy S-D.3: Best Stormwater Management Practices. Consider best practices regarding natural waterways and constructed stormwater conveyance structures when reviewing development applications, plans, and programs.

Action S-D.3.a: Hydrologic Analysis. Continue to improve existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system.

Action S-D.3.b: Impervious Surfaces. Update existing guidelines and regulations that limit the use of impervious surfaces and/or require the use of permeable surfaces, implement other regulations to effectively channel and minimize site runoff, and allow water to percolate, increasing groundwater recharge.

Action S-D.3.c: Hydraulic Models. Update hydraulic models as needed in response to major developments in the watershed or major changes to land uses within cities or counties.

Action S-D.3.d: Flood Insurance Map Updates. As new flood-control projects are completed, request revisions to flood-insurance rate maps to reflect flood risks as accurately as possible.

Policy S-D.4: Coordination on Flood Management and Mitigation. Coordinate with neighboring jurisdictions, stakeholders, and resource agencies on flood mitigation and management projects.

Action S-D.4.a: Interagency Flood Mitigation Coordination Program. Collaborate annually with flood control districts, utilities, and neighboring jurisdictions to assess mitigation projects, infrastructure needs, and capital planning.

Action S-D.4.b: Water Efficient Landscape and Impervious Surface Management Program. Promote drought-tolerant and water-efficient landscape design, incorporate xeriscape practices and permeable surfaces in Town projects where feasible, and adopt updates to the Marin Municipal Water District's Water Efficient Landscape Ordinance to reduce water demand, enhance conservation, and support groundwater recharge.

Policy S-D.5: Preparation for Potential Dam Inundation. Ensure Town staff and residents are informed and prepared for potential dam inundation events.

Action S-D.5.a: Inundation Map Updates. Encourage Marin Municipal Water District to update inundation mapping with depth information.

Action S-D.5.b: Flood Evacuation Preparedness. Review the updated mapped inundation areas and coordinate with Marin Municipal Water District on procedures for emergency evacuations.

Action S-D.5.c: Property Owner Information. Provide dam inundation information to potentially affected property owners whenever new or updated information becomes available.

WILDLAND AND URBAN FIRES

Goal S-E Prepare and ready the community to respond to fire hazards.

Policy S-E.1: Vegetation Management along Creeks and Steep Slopes. Ensure fuel modification activities and vegetation management techniques along creeks and steep slopes do not contribute to landslide and erosion hazards.

> **Action S-E.1.a: Vegetation Management in Fire-Sensitive Areas.** Require that vegetation management in fire-sensitive areas include thinning of high fuel vegetation or replanting with fire resistant plant materials.
>
> **Action S-E.1.b: Non-native Species.** Prioritize the removal of non-native species.
>
> **Action S-E.1.c: Structural Mitigations.** Identify structural mitigations rather than vegetation management in the most fire-sensitive areas (i.e., areas within the WUI), when feasible.
>
> **Action S-E.1.d: Biodiversity, Fire, and Fuels Integrated Plan.** Prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes actions necessary to minimize fire hazards and maximize ecological health in Town open space areas in compliance with the Marin County Community Wildfire Protection Plan.

Policy S-E.2: Community- and Neighborhood-Based Approach. Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program.

> **Action S-E.2.a: Homeowner Wildfire Actions Plans.** Engage with homeowners in the Wildland Urban Interface to prepare a wildfire action plan.

Policy S-E.3: Fire Patrolling. Encourage the Fire Department to increase local patrolling during periods of high fire weather.

Policy S-E.4: Safety Standards in Fire Hazard Areas. Regularly re-evaluate specific fire hazard areas and adopt reasonable safety standards covering such elements as fuel modification around homes, adequacy of existing and future water supplies, fire flow tests, fire hydrants, routes or throughways for fire equipment access, clarity of addresses and street signs, and long-term maintenance.

Policy S-E.5: Code Consistency. Maintain consistency with the California Building and Fire Codes and Ross Valley Fire Department Standards and best practices.

> **Action S-E.5.a: Fire Code Consistency and Development Review Requirements.** Maintain and enforce Town regulations to remain consistent with the California Building Code and Ross Valley Fire Department requirements and require fire risk

analysis and appropriate mitigation measures for subdivisions and development in high fire hazard areas. Prior to approving any subdivision in these areas, review and approve a fire risk study that identifies contributing risk factors, recommended mitigation actions, the costs and means of providing fire protection, and the parties responsible for funding and benefiting from these measures.

Action S-E.5.b: Properties with Limited Access. Establish mitigations for properties in fire hazard areas with restricted and single points of access, including parking restrictions, and investigate the feasibility of establishing special assessment districts to improve road capacity and adequate water supply.

Policy S-E.6: Public Facilities in High and Very High Fire Severity Zones. Prohibit new public/critical facilities (schools, hospitals, fire stations, etc.) from being located in High and Very High Fire Hazard Severity Zones to the greatest extent feasible. If located in these areas, require adequate fire response and evacuation capabilities.

Policy S-E.7: Fire Prevention Programs. Support fire prevention, public education, early detection programs, and property inspections to identify and avoid fire hazards.

Action S-E.7.a: Property Maintenance for Fire Control. Implement and enforce fire safety and vegetation management requirements on private property, including taking necessary fire prevention actions on undeveloped or hazardous sites and recovering associated costs from property owners. Provide comprehensive public education for residents and businesses on defensible space, vegetation management, landscaping practices, and fire hazard reduction strategies.

Policy S-E.8: Vegetation Clearance. Require vegetation clearance and maintenance for all public and private roads and properties in the fire hazard areas.

Policy S-E.9: Fire Defense Improvements. Allocate adequate funding for fuel breaks and other fire defense improvements on public property and require similar measures for private property in compliance with fire safe regulations.

Action S-E.9.a: Grazing for Fuel Management. Continue to consider grazing in open space for grass/light fuel maintenance.

Policy S-E.10: Private Water Sources. Coordinate with owners of private water sources, such as swimming pools, in or adjacent to high fire risk areas for on-site fire protection use.

Policy S-E.11: Prioritization of New Development. Prioritize development in areas with sufficient water supply infrastructure and roadway capacity to provide adequate evacuation and emergency equipment access.

Policy S-E.12: Adequate Water Supply. Coordinate with Marin Municipal Water District to ensure adequate water supply and infrastructure for existing and future daily demands and firefighting suppression requirements.

WEATHER-RELATED HAZARDS

Goal S-F Ensure the community can anticipate and adapt to weather-related events.

Policy S-F.1: Construction Techniques. Encourage construction and design techniques that support increased efficiency and greater insulation to accommodate future weather extremes.

Policy S-F.2: Tree Trimming. Encourage tree trimming and other hazard reduction activities that minimize or prevent impacts from high wind events.

Policy S-F.3: Energy and Water Conservation Code Updates. Require that updated code adoptions include provisions for greater energy and water conservation measures to reduce impacts from drought and extreme temperatures.

10. Noise

From the rustle of oaks in the hills to the hum of traffic on the boulevards to the joyous clamor of a downtown event, sound is a defining characteristic of San Anselmo. As the community evolves and new noise sources emerge, the Noise Element's policies will ensure the town preserves its tranquility while remaining a vibrant, welcoming place to live, work, and gather.

10.1 PURPOSE OF THE ELEMENT

This element identifies sources of noise and noise levels in San Anselmo and provides standards and methods to address exposure to current and projected noise sources. The primary source of existing noise in San Anselmo is vehicle traffic from major corridors and collector roads. Commercial activity, recreation, construction, landscape maintenance, and truck loading and unloading are among the stationary sources that contribute to the noise environment. The purpose of the Noise Element is to proactively maintain current acoustic conditions and prevent noise increase despite growth, while protecting residents from excessive noise exposure in noise-sensitive areas and at noise-sensitive times of day. The goals, policies, and actions in the Noise Element will be implemented through the development review process, updates to the Municipal Code, and ongoing coordination with regional partners. As noise sources and mitigation technologies evolve, the Town will periodically review noise standards to ensure they continue to protect community character while remaining practical and effective.

The Noise Element includes the following sections.

10.2 Fundamentals of Noise. Describes the fundamentals of sound and noise-related terms.

10.3 Existing Noise Conditions. Discusses the most significant sources of noise in San Anselmo, including roadways and stationary sources.

10.4 Noise and Land Use Compatibility Standards. Presents standards that should be used to evaluate compatibility between new land uses and development projects and noise levels in San Anselmo.

10.5 Future Noise Environment. Describes future noise conditions expected with development projected under the General Plan.

10.6 Navigating Towards 2045. Discusses how technological changes may affect noise sources and how the Town monitors and manages noise in the future.

10.7 Goals, Policies, and Actions. Identifies goals, policies, and actions to limit the community's exposure to noise and vibration.

10.2 FUNDAMENTALS OF NOISE

Noise is a subjective reaction to sound that is loud, unpleasant, unexpected, or undesired.

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction;
- Interference with activities such as speech, sleep, and learning; and
- Physiological effects such as hearing loss or sudden startling.

Environmental noise typically produces effects in the first two categories. Workers can experience noise in the last category. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

A decibel (dB) is the fundamental unit of sound, and sound is measured on a decibel scale. The decibel scale is logarithmic, not linear, which means that an increase in 10 dB is 10 times greater than the base number. The perceived loudness of sound is dependent upon many factors, including sound pressure and frequency. The A-weighted decibel scale is used to give greater weight to the frequencies of sound to which the human ear is most sensitive by de-emphasizing the very low and very high frequencies. The A-weighted sound level is expressed as dBA and is the most common method to characterize sound in California. Representative outdoor and indoor noise levels in units of dBA are identified in Figure N-1.

Figure N-1 Typical A-Weighted Sound Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110	Rock Band
Jet fly-over at 1,000 ft	100	
Gas lawn mower at 3 ft	90	
Diesel truck at 50 ft. and 50 mph	80	Food blender at 3 ft
Gas lawn mower at 100 ft	70	Vacuum cleaner at 10 ft
Heavy traffic at 300 ft	60	Normal speech at 3 ft

	50	Dishwasher in next room
Quiet urban nighttime	40	
	30	Library
Quiet rural nighttime	20	Bedroom at night

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol 2013.

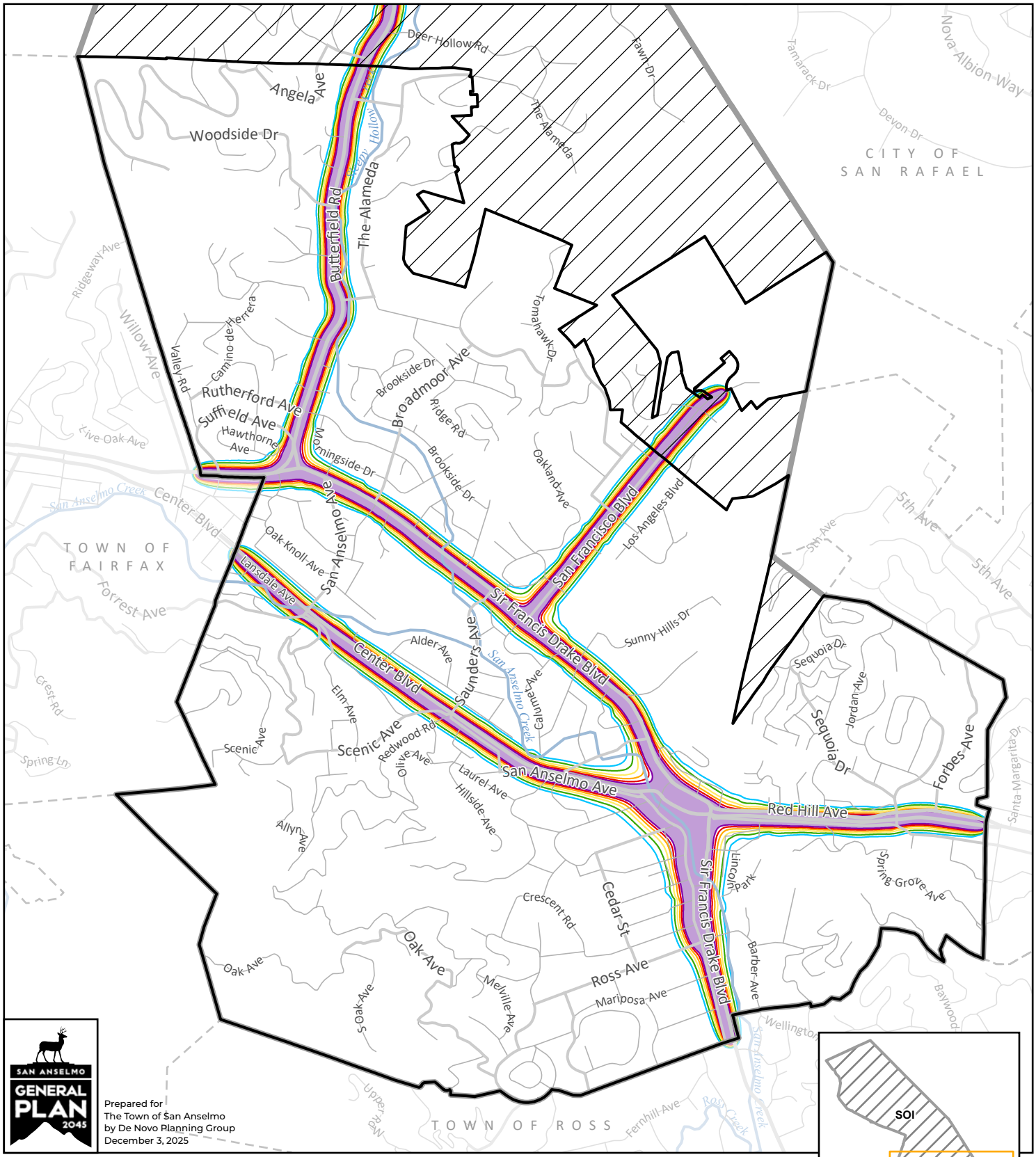
The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. A 3 dBA change is a just-perceivable difference. Generally, a change in level of at least 5 dBA is required before any noticeable change would be expected. A 10 dBA change sounds like the noise has approximately doubled.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level of a given environment consisting of all noise sources audible at that location. A common statistical tool to measure ambient noise is average, or equivalent, sound level.

The day/night average level (L_{dn}) is based on the average noise level over a 24-hour day, with a 10-decibel weighting applied to noise occurring during nighttime (10 p.m. to 7 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

10.3 EXISTING NOISE CONDITIONS

Existing traffic volumes and generally accepted noise modeling techniques were used to develop noise contours for the major roadways in the planning area. Figure N-2 shows noise contours where noise levels are at or above the 65 dBA level. These include Sir Francis Drake Boulevard, Greenfield Avenue, Red Hill Avenue, Center Boulevard, San Francisco Boulevard, and Butterfield Road. Commercial properties at the Hub are most impacted by high noise levels. The contours indicate maximum noise exposure assuming line-of-sight to the noise source and fall from the roadways since noise decreases exponentially with distance. These contours are intended for screening purposes to identify locations where site-specific noise studies may be required when considering new development or changes in land use.



SAN ANSELMO GENERAL PLAN 2045

Prepared for
The Town of San Anselmo
by De Novo Planning Group
December 3, 2025

Legend

- San Anselmo Town Boundary
- Sphere of Influence
- Planning Area Boundary
- Other Towns and Cities

Noise Level - Ldn (dBA)

- 65
- 66
- 67
- 68
- 69
- 70
- Area where Noise Level > 70

0 500 1,000 Feet

Base Data Sources: Marin County LAFCO; Marin County GIS; USGS National Hydrography Dataset.
Theme Source: Saxelby Acoustics.

N-2.

EXISTING NOISE CONTOURS

The General Plan includes policies and actions to protect the community from excessive noise from new land uses and to ensure new development is not located too close to noise-generating sources.

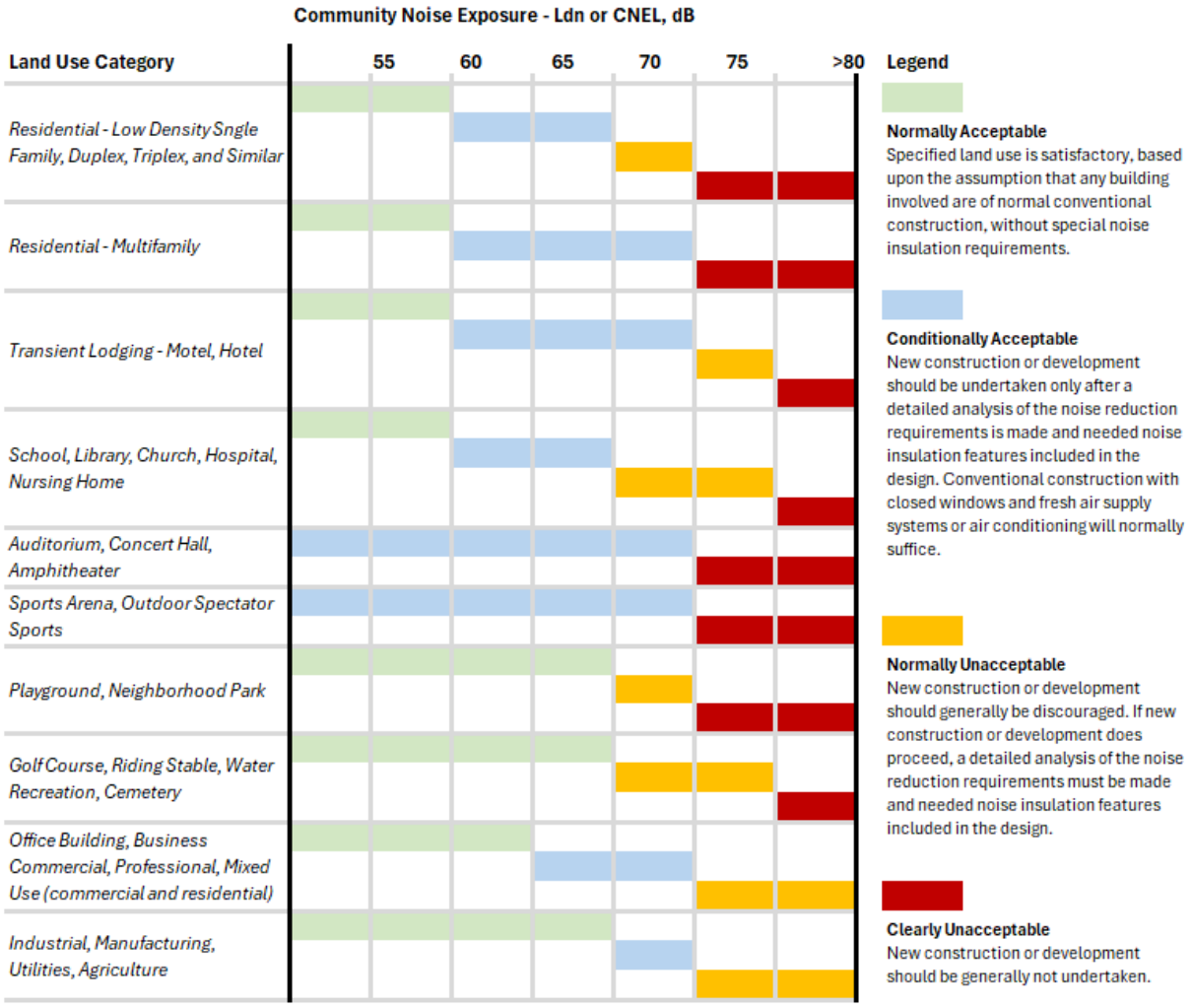
Stationary Noise Sources

Commercial activity, construction, landscape maintenance, parking lots, loading docks, parks, and schools are among the stationary noise sources in San Anselmo. Stationary noise sources also include mechanical systems for heating, ventilation, and air conditioning; service and delivery trucks idling, loading, and unloading; and recreation activities. The Town Municipal Code establishes maximum noise levels for residential and commercial areas at different times of the day and prohibits the operation of any powered equipment that emits noise at or above 80 dBA at 50 feet from the equipment. Hours for construction and demolition work are regulated, and the operation of gas-powered landscape equipment is restricted. Section 10.6 includes policies and actions to continue to protect the community from unwanted noise.

10.4 NOISE AND LAND USE COMPATIBILITY STANDARDS

The standards listed in Figure N-3 should be used to evaluate the compatibility between new land uses and future noise in San Anselmo. These standards, together with Figures N-2 and N-4, help determine whether a proposed development or land use is located in an area where noise levels exceed the normally acceptable noise exposure for that land use type, and whether an acoustical analysis and/or special noise mitigating measures are required. The land use compatibility standards also serve as a guide determining whether noise from stationary sources is acceptable.

Figure N-3: Noise and Land Use Compatibility Guidelines



10.5 FUTURE NOISE LEVELS

Future increases in noise levels will be largely attributable to vehicular traffic. Projected noise contours are shown in Figure N-4, which identifies areas that may be exposed to excessive noise levels. Policies and actions in the Noise Element address these noise issues through implementation of a variety of noise-mitigating measures and, where feasible, by conditioning future development to limit future noise exposure.

Figure N-4: Projected Future Noise Contours

[To be prepared with the Draft Environmental Impact Report]

10.5 NAVIGATING TOWARDS 2045

As San Anselmo looks toward 2045, technological change is likely to introduce new and evolving noise sources while also transforming how noise is monitored and managed. Emerging technologies such as delivery drones, increased use of electric but still audible micromobility devices, autonomous or connected vehicles, and new building and mechanical systems may alter the community's acoustic environment in ways not fully anticipated today. At the same time, advances in noise monitoring technology, including low-cost sensors, real-time data collection, and improved modeling tools, can enhance the Town's ability to identify noise hotspots, evaluate cumulative impacts, and respond more efficiently to complaints. These tools may support more proactive, data-driven enforcement and updates to noise standards as conditions change. Periodic review of regulations will help ensure that noise management approaches remain effective, protect noise-sensitive uses and times of day, and preserve San Anselmo's community character while accommodating innovation and growth.

10.7 GOALS, POLICIES, AND ACTIONS

Goal N-A Protect and preserve the peace and quiet of San Anselmo by minimizing community exposure to excessive noise and vibration.

Policy N-A.1: Compatibility of New Land Uses. Use the Noise and Land Use Compatibility Guidelines in Figure N-3 to establish and maintain acceptable noise levels for different land uses consistent with state and federal guidelines. Require acoustical analysis and feasible noise attenuation methods for new development and/or land uses that may be exposed to or generate noise exceeding applicable standards.

> **Action N-A.1.a: Acoustical Study Requirements.** Require acoustical studies for development projects subject to discretionary review that may be exposed to or create noise levels exceeding the Noise and Land Use Compatibility Guidelines in Figure N-3. Identified noise control measures shall ensure compliance with applicable standards, including maintaining interior noise levels of 45 dBA Ldn or lower for new residential uses.
>
> **Action N-A.1.b: Landscaping Equipment Noise.** Advance and implement regulations to limit noise from landscaping equipment, such as quiet hours, and continue enforcement of the Town's ban on gas-powered landscape equipment.

Action N-A.1.c: Noise Ordinance and Objective Noise Standards. Review and update the Town's Noise Ordinance within five years of General Plan adoption to establish clear, objective noise limits for residential, commercial, and mixed-use areas, including temporary construction noise. Apply these standards through the development review and permitting process by incorporating appropriate conditions of approval for noise-generating activities and equipment, and enforce the standards once projects become operational.

Policy N-A.2: Significant Noise Increases. Protect noise-sensitive receptors from adverse noise exposure by requiring feasible mitigation for discretionary projects that would permanently increase ambient noise by:

- > 5 dB where baseline is < 60 dB
- > 3 dB where baseline is 60–65 dB
- > 1.5 dB where baseline is > 65 dB

Where no noise-sensitive receptors are present, the Town may determine that no significant noise impact exists.

Policy N-A.3: Construction Noise. Minimize noise impacts from construction by enforcing limits on construction hours, requiring feasible noise-reducing measures, and applying best management practices to protect nearby residents, schools, and other noise-sensitive receptors.

Action N-A.3.a: Construction Noise Limits and Mitigation Measures . Enforce limitations on construction hours and require feasible noise-reduction measures, such as sound barriers, muffled and properly maintained equipment, and other appropriate technologies, through the development review process. For CEQA analyses, use a 12 dBA increase as the temporary construction noise threshold of significance.

Action N-A-3.b: Construction Notification and Noise Management Plans. Require project applicants to provide advance notice of construction to nearby residents and businesses, including timelines, allowable construction hours, and contact information. Develop guidelines for notice content and distribution. Require major projects to prepare Construction Noise Management Plans detailing monitoring and noise-reduction strategies**.**

Policy N-A.4: Traffic Noise. Minimize residents' exposure to traffic noise through land use planning, enforcement, street design, and landscaping.

Action N-A.4.a: Vehicle Code Noise Enforcement. Enforce the California Vehicle Code provisions related to excessively loud vehicles operating on Town streets.

Action N-A.4.b: Pavement and Street Design. Evaluate the use of roadway surfacing materials or other treatments that reduce traffic noise along arterial and collector streets.

Action N-A.4.c: Sound Barriers and Alternatives. Discourage sound walls where alternative measures, such as berms, landscaping, or building placement, can effectively reduce noise. Where sound walls are necessary, require aesthetically compatible design, appropriate screening, regular maintenance, and measures to minimize sound reflection.

Policy N-A.5: Vibration Impacts. Require evaluation and mitigation of vibration during demolition and construction projects to avoid potential impacts on nearby noise-sensitive receptors.

Glossary

Access and Functional Needs (AFN). A person with a disability, temporary or permanent, or other condition that would require them to need assistance during an evacuation.

Acoustics: The science of sound.

Adaptation. The process of adjusting to and preparing for the current and future impacts of climate change.

Age-Friendly Community: A place that adapts its services and physical structures to be more inclusive and receptive to the needs of its population to improve their quality of life as they age.

Ambient Noise: The distinctive acoustical characteristics of a given area consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation: The reduction of noise.

A-Weighting: A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Bay Area Air District (BAAD). The public agency that regulates the stationary sources of air pollution in the nine counties of the San Francisco Bay Area.

Best Management Practices (BMPs). Proven stormwater management techniques or methods used to reduce pollution, erosion, or other environmental impacts.

Big-Box Store: A large-format retail establishment, typically 50,000 square feet or larger and part of a national or regional chain, operating in a stand-alone building designed for high-volume sales and automobile access.

Carbon Sequestration: The process of capturing and storing atmospheric carbon dioxide (CO_2) to mitigate or delay the effects of climate change.

Conservation Easement. A voluntary, legal agreement that permanently constrains land uses of a specified property in order to protect its conservation values.

Belonging. The felt and lived experience of being valued, safe, respected, and essential within a community, such that individuals feel secure being their authentic selves without fear of marginalization or exclusion. Belonging emerges when diversity is welcomed, equity

is practiced, and inclusion is sustained—resulting in environments where people not only have access and voice, but also feel they matter and are integral to the shared purpose and culture of the community.

CNEL: Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 p.m. - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Commercial Corridors. A commercial corridor is an area along a major arterial roadway that is lined by commercial uses with goods and services serving the community and surrounding communities.

Context-Sensitive Design. A design approach that emphasizes characteristics of a design element's particular locale, such as to relate to adjacent or nearby features or to relate to a locale's history or built traditions. In architecture, context-sensitive design gives attention to building orientation to the street, style, scale, massing, colors, and materials.

Criteria Pollutants. Six gaseous pollutants (carbon monoxide, nitrogen dioxide, ozone, and sulfur dioxide) used by the Environmental Protection Agency and California Air Resources Board as indicators of regional air quality, setting maximum concentration limits for each pollutant, above which adverse effects on human health may occur.

Critical Habitat. The specific areas within the geographic area, occupied by the species at the time it was listed, that contain the physical or biological features that are essential to the conservation of endangered and threatened species and that may need special management or protection. Critical habitat may also include areas that were not occupied by the species at the time of listing but are essential to its conservation.

Cultural Resource. A historical resource or a unique archaeological resource as defined under CEQA Guidelines Section 15064.5. This definition includes objects, buildings, structures, sites, areas, places, records and manuscripts of historical, architectural, or cultural importance.

Decibel or dB: Fundamental unit of sound, defined as ten times the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

Density. The number of dwelling units per gross acre.

Disadvantaged Communities. Areas which are experiencing disproportionately high and adverse economic, health, environmental, and social burdens.

Diversity. The full spectrum of differences that everyone brings to the table. It includes characteristics such as race, ethnicity, gender identity, sexual orientation, age, disability, language, and socioeconomic status, as well as neurodiversity, worldviews, and life experiences. Embracing diversity acknowledges the value of multiple perspectives, ideas, and solutions provided when individuals with different backgrounds, identities, and views collaborate and are heard.

Economic Development: The creation of wealth in which community benefits are realized. It is an investment in growing the economy.

Economic Vitality: The capacity of a community to maintain and grow its economic activities through productive means and resourcefulness, ensuring a sustainable future.

Equity. Fair treatment and access to all individuals or groups irrespective of their identity. Equity is not sameness; it is justice in design, practice, and outcome. This requires the identification, recognition, and remediation of historic, systemic, and structural barriers that create unequal access to resources, opportunities, and power.

Essential Public Facilities. Include facilities such as hospitals and health care facilities, emergency shelters, fire and police stations, emergency command centers, and emergency communications facilities.

Floor Area Ratio. The ratio of a building's total floor area to the area of the lot on which it is situated.

Frequency: The measure of the rapidity of alterations of a periodic acoustic signal, expressed in cycles per second or Hertz.

Fuel Cells: Devices that generate electricity through an electrochemical process by converting hydrogen or other fuels into energy, producing minimal emissions.

Fuel Modification. The practice of reducing or modifying vegetation to decrease fire intensity and spread in fire-sensitive areas.

Greenbelt: Natural or undeveloped lands that surround urban areas.

High-Hazard Areas. High-hazard areas are identified areas subject to a high risk of environmental hazards such as flooding (from storms, sea level rise, dam and levee failure, tsunami, etc.), wildfire, landslide, debris flows, earthquake, and land subsidence. High-

hazard areas in the San Anselmo Planning Area are identified on maps located in the Safety Element.

Hillsides. All land area located above 150 feet mean sea level.

Hydraulic Models. Simulations that predict how water flows through drainage systems and waterways under different conditions.

Inclusion. The active, continuous practice of reshaping environments, relationships, and systems so that all individuals and groups can fully participate, contribute, and lead in the greater community. It includes valuing difference as a resource and building cultures rooted in trust, respect, and shared purpose.

L_{dn}: Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq}: Equivalent or energy-averaged sound level.

L_{max}: The highest root-mean-square (RMS) sound level measured over a given period of time.

$L_{(n)}$:The sound level exceeded as a described percentile over a measurement period. For instance, an hourly L_{50} is the sound level exceeded 50 percent of the time during the one-hour period.

Legal Non-Conforming Uses. Land uses that were lawfully established under previous zoning regulations but no longer comply with current zoning laws. These uses are typically allowed to continue ("grandfathered in") but may face restrictions on expansion, alteration, or reconstruction if significantly damaged or abandoned.

Level 2 Charging. Level 2 charging is a method of charging an electric vehicle that uses 240-volt AC power in residential settings or 208-volt AC power in commercial settings. It's a faster way to charge an EV than Level 1 charging, which uses 120-volt AC power from a standard household outlet. Level 2 charging can add 10–20 miles of range per hour of charging. Level 2 chargers are common at homes, workplaces, and commercial parking lots.

Level 3 Charging. Level 3 charging, also known as DC fast charging, is a method of charging electric vehicles. Level 3 chargers use direct current (DC) electricity at a voltage of 400–1000 volts and can add 100-250 miles of range in 30-45 minutes. Level 3 charging is typically only available at public charging stations, such as those found in shopping centers and along major travel corridors.

Lifecycle Emissions. Lifecycle emissions are the total emissions produced during the production, use, and disposal of a product or service.

Low-Carbon Footprint Diet. A way of eating that prioritizes plant-based, locally sourced, seasonal, and minimally processed foods in sustainable packaging while reducing food waste and limiting high-emission products (like red meat and dairy) to minimize greenhouse gas emissions.

Low-Impact Design (LID). A land development approach that aims to minimize the environmental impact of a site by mimicking natural processes to manage stormwater runoff, primarily through techniques like infiltration, filtration, and retention, rather than relying on traditional storm drains and pipes to convey water away from the site; essentially, it seeks to maintain a site's pre-development water flow patterns by capturing and treating rainwater where it falls.

Microgrid. A microgrid is a localized energy system that can operate independently from the larger power grid during outages, often powered by renewable sources like solar panels paired with battery storage. A microgrid can connect and disconnect from the grid to enable it to operate in both grid-connected or island mode. These systems improve reliability and reduce dependence on vulnerable centralized infrastructure.

Mitigation. Preventing or reducing the emission of greenhouse gases into the atmosphere to make the impacts of climate change less severe.

National Pollutant Discharge Elimination System (NPDES). A permit program that regulates the discharge of pollutants to navigable waters of the United States, which includes any discharge to surface waters, including lakes, rivers, streams, bays, the ocean, dry stream beds, wetlands, and storm sewers that are tributary to any surface water body. NPDES permits are issued under the Federal Clean Water Act.

Non-Vehicular Access. Travel by modes other than motorized vehicles, generally along paths, trails, or other routes not intended for cars, motorcycles, or similar vehicles.

Mixed Use Development. Any combination of land uses, including mixing housing with commercial, offices with retail, or housing with offices and retail, within a defined area. Vertical mixed-use is the mix of uses within one building; horizontal mixed use is the mix of uses behind or next to each other but in different buildings on the same site.

Neighborhood Services: Essential local amenities and retail businesses situated within a residential neighborhood and designed to meet the everyday needs of residents within

walking or cycling distance, such as small grocery stores, hardware stores, pharmacies, dry cleaners, cafes, and small restaurants.

Noise: Unwanted sound.

Noise-Sensitive Receptors: Land uses consisting of, but not limited to, schools, residences, libraries, hospitals, and other care facilities, where excessive noise could adversely affect people or planned activities.

Ocean Acidification. A reduction in the pH of the ocean over an extended period of time, caused primarily by uptake of carbon dioxide (CO_2) from the atmosphere. Ocean acidification can make building and maintaining shells difficult for organisms such as oysters, clams, sea urchins, and corals, with negative consequences to the food web.

Parks:

- **Community Park:** A park that serves the needs of a range of people, from several neighborhoods to the entire town. They typically contain a wide variety of facilities for active and passive recreation and organized sports. They also provide amenities typical of neighborhood parks for use by the surrounding residents. Parks containing fewer elements but that contain facilities that serve the entire town may be considered to be community parks.
- **Neighborhood Park:** A park that provides for the daily recreation needs of nearby residents with primarily passive and informal recreation facilities. Neighborhood parks often include play areas, picnic areas, open turf areas or green space, basketball courts, and tennis courts. A neighborhood park may also contain play fields.
- **Pocket Parks:** Small, urban green spaces, typically less than one acre, designed to provide recreational opportunities, natural areas, and community gathering spots in denser neighborhoods or underutilized urban spaces.

Particulates. A mixture of many chemical solids and aerosols composed of small droplets of liquid, dry solid fragments, and solid cores with liquid coatings which may have adverse health impacts to human populations exposed to high concentrations of particles.

Paseo. A pedestrian-only pathway such as an alley connecting two streets or a public staircase.

Pedestrian-Friendly Development. Features of the built environment that encourage pedestrian activity and improve pedestrian mobility. Examples include wide sidewalks,

walkable connections to local destinations, and interactive building facades along sidewalks through strategic placement of windows and doors.

Pilot Urbanism. The use of short-term, small-scale projects to evaluate potential long-term changes to public spaces and urban areas, without major investments.

Planning Area. San Anselmo's planning area for General Plan purposes include the area within the Town limits and the Town's sphere of influence.

Protected Ridge Zones. Areas within 150 horizontal feet in both directions from the lowest elevation of the ridgelines, or 50 feet vertically, whichever is more restrictive, as mapped on Figure LU-3.

Recreation, Active: A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts, and various forms of children's play equipment.

Recreation, Passive: Passive recreation refers to outdoor recreational activities that require minimal development or disturbance of natural landscapes and infrastructure. Unlike active recreation, which typically involves constructed facilities such as sports fields, playgrounds, or paved courts, passive recreation emphasizes low-impact interaction with the natural environment. These activities often depend on existing natural features and are designed to maintain the ecological health and integrity of a site. Examples may include, but are not limited to, the following activities:

- Hiking and walking
- Bird watching
- Wildlife observation and photography
- Nature study
- Horseback riding on designated trails
- Picnicking
- Fishing
- Swimming in natural water bodies
- Climbing (e.g., bouldering, scrambling)
- Bicycling on designated trails
- Running and jogging

Regional Housing Needs Allocation (RHNA). The number of housing units a local government must plan for during an eight-year housing element cycle. The allocation is made through a process that is prescribed by State law.

Reserve Areas. Areas shown in Figure LU-2 intended for potential future increases in residential density and development incentives. These areas are held in reserve to accommodate anticipated housing needs over time, allowing growth to occur in a planned

and orderly manner while ensuring that infrastructure, services, and the visual design of the community are maintained.

Resilience. Resilience is the ability of people and their communities to anticipate, accommodate, and positively adapt to or thrive amidst changing climate conditions and hazard events. Resilient communities enjoy a high quality of life, reliable systems, and economic vitality, and they conserve resources for present and future generations.

Resilience Hub. A resilience hub is a community-serving facility, often a library, school or recreation center, that supports residents and local government operations before, during, and after emergencies and power outages. The hub is equipped with clean water, medical supplies, communication resources, and backup power (often from a microgrid) to operate independently of the grid. The backup power often combines a solar energy system, battery storage, and electric vehicle charging, which operate outside of emergencies to provide renewable energy and reduce greenhouse gas emissions. A resilience hub also provides a site for gathering, sharing information, and accessing resources. During emergencies, indoor space provides cooling, heating, relief from wildfire smoke, Wi-Fi access, and device charging.

Ridgelines. Those specific ridges delineated by Figure LU-3.

Riparian Corridor. An area of vegetation and habitat along a creek, river, or stream that provides flood protection, water filtration, and wildlife habitat.

Rip Rap. Large stones or concrete blocks placed along shorelines or slopes to prevent erosion from water flow.

Sensitive Receptors. A location where human populations, especially children, seniors, and sick persons, are present and where there is a reasonable expectation of continuous human exposure to pollutants. Examples of sensitive receptors include residences, hospitals, and schools.

Sir Francis Drake Boulevard (North): The segment of Sir Francis Drake Boulevard in San Anselmo that is located north of the Hub.

Sir Francis Drake Boulevard (South): The segment of Sir Francis Drake Boulevard in San Anselmo that is located south of the Hub.

Special-Status Species. Plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies.

Sphere of Influence (SOI). A planning boundary established by a local agency formation commission that represents the probable future physical boundary and service area of that city or special district.

Stewardship. Active and responsible management, care, and protection of open spaces through a long-term commitment to restoring, preserving, and enhancing ecological health and biodiversity.

Stormwater Capture: The process of collecting and managing rainwater or runoff from storms before it flows into storm drains, rivers, or oceans to minimize flooding, water pollution, and erosion.

Stormwater Management. The practice of controlling and treating rainwater runoff to prevent flooding and water pollution.

Sustainable Landscaping. The practice of designing, creating, and maintaining landscapes in an environmentally friendly and climate-appropriate manner for long-term resilience. This approach may include the use of native or drought-tolerant plants, permeable surfaces, electric or manual gardening tools, composting, soil enrichment, and other techniques that promote resource efficiency and ecological health.

The Hub. The roadway intersection in San Anselmo where Sir Francis Drake Boulevard, Red Hill Avenue, Greenfield Avenue, and Center Boulevard intersect.

Third Space. A place distinct from home and work where people gather to socialize, connect, and build community. Examples include parks, plazas, cafés, libraries, community centers, farmers markets, cultural venues, performance spaces, co-working lounges, and other accessible public or semi-public gathering spaces. Third spaces foster interaction, creativity, and inclusion, helping to strengthen neighborhood identity, support local businesses, and enhance overall quality of life.

Tiny Forest. A tiny forest is a small, dense, fast-growing woodland, typically planted in an urban area and in a plot about the size of a tennis court. Tiny forests are densely planted with native trees and shrubs and are designed to mimic the natural structure of a woodland. They provide a variety of benefits, including wildlife habitat and carbon sequestration.

Tribal Cultural Resource. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe or determined by a lead agency as established by Public Resources Code Section 21074.

Universal Design. The design of environments and structures to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Urban Heat Island Effect. An urban heat island effect occurs when a city experiences much warmer temperatures than nearby rural areas. A major cause of the heat island effect is the use of concrete, asphalt, and other materials that absorb heat. Other causes are the reduction of trees and vegetation, and waste heat generated by energy usage in buildings and vehicles.

Vulnerable Populations. Vulnerable populations include, but are not limited to, people with disabilities and limited mobility; children and seniors; people with existing health conditions that may be exacerbated by heat, smoke, and utility disruptions; and people with limited English proficiency.

Waste Diversion. Waste diversion is the process of diverting waste from landfills through activities such as source reduction, reuse, recovery, recycling, composting, and energy production.

Watershed. A land area that drains water into a body of water, such as a stream, river, bay, or ocean.

Wildland-Urban Interface (WUI). The geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels, as identified by CAL FIRE and the Ross Valley Fire Department.

Xeriscape. Landscaping designed to reduce or eliminate the need for irrigation by using drought-tolerant plants and efficient design.

Refercence

INTRODUCTION

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Implementation Plan

The Implementation Plan contains information to support staff and community implementation of the General Plan actions to effectively integrate them into budgets, the capital improvement program, and other work plans. The actions are intended to help achieve, and be consistent with, the Town's General Plan vision and goals. The Town is to be mindful of the principles of diversity, equity, inclusion, and belonging in executing the actions set forth in the Implementation Plan.

The headings included in the Implementation Plan are defined as follows:

Code: The abbreviation that is used to refer to the action in the General Plan.

Action: The title and description of text of the action.

Lead Department: The lead Town department, office, or agency responsible for implementing the measure. Some actions may require involvement and collaboration by more than one department, division, or office. The Town Manager may assign or re-assign responsibilities, as necessary.

AF	Administration and Finance
BLD	Building
HR	Human Resources
LIB	Library
CDD	Community Development
PW	Public Works
REC	Recreation
RVF	Ross Valley Fire Department
TA	Town Attorney
TC	Town Clerk
TM	Town Manager

Timing: The year by which an action should be effective by year's end. Once effective, many actions will continue through 2045. Time frames are described as follows:

Ongoing (continuation of an action that has been implemented)
Short (1-5 years)
Long (5-20 years)

Cost Range: The estimated cost to the Town, including estimated staff costs which exceed existing staff capacity, to complete implementation of the action, identified as follows:

$ = Up to $50,000
$$ = $50,001 - $100,000
$$$ = $100,001 - $250,000
$$$$ = $250,001 - $1,000,000
$$$$$ = $1,000,000+

Financing: The source of funds to complete the action, including the following:

New Capital Improvement Program (CIP)
Operating Budget
Other Financing, which may include grants, tax measures, special funds, and donations

Action: The action to be taken, including the following:

Ordinance or Other Legislation
Study, Plan, or Program
Capital Improvement
Guidelines, Standards, or Monitoring
Interagency Coordination
Development Review
Public Education & Outreach

Land Use and Community Design

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
LU-A.1.a	**Implementation of Land Use Map.** Implement the Land Use Map (Figure LU-1) by approving new development projects consistent with the land use definitions, densities, and intensities as set forth in this Element. Ensure consistency between the General Plan, Zoning Code, and other land use regulations.	CDD	Ongoing	$				X					X	
LU-A.3.a	**Impacts of New Development on Infrastructure and Services.** Analyze infrastructure and service capacity during development and CEQA review and require necessary improvements in consultation with provider agencies. Coordinate growth projections and long-term infrastructure planning with urban service providers, including water, sanitary, school, fire, and waste disposal agencies, to ensure adequate capacity for existing and future development. Monitor land use changes and new development and adjust growth projections as warranted.	CDD	Ongoing	$									X	
LU-A.4.a	**Municipal Service Review**. Actively coordinate with LAFCo during the regular Municipal Service Review (MSR) process to provide data on the capacity of existing services and fascal sustainability. Use the MSR as a tool to ensure future land-use and infrastructure decisions are consistent with the General Plan.	PW/ CDD	Short	$		X						X		

Land Use and Community Design

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LU-A.4.b	**Resolution of Parcels with Split Jurisdiction.** Actively support and coordinate with Marin County LAFCo and neighboring jurisdictions to facilitate the annexation and de-annexation of properties, as appropriate, that are currently split across multiple jurisdictions.	PW/ CDD	Short	$		X						X		
LU-B.4.a	**Affordable Housing Overlay Zone.** Amend the Municipal Code to identify maximum density and floor area ratio and minimum parking requirements for the Affordable Housing Overlay Zoning District.	CDD	Short	$				X						
LU-B.5.a	**Revitalization Incentives.** Consider zoning and economic development incentives that keep local neighborhood centers viable, such as allowing additional floor area when neighborhood-serving uses are included or retained.	CDD	Short	$				X			X			X
LU-B.6.a	**Rezoning of Public School Sites.** Rezone public school sites from residential to the Public Facilities District and allow educational uses and housing development up to 40 units per acre.	CDD	Short	$				X						
LU-B.7.a	**Parks Zoning District.** Amend the Municipal Code to create a new Parks zoning district and apply it to parcels having a Parks land use designation.	CDD	Long	$$				X						

Land Use and Community Design

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LU-C.1.a	**Development in Open Space and Low Density Areas.** Prohibit development in areas designated as Open Space on the Land Use Map (Figure LU-1), and continue to allow very low-density residential development on private property in areas designated as Very Low Density and Single-Family – Conservation on the Land Use Map (Figure LU-1).	CDD	Ongoing	$									X	
LU-C.2.a	**Hillside Density District.** Amend Table 4D, R-1-H (Hillside Density District) Parcels, in the Municipal Code to remove outdated parcel numbers and update parcel-specific density limits to align with State law. The density on the remaining hillside parcels shall be no greater than the number of dwelling units specified in the table.	CDD	Short	$				X						
LU-C.3.a	**Conservation and Low Density Development Review.** Continue to require design review for new structures and upper-floor additions for hillside or protected ridge zone parcels to minimize visual, environmental, and safety impacts.	CDD	Ongoing	$									X	

Land Use and Community Design

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LU-C.3.b	**Hillside and Ridge Zone Development Regulations.** Prepare and adopt objective development and design standards in the Municipal Code to minimize the impacts of hillside and protected ridge zone development, including but not limited to: · Creating opportunities to cluster development and/or transfer of development rights to preserve open space, natural features, and scenic resources, · Limiting grading to preserve natural topography, minimize erosion, and prevent slope failure, · Regulating building design and scale, including height and massing, to achieve residential development that is compatible with existing hillside neighborhoods, ·Minimizing off-site and night sky impacts of outdoor lighting and glare, and Establishing fire safety standards. Incorporate the protected ridge zone development restrictions in Policy LU-C.3 into the Zoning Code.	CDD	Short	$				X			X			
LU-D.2.a	**Development Review.** Use objective development standards, the design review process, and the California Environmental Quality Act in the review of proposed development projects to promote high quality design, ensure compatibility with surrounding properties and uses, and minimize environmental impacts and conflicts between residential and non-residential uses.	CDD	Ongoing	$									X	

Land Use and Community Design

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LU-D.2.b	**Update Regulations.** Regularly evaluate and update development standards to ensure that new development is compatible with the natural surroundings and built environment of the immediate neighborhood.	CDD	Ongoing	$				X			X			
LU-D.3.a	**Gathering Place Design.** Emphasize the function of commercial districts as community gathering places. Where feasible, require public plans and projects to include community services, public space, and amenities that create a strong sense of place and opportunities to congregate.	CDD	Ongoing	$									X	
LU-D.3.b	**Outdoor Dining and Gathering Areas.** Encourage physical design and layout that supports outdoor dining, walkability, and a cohesive human-scaled streetscape.	CDD	Ongoing	$										X
LU-D.3.c	**Pilot Urbanism Projects.** Test small-scale, temporary placemaking projects (e.g., parklets, pop-up plazas) to evaluate possible long-term public improvements that foster community gathering.	PW/ CDD	Long	$$$	X				X					
LU-D.4.a	**Pedestrian-Friendly Building Frontage.** Encourage ground-floor businesses and building designs along San Anselmo Avenue (between Tamalpais and Bolinas Avenues) that actively engage pedestrians through frequent entrances, ample windows providing views into the businesses, and thoughtful façade design.	CDD	Ongoing	$									X	X

Land Use and Community Design

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LU-D.4.b	**Pedestrian-Friendly Connections.** Strengthen pedestrian connections that extend from downtown to other local destinations, especially to Creek Park and across Sir Francis Drake Boulevard. Highlight and enhance downtown's paseos and bridges through signage, lighting, and other improvements.	PW	Ongoing	$$$					X	X				
LU-D.4.c	**Public Spaces and Programming.** Provide lively public spaces for programming with cultural activities and events, such as Live on the Avenue.	PW/ REC	Ongoing	$$	X				X	X				
LU-D.4.d	**San Anselmo Avenue Master Plan.** Develop a master plan for San Anselmo Avenue between San Rafael and Bolinas Avenues to address land use, circulation, parking, economic viability, design, walkability, and other area-specific considerations holistically. The plan should include strategies for public space enhancements, façade improvements, streetscape beautification and habitat restoration, pedestrian and bike infrastructure, parking solutions, and programs that support businesses.	PW/ CDD	Long	$$$					X					

Land Use and Community Design

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LU-D.5.a	**Greenfield Avenue and Sir Francis Drake Boulevard (South).** For development along Sir Francis Drake Boulevard (south of the Hub) and along Greenfield Avenue (east of the Hub) as shown in Figure LU-4, update use and development standards to: · Encourage mixed-use development where housing can be above or behind commercial or other public-serving uses; ·Encourage pedestrian-friendly ground-floor commercial design where storefronts face the sidewalk, canopies and awnings provide shade and support business identity, signage is oriented to pedestrians, and visibility between the sidewalk and building interiors visually connects pedestrians to businesses; and Adjust standards that may limit development feasibility on shallow and hillside lots to allow zero front setback and encourage generous windows and frequent entrances on ground-floor facades.	CDD	Short	$$				X						
LU-D.5.b	**Red Hill Avenue and Sir Francis Drake Boulevard (North).** Along Red Hill Avenue and Sir Francis Drake Boulevard (north of the Hub) as shown in Figure LU-4, update use and development standards to: • Require landscaped building setbacks; and • Allow uses that have community support but are not currently allowed in the C-L District, such as restaurants and entertainment uses.	CDD	Short	$				X						

Land Use and Community Design

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LU-D.5.c	**Center Boulevard near the Hub.** Facilitate new mixed-use development along Center Boulevard between San Anselmo Avenue and Sir Francis Drake Boulevard as shown in Figure LU-4 by working proactively with property owners and potential developers to support both housing development and the continuation of existing community-serving commercial uses along this important gateway to downtown.	CDD	Ongoing	$										X

Land Use and Community Design

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LU-D.5.d	**Streetscape Design and Beautification.** Plan and fund streetscape improvements along the town's commercial corridors to make them safer, more attractive, and accessible. These upgrades and plans may include: · Developing a streetscape master plan for Greenfield Avenue and Sir Francis Drake Boulevard (North) to guide future improvements in the public right-of-way; · Updating sidewalks and adding pedestrian-friendly lighting, seating, and landscaping to create welcoming public spaces; · Improving pedestrian crossings on Sir Francis Drake Boulevard, including the Hub intersection, with elements such as shorter pedestrian crossing distances and traffic-calming features; · Adding landscape strips and street trees between sidewalks and traffic lanes along Red Hill Avenue and Sir Francis Drake Boulevard (North) where feasible · Planting street trees along sidewalks on Greenfield Avenue and Sir Francis Drake Boulevard (South); · Installing pedestrian and transit infrastructure improvements, such as wider sidewalks, landscaping, seating, and traffic-calming elements, in new development and redevelopment along Center Boulevard near the Hub intersection; · Expanding and upgrading bicycle facilities and bicycle-friendly infrastructure; · Identifying funding sources to make these streetscape improvements possible; and · Prioritizing native plants in municipal plantings to promote biodiversity	PW	Long	$$$$$	X					X				

Land Use and Community Design

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LU-D.6.a	**Gateways Location and Design.** Create attractive gateways at well-traveled entry points into San Anselmo, including the entry points along Sir Francis Drake Boulevard, Center Boulevard, and Red Hill Avenue, through landscaping, signage, lighting, and other outdoor design features.	PW	Long	$$$$$	X					X				
LU-D.6.b	**Wayfinding.** Maintain and update, as necessary, wayfinding signage to direct motorists to the downtown and consider expansion of wayfinding signage to include other commercial districts.	PW	Ongoing	$$	X					X				
LU-D.8.a	**Accessibility Standards for Public Spaces.** Ensure public spaces, including parks, plazas, and community facilities, meet or exceed ADA standards for accessibility. When feasible, incorporate features such as wheelchair-accessible paths, seating areas with shade, audible crosswalk signals, and clear signage to enhance usability for people of all abilities.	PW	Ongoing	$$$$	X					X				
LU-D.8.b	**Age-Friendly Land Use Planning.** Collaborate with public agencies and local stakeholders to assess and incorporate age- and disability-friendly considerations, including access to services and proximity to transit, into land use decisions.	CDD	Ongoing	$					X			X		X
LU-D.8.c	**Incentives for Universal Design.** Offer incentives, such as reduced permit fees or expedited processing, for new developments that incorporate universal design principles.	CDD	Short	$$$				X						

Land Use and Community Design

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LU-E.1.a	**Historic Context Statement.** Prepare a historic context statement to better understand the cultural and historical themes and patterns that shaped the town over time.	CDD	Long	$$$					X					
LU-E.1.b	**Historic Survey and Inventory.** Prepare a historic survey and maintain an inventory of potential sites and structures of architectural, historic, archeological, and cultural significance. Consider listing the most significant structures or sites on the California Register of Historical Resources and the National Register of Historic Places or adopting a local historic register.	CDD	Long	$$$$					X					
LU-E.1.c	**Historic Preservation Ordinance.** Develop and adopt a historic preservation ordinance and program to protect historic resources and culturally important areas.	CDD	Long	$$$				X	X					
LU-E.1.d	**Historic District Formation.** Consider the establishment of a historic district(s). Upon establishment, apply to be a Certified Local Government in order to be eligible for grant funding related to historic preservation efforts.	CDD	Long	$$$				X	X					
LU-F.1.a	**New Single-Family Development.** Require new single-family residential development, including rehabilitation and expansion projects, to maintain and enhance neighborhood visual and architectural design through context-sensitive building scale and materials, privacy, and architectural style.	CDD	Ongoing	$									X	

Land Use and Community Design

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LU-F.1.b	**New Multifamily Development.** Require new multifamily development, including rehabilitation and expansion projects, to enhance neighborhood visual and architectural style through context-sensitive building and human-scale elements and details, amenities, open spaces	CDD	Ongoing	$									X	
LU-F.1.c	**Livable Streets.** Within residential neighborhoods, maintain and expand pedestrian and bicycle facilities that are shaded, safe, and foster neighborhood connectivity.	PW	Long	$$$$$	X					X				
LU-G.1.a	**Public Art Installations.** Continue supporting rotating and permanent public art programs to highlight local artists.	REC	Ongoing	$$			X		X					
LU-G.1.b	**Art with Development.** Encourage the installation of public art in conjunction with new public and private development and major rehabilitation or major expansion of existing development.	REC/ CDD/ PW	Ongoing	$					X				X	
LU-H.1.a	**Community Planning and Budget Transparency Dashboard.** Develop and maintain an online dashboard or interactive tool that tracks the status of planning initiatives, budgeting decisions, and development projects. Ensure information is presented in clear, accessible language and provide regular updates through public meetings, newsletters, and social media to enhance transparency and community trust.	AF/ CDD	Short	$					X					

Land Use and Community Design

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LU-H.1.b	**Technology in Governance.** Continue to explore and implement innovative technologies that improve the efficiency and effectiveness of Town services, enhance public safety, support local businesses, and foster community engagement.	AF	Ongoing	$$	X	X			X			x		
LU-H.1.c	**Accessible and Inclusive Communications.** Provide information about Town services, programs, resources, and decision-making in multiple languages and accessible formats, using digital platforms, social media, email newsletters, and in-person outreach to effectively reach all residents.	AF	Ongoing	$		X			X					
LU-H.2.a	**Budget and Capital Improvement Plan.** Prepare an annual budget and capital improvement program that align with the General Plan.	AF/ PW	Ongoing	$		X			X	X				
LU-H.3.a	**Community Feedback.** Regularly solicit feedback from service users and evaluate Town service performance using measurable metrics. Ensure performance data are publicly available.	AF	Ongoing	$										X
LU-H.5.a	**Action Plans.** Review and oversee the annual action plans of all boards, commissions, and committees, subject to Town Council approval.	AF, PW, CDD, LIB, REC	Short	$		X			X					
LU-H.7.a	**Training and Education.** Provide education and training on inclusion, equity, diversity, and belonging for San Anselmo staff, boards, commissions, committees, and other civic bodies to the extent consistent with federal and State law.	AF	Short	$		X								X

Land Use and Community Design

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LU-H.9.a	**Municipal Code Consistency.** Revise the Zoning Map and Municipal Code to ensure consistency between the General Plan, Zoning Ordinance, and other land use regulations and to reflect the goals, policies, densities, intensities, and land use designations of the General Plan.	CDD	Ongoing	$				X						
LU-H.9.b	**General Plan Updates.** Update the General Plan as necessary to assure compliance with State law and to reflect changing Town needs and priorities.	CDD	Ongoing	$				X	X					
LU-H.9.c	**Annual Review of Implementation Actions.** Annually review the implementation of General Plan actions, updating the prioritization of actions based on relevance, availability of funding, and staffing levels. Provide public access to implementation status, annual reviews, and related resources through a dedicated General Plan Implementation webpage to support transparency and ongoing public engagement.	CDD	Ongoing	$				X	X					

Land Use and Community Design

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LU-H.9.d	**Five-Year General Plan Status Review.** Every five years, prepare and present to the Town Council a General Plan Status Report evaluating progress toward key goals and the continued relevance of General Plan policies. The report shall identify changes in state law, community conditions, hazards/climate considerations, infrastructure and service capacity, and implementation progress, and shall recommend whether targeted amendments or a focused update work program is warranted, consistent with available funding and staffing.	CDD	Ongoing	$										

Open Space and Conservation

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
OSC-A.2.a	**Online Maps.** Use online mapping tools to identify the ridge zones, hillsides, and other natural areas and ensure this information is readily available to the public.	PW/ CDD	Short	$		X			X					X
OSC-A.3.a	**Priority Properties for Protection.** Support the acquisition and preservation of open space areas under private ownership identified in Figure OSC-1.	PW	Ongoing	$$$$$	X		X		X					
OSC-A.3.b	**New Development Review.** Through the development review process, consider opportunities to permanently preserve areas as open space and to obtain public access easements to connect to existing trails as shown on the adopted Open Space and Conservation Map (Figure OSC-1).	CDD	Ongoing	$									X	
OSC-A.3.c	**Permanent Protection and Stewardship.** Permanently protect open space areas through tools such as purchase, dedication, conservation or access easements, or other instruments acceptable to the Town. When evaluating dedication of open space, prioritize parcels contiguous to existing public open space and consider long-term maintenance responsibilities. For privately-owned open space, ensure long-term stewardship that conserves natural resources, reduces hazards, and restricts incompatible structures or vegetation.	PW	Ongoing	$$$$$	X				X				X	

Open Space and Conservation

No.	Action	General		Resources	Financing			Action						
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OSC-A.3.d	**Partnerships for Open Space Acquisition.** Work with the Open Space Committee, public agencies, and non-profit organizations to identify, acquire, lease, or otherwise protect parcels that support a connected open space network within and adjacent to the Planning Area.	PW	Ongoing	$$$$$		X	X		X					X
OSC-A.5.a	**Trail Easements & Connections.** Seek opportunities through development review and partnerships to secure trail easements and create trail connections linking neighborhoods, communities, and existing public trails.	PW	Ongoing	$$$$	X		X					X		
OSC-A.6.a	**Watershed Management.** Ensure that new development complies with the requirements of the federal and state Clean Water Acts, National Pollutant Discharge Elimination System (NPDES), and the Town's Urban Runoff Pollution Prevention regulations.	PW	Ongoing	$									X	
OSC-A.6.b	**Stairs, Lanes, and Trails Program**. Regularly review and update the SLTs Program to guide maintenance, upgrades, mapping, and funding for stairs, lanes, and trails.	PW	Ongoing	$		X			X	X				X
OSC-A.7.a	**Countywide Trails Plan.** Work with Marin County and other agencies to maintain and expand trails in accordance with the Countywide Trails Plan.	PW	Ongoing	$$$$$	X							X		
OSC-A.9.a	**Tree Protection in Open Space.** Update Town procedures guiding the protection and management of trees in public open space to incorporate best practices for tree health, hazards, native biodiversity, and environmental stewardship.	PW	Short	$		X			X					

Open Space and Conservation

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OSC-A.9.b	**Conservation and Open Space Stewardship Plan.** Prepare a conservation and open space stewardship plan – with collaboration from the Ross Valley Fire Department, Marin County Parks and Open Space District, Marin Wildfire Prevention Authority, and environmental organizations and engagement with the public – to address maintenance priorities, habitat restoration and rewilding opportunities, hazard reduction, passive recreation and education opportunities, and potential funding sources.	PW	Long	$$$	X				X					
OSC-A.9.c	**Open Space Funding.** Explore funding mechanisms, including an impact fee, to support the creation of the open space stewardship plan and the purchase and ongoing maintenance of open space in San Anselmo.	PW	Long	$$	X				X					
OSC-A.9.d	**Community Involvement.** Host and encourage community and areawide meetings, exhibits, and events to raise community awareness and funding for open space acquisition, maintenance, stewardship, and restoration.	PW	Ongoing	$$	X									X
OSC-A.9.e	**Tribal Partnership and Acknowledgement.** Collaborate with Native American Tribes on stewardship, native plantings, habitat restoration, and interpretive signage that acknowledges Indigenous history and Traditional Ecological Knowledge.	PW	Long	$$	X									X

Open Space and Conservation

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OSC-B.2.a	**Wildlife Corridor Analysis and Development Review.** Conduct a wildlife corridor identification and analysis in collaboration with relevant agencies to implement AB 1889. Require development projects on vacant or connected sites to assess potential impacts on wildlife movement and incorporate feasible measures to maintain habitat connectivity.	PW/ CDD	Long	$$$	X			X	X					
OSC-B.2.b	**Rewilding Campaign.** Explore the feasibility of a "Rewild San Anselmo" campaign to encourage ecological restoration on private and public lands. This effort may include developing public resources like planting guides and design templates, organizing volunteer habitat restoration days, and partnerships with schools.	PW/ CDD	Long	$$$	X				X					
OSC-B.2.c	**Wildlife Fencing.** Adopt wildlife-friendly fencing guidelines to minimize habitat fragmentation, especially near creeks and the Wildland-Urban Interface.	PW	Long	$$	X						X			

Open Space and Conservation

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OSC-B.3.a	**Biological Surveys.** Require surveys of sites, including buffer areas potentially affected by proposed projects, with potentially suitable habitat for special status species, including creek corridors, to determine the presence or absence of special status species, critical habitat, and riparian habitat to be prepared by a qualified biologist prior to development and other management approvals. Require projects to implement measures to avoid or minimize harm to special status species, critical habitat, and riparian to a less than significant level. Consult with resource agencies as required by federal and State regulations.	CDD	Ongoing	$									X	
OSC-B.3.b	**Avoidance of Nesting Birds.** Avoid disturbance of nests of native birds in compliance with State and federal regulations which may include precluding vegetation clearing and construction on sites where nesting birds may be present during nesting season (typically February 1 through August 31). Require pre-construction surveys by a qualified biologist prior to any disturbance. If nests are found, the project shall implement appropriate avoidance measures, such as fenced buffer areas or staged tree removal periods.	PW/ CDD	Ongoing	$$	X				X				X	

Open Space and Conservation

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OSC-B.4.a	**Agency Consultation.** Refer proposals for grading, filling, or construction that would alter a watercourse shown on Figure OSC-3 to the State Department of Fish and Wildlife, U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, the Marin County Flood Control District, and other regulatory agencies for consultation.	PW	Ongoing	$		X						X	X	
OSC-B.4.b	**Creek Setbacks.** Continue to require development to comply with the creek setback standards in the Town's Watercourse regulations.	PW	Ongoing	$		X							X	
OSC-B.6.a	**Watershed Management.** Ensure that new development complies with the requirements of the federal and state Clean Water Acts, National Pollutant Discharge Elimination System (NPDES), and the Town's Urban Runoff Pollution Prevention regulations.	PW	Ongoing	$		X							X	
OSC-B.6.b	**Low-Impact Design Measures.** Require the incorporation of Low-Impact Design (LID) measures and other site design elements that slow stormwater flows, promote groundwater recharge, and filter out pollutants.	PW	Ongoing	$		X				X			X	
OSC-B.7.a	**Creek Signage and Education.** Develop signage and education displays describing native habitat, history, and restoration efforts. Partner with local schools, conservation and environmental groups, and others to increase awareness of the town's creeks.	PW	Long	$$	X				X					X

Open Space and Conservation

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OSC-B.9.a	**Air Quality Standards and Project Review.** Implement the Bay Area Air District's Clean Air Plan, rules, and best practices in reviewing construction, development, and commercial operations, including evaluation of toxic air contaminants, odors, and criteria pollutants.	CDD	Ongoing	$									X	
OSC-B.9.b	**Particulate Emissions.** Reduce emissions of particulate matter from construction sites, roads, parking lots, and other sources by requiring development and construction projects to implement best management practices.	CDD	Ongoing	$					X				X	
OSC-B.9.c	**Idling Prevention.** Adopt an ordinance that matches or is more stringent than the State's maximum idling law, and coordinate with CARB, BAAD, and law enforcement to achieve compliance.	PW	Long	$$	X			X						
OSC-C.1.a	**Development Review.** Require that projects proposed for sites that have the possibility of containing cultural and tribal cultural resources and resulting in-ground disturbance be evaluated by a qualified archaeologist prior to project approval and require such projects to implement mitigation strategies to reduce or avoid impacts to any identified or inadvertently discovered cultural resources. Continue to refer development proposals to the Northwest Information Center of the California Archeological Inventory, Native American Heritage Commission, and local Native American Tribes for review and recommendations regarding supplemental field investigation.	CDD	Ongoing	$					X				X	

Open Space and Conservation

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OSC-C.1.b	**Tribal Consultation.** Consult with Native American Tribes, as required by Senate Bill 18 and Assembly Bill 52, during the environmental review process for new development proposals and amendments to the General Plan to facilitate identification and preservation of tribal cultural resources.	CDD	Ongoing	$					X				X	

Sustainability, Climate Change, and Resiliency

No.	Action	General		Resources	Financing			Action						
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SU-A.1.a	**Community Sustainability, Electrification, and Renewable Energy Programs.** Partner with regional agencies, Marin jurisdictions, and the Climate Action Commission to provide coordinated programs, technical assistance, and permitting support that advance energy efficiency, building and vehicle electrification, and renewable energy adoption. This action includes: ·Sustainability & Electrification Resource Hub: Collaborate with Marin jurisdictions to provide a shared regional hub offering integrated resources, information, demonstrations, incentives, and permitting assistance. ·Community Energy Use: Encourage the installation of solar generation and storage systems by streamlining regulations and permitting, and by promoting 100% renewable energy purchasing options. ·Electrification Assistance: Promote local, regional, and state technical assistance, incentive, rebate, and concierge programs supporting the electrification of residential and commercial buildings. ·Equitable Access: Increase awareness of incentive programs for lower-income households and explore opportunities for local subsidies, permit fee reductions, or other supportive measures for electrification.	CDD	Ongoing	$					X		X			X

Sustainability, Climate Change, and Resiliency

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SU-A.1.b	**Community Education, Engagement, and Waste-Reduction Initiatives.** Engage, educate, and support the community in adopting sustainable lifestyle choices, reducing waste, and shifting travel behavior to support greenhouse gas reduction and public health. Collaborate with the Climate Action Commission and regional partners to: ·Climate Education & Engagement: Provide information and engagement opportunities on climate vulnerabilities, health connections, greenhouse gas reduction strategies, and community resilience. ·Sustainable Practices Outreach: Promote actions that reduce natural resource consumption, increase community awareness of sustainable behaviors, and support achievement of Town sustainability goals. ·Low-Carbon Footprint Diet: Promote the environmental, ecological, and health benefits of low-carbon dietary choices through education, outreach, and partnerships with local organizations. ·Plastic Waste Reduction: Conduct public outreach on the impacts of plastic pollution, encourage waste-reduction strategies, and support compliance with the Town's Single-Use Plastics Ordinance. ·Public Transit Education: Partner with transit agencies to publicize available transit options and improve first-mile/last-mile connections to transit stops. ·Active Transportation Promotion: Encourage walking and bicycling among residents and employees as a strategy to reduce greenhouse gas emissions and improve public health. Publicize bicycle routes at schools, parks, and transit facilities, and support bicycle awareness and safety campaigns.	CDD	Ongoing	$					X		X			

Sustainability, Climate Change, and Resiliency

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SU-A.1.c	**Plastic Waste Education and Compliance.** Conduct outreach and education to reduce plastic pollution and support compliance with the Town's Single-Use Plastics Ordinance, in coordination with waste management partners.	CDD/ PW	Ongoing	$										X
SU-B.1.a	**Waste Reduction Programs.** Partner with Marin Sanitary Services and Zero Waste Marin to support implementation of commercial and organic waste diversion programs to meet SB 1383 requirements. Provide technical assistance and educational resources to business owners to help them understand and comply with State waste diversion and food recovery mandates.	CDD	Ongoing	$								X		X
SU-B.1.b	**Business Waste Management Plans.** Require that businesses prepare and implement waste management plans to maximize recycling and food recovery and minimize disposal of organic waste where appropriate as a condition of approval of use permits.	CDD	Ongoing	$									X	
SU-B.2.a	**Single-Use Plastic Reduction.** Prohibit the sale of single-use plastic beverage bottles and explore opportunities to phase out use of all single-use plastics in Town buildings and at Town events. Provide more water refill stations in public places.	CDD	Ongoing	$					X	X				

Sustainability, Climate Change, and Resiliency

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SU-B.2.b	**Extended Producer Responsibility Legislation.** Support legislation that puts significant responsibility on manufacturers for the end-of-life management of their products and packaging to encourage design of more sustainable packaging and repairable or reusable products.	CDD	Ongoing	$				X						
SU-B.3.a	**Recycling Facilities.** Provide sufficient recycling and composting bins for public and staff use. In public projects, design facilities and refuse storage areas to facilitate recycling.	PW	Ongoing	$$							X			
SU-B.3.b	**Environmentally Preferable Purchasing.** Continue to give preference to purchasing products that are reusable, recyclable, made from recycled materials, and minimize packaging. Explore opportunities to expand the Town's purchasing policy to include consideration of lifecycle emissions and low carbon alternatives.	AF	Ongoing	$							X			
SU-B.4.a	**Local Sourcing.** Encourage businesses to source their products from local farms to reduce carbon emissions generated from food and material production and transportation.	CDD	Ongoing	$										X
SU-B.4.b	**Regional Agriculture.** Advocate for and support regional efforts to promote regenerative and climate-smart agricultural practices that enhance soil health, sequester carbon, and contribute to a sustainable local food system.	CDD	Ongoing	$					X					X

Sustainability, Climate Change, and Resiliency

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SU-C.1.a	**Greenhouse Gas Emissions Reduction and Monitoring: Emissions** Reduction Targets. Implement strategies to achieve community-wide reductions in of greenhouse gas emissions at least 45 percent below 1990 levels by 2030 and to support the State's goal to achieve zero net emissions statewide by 2045. Regularly track progress by annually updating the community greenhouse gas inventory and evaluating government operations emissions to monitor reductions and inform implementation of the Climate Action Plan.	CDD	Ongoing	$					X					
SU-C.1.b	**Climate Action Plan.**Implement the Town's Climate Action Plan and update the plan every five years to incorporate new emission reduction targets, strategies, and best practices.	CDD	Short	$					X					
SU-C.2.a	**Building and Appliance Electrification.** Consider building regulations which preclude gas appliances and infrastructure in new buildings and require installation of high-efficiency electric appliances at time of replacement.	CDD	Long	$				X						
SU-C.2.b	**Building Permitting for Electrification.** Streamline the building permit process for heat pump water and space heaters and electrical panel upgrades. Through regional collaboration, explore a fee reduction pilot program to incentivize conversion of natural gas appliances to electric versions.	CDD	Ongoing	$									X	

Sustainability, Climate Change, and Resiliency

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SU-C.2.c	**Municipal Energy Use.** Evaluate solar energy production and storage systems at all municipal buildings and facilities and plan for replacement of natural gas appliances and equipment. Continue to purchase 100% renewable energy for Town buildings and facilities.	PW	Ongoing	$					X					
SU-C.2.d	**Zero-Emission Infrastructure.** Continue to prohibit the location of new gas stations in San Anselmo and support the phased transition of legal non-conforming gas stations to zero-emissions fueling stations. Support businesses in complying with these requirements through technical assistance and public outreach.	CDD	Ongoing	$				X						X
SU-C.2.e	**Landscaping Equipment.** Enforce the ban on gas-powered landscape equipment in San Anselmo and explore opportunities to further reduce emissions from landscaping activities, as feasible.	PW	Ongoing	$				X						X
SU-C.3.a	**Green Building Regulations.** Consider adopting green building regulations for new construction and building remodels and additions that exceed minimum State building and energy code requirements.	CDD	Long	$				X						
SU-C.3.b	**Energy Efficiency Programs.** Promote programs and incentives to property owners to improve energy efficiency. Explore the feasibility of requiring energy audits at the time of building sale or major remodel.	CDD	Ongoing	$					X					X

Sustainability, Climate Change, and Resiliency

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SU-C.4.a	**Urban Forest Master Plan.** Prepare an Urban Forest Master Plan to preserve and, where appropriate for ecosystem health, plant additional native trees on public parks, medians, and rights-of-way.	PW/ CDD	Long	$$$					X					
SU-C.4.b	**Sustainable Landscaping.** Incorporate sustainable landscaping practices into public projects, when applicable, and encourage community members to apply compost and select native or climate-adapted plant species on private lands. Select plantings for public projects based on their resilience to changing climate conditions to support long-term habitat sustainability and biodiversity with an emphasis on locally native plants..	PW	Ongoing	$$					X					X
SU-C.5.a	**Municipal Microgrid and Electrification Plan**. Plan and implement microgrids, solar and battery systems, and phased electrification of municipal facilities and equipment.	PW	Long	$$$	X		X		X					X
SU-D.1.a	**Resilience Hubs.** Identify opportunities to enhance the capacity of Town and school facilities to become Resilience Hubs, evacuation centers, cooling centers, and charging stations during extreme heat or weather events.	PW	Short	$					X					
SU-D.1.b	**Equitable Community Resilience.** Ensure equitable access to resources and support systems in resilience and adaptation planning and during climate-related events.	PW/ CDD	Ongoing	$					X					X

Sustainability, Climate Change, and Resiliency

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SU-D.1.c	**Urban Heat Island Effect.** Reduce urban heat island effects by encouraging installation of landscaped surfaces, cool roofs, ample tree cover, reduced expanses of heat-absorbing pavement, and other urban cooling strategies in new development. For Town projects, incorporate urban cooling measures when feasible.	PW	Ongoing	$$$$						X			X	
SU-D.1.d	**Vulnerable Populations.** Engage vulnerable populations to identify gaps in community resilience planning and work together to reduce hazards from climate change impacts.	CDD	Ongoing	$										X
SU-D.1.e	**Agency Collaboration.** Collaborate with Marin jurisdictions, school districts, special districts, and regional, state, and federal agencies to develop, coordinate, fund, and implement adaptation and resiliency strategies and projects.	AF/ PW/ CDD	Ongoing	$								X		
SU-D.1.f	**Adaptive Management and Climate Monitoring.** Monitor climate indicators, greenhouse gas emission trends, and adaptation outcomes, and adjust Town policies and programs accordingly.	CDD	Ongoing	$							X			
SU-D.1.g	**Technology Horizon Scanning.** Monitor emerging climate technologies and adaptation strategies with annual reports to the Climate Action Commission on potential applications for San Anselmo.	CDD	Ongoing	$							X			

Sustainability, Climate Change, and Resiliency

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SU-D.2.a	**SU Element Updates.** Regularly update the Sustainability, Climate Change, and Adaptation (SU) Element in alignment with the Town's adaptive management approach, ensuring compliance with current climate regulations and ongoing assessment of climate and hazards impacts on historically marginalized communities.	CDD	Ongoing	$					X					
SU-D.2.b	**Public Information.** Maintain guidelines for monitoring and disseminating public information related to hazards exacerbated by climate change (extreme heat, flooding, severe weather).	AF	Ongoing	$										X
SU-D.2.c	**Climate Conditions.** Monitor changing climatic conditions and assess how they may affect Town operations and processes.	CDD	Ongoing	$							X			
SU-E.1.a	**Zero Emission Vehicles.**Implement a comprehensive program to significantly increase the use of zero emission vehicles through public education and promotion, updating building code requirements for electric vehicle charging infrastructure, and installation of Level 2 and 3 public charging facilities near downtown, commercial districts, multifamily housing, and Town parking lots.	CDD	Short	$				X		X				X
SU-E.1.b	**Electric Bicycles.** Promote electric bicycle adoption through community education and outreach, financial incentives, expansion of secure bicycle parking and related infrastructure, and partnerships with employers and retailers to improve access and reduce barriers to ownership.	CDD/ PW	Ongoing	$$$					X			X		X

Sustainability, Climate Change, and Resiliency

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SU-E.1.c	**Fleet Vehicle Replacements.** Prioritize electric and zero emissions vehicles when replacing Town fleet vehicles, in alignment with the Town's Fleet Zero-Emissions Policy, with the goal of achieving a zero-emissions fleet by 2030.	PW	Ongoing	$$					X					
SU-E.1.d	**Clean Transit.** Support local transit providers' efforts to transition to zero-emission vehicles by supporting transportation infrastructure, policies, and funding efforts that align with the Town's air quality and energy conservation goals.	AF/ PW/ CDD	Ongoing	$								X		
SU-E.1.e	**Active Transportation Promotion.** Promote walking, bicycling, and safe routes to schools and community destinations through outreach, maps, and campaigns.	PW	Ongoing	$					X	X				X
SU-E.1.f	**Public Transit Awareness.** Work with transit agencies to improve awareness of transit options and strengthen first-/last-mile connections.	PW	Ongoing	$								X		

Economic Vitality

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EV-A.1.a	**Business Support, Streamlining, and Entrepreneurship.** Business Support, Streamlining, and Entrepreneurship. Regularly update Town regulations, provide permitting assistance, offer business resources, and support local entrepreneurship through responsive programs and emerging opportunities such as temporary and pilot uses.	CDD	Ongoing	$				X			X			
EV-A.1.b	**Business Communication and Stakeholder Coordination.** Maintain proactive communication with business owners, property owners, real estate representatives, and business organizations to identify needs, address challenges, and support business recruitment and retention.	AF/ CDD	Ongoing	$					X		X			X
EV-A.1.c	**Economic Development Collaboration.** Collaborate with the Economic Development Committee and Chamber of Commerce on business attraction strategies, community needs assessments, and economic vitality initiatives.	CDD	Ongoing	$							X			X
EV-A.2.a	**Funding, Grants and Financing Mechanisms.** Pursue grants, public-private partnerships, and business-friendly financing tools to support economic vitality initiatives, with a focus on placemaking projects, small business support, and the activation of underutilized commercial spaces.	CDD	Ongoing	$					X					

Economic Vitality

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EV-A.2.b	**Placemaking and Public Realm Investment.** Coordinate with business groups to plan and deliver placemaking projects, beautification efforts, and public realm improvements in commercial areas, and explore sustainable, business-friendly financing mechanisms, such as low-interest loans, grants, or a business improvement district, without imposing undue burdens on small businesses.	AF/ CDD	Ongoing	$					X					
EV-A.3.a	**Communication with Business Stakeholders.** Enhance communication with commercial property owners, business owners, the San Anselmo Chamber of Commerce and other stakeholders through targeted digital and in-person outreach, and other communication channels, as needed.	AF	Ongoing	$										X
EV-A.3.b	**Collaboration with Business Advocacy Groups.** Facilitate increased collaboration among San Anselmo's multiple business advocacy groups to support synergistic townwide economic vitality activities.	AF/ CDD	Ongoing	$					X					X
EV-A.3.c	**Economic Development Committee Engagement.** Continue to regularly present to and engage the Economic Development Committee (EDC) on local economic vitality issues, strategy, and implementation to ensure business community input and support for Town decision-making.	CDD	Ongoing	$										X

Economic Vitality

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EV-A.3.d	**Economic Vitality Action Plan.** Work with the Economic Development Committee to prepare and implement an annual or biannual action plan that identifies priority, near-term economic vitality initiatives, with progress updates provided to the Town Council.	CDD	Ongoing	$					X					X
EV-B.1.a	**Town Beautification.** Leverage Town committees and commissions to identify and support efforts to beautify the town.	AF/ PW/ CDD/ REC	Ongoing	$					X					X
EV-B.1.b	**Public Infrastructure.** Plan, fund, and implement public realm improvements in each commercial hub, such as improved streetscapes, parks and open space, wayfinding signage, and other public amenities.	PW	Long	$$$$$	X				X	X				
EV-B.2.a	**Vacancy Activation and Temporary Use.** Encourage pop-ups, short-term uses, window exhibits, and innovative interim uses to maintain vibrancy.	CDD	Ongoing	$					X					X
EV-B.2.b	**Vacancy and Business Inventory Tracking.** Maintain up-to-date vacancy and business inventory data, evaluate tools such as vacancy taxes to encourage leasing, and where vacancies persist, promote window exhibits and other strategies to reduce the aesthetic and vibrancy impacts of unoccupied spaces.	CDD	Ongoing	$					X					
EV-B.3.a	**Public Realm Integration.** Incorporate third space design principles that support economic vitality and community interaction, such as flexible seating for outdoor dining establishments, outdoor retail, and shared work areas, into streetscape and public space improvements in commercial districts.	CDD	Ongoing	$				X	X			X	X	X

Economic Vitality

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
EV-B.3.b	**Community Activation Partnerships.** Partner with the Chamber of Commerce, busineses, and community organizations to program events and activities that bring people into third spaces and support local economic vitality.	CDD	Ongoing	$					X			X		X
EV-C.1.a	**Development Incentives.** Encourage the development of new commercial spaces, live-work units, and mixed-use projects by providing development incentives such as streamlined approval processes. Focus on commercial areas with high potential for revitalization, ensuring that new developments support a diverse range of land uses, including housing, retail, lodging, and services, to foster long-term economic growth and vitality.	AF/ CDD	Ongoing	$ to $$$				X	X		X			
EV-C.1.b	**Zoning Updates.** Revisit zoning and other Town regulations, as needed, to adapt to changing demands and improve progress toward land use objectives.	CDD	Ongoing	$				X						
EV-C.1.c	**Temporary Use Permits.** Continue to allow temporary use permits that enable new businesses to pilot emerging and innovative concepts on a smaller, experimental scale.	CDD	Ongoing	$					X					

Economic Vitality

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EV-C.2.a	**Town-Led Events.** Engage residents of all ages and foster San Anselmo's vibrant community spirit by continuing to provide successful Town-led events and programs, such as Live on the Avenue, and exploring opportunities to create smaller-scale, recurring activities, such as weekly music nights, holiday festivities, or art walks, at local destinations like Creek Park, Memorial Park, Greenfield Avenue, Red Hill Shopping Center, and other community hubs.	AF/ REC	Short	$$					X					
EV-C.2.b	**Community-Led Events and Programs.** Encourage and support the San Anselmo Chamber of Commerce and/or individual businesses to create and host events and programs which are financially sustainable long-term.	AF	Ongoing	$										X
EV-C.2.c	**Local Event Synergy.** Collaborate with the business community to create strategic connections between events and local business activity, maximizing the economic benefits of local events.	AF/ CDD	Ongoing	$										X
EV-C.3.a	**Economic Data.** Continue to gather and analyze economic data (e.g., visitor counts, retail spending, permitting timelines and trends) and gather input from commercial real estate brokers, business owners, and property owners on an ongoing basis to identify economic trends, address barriers to business growth, and inform attraction and retention efforts.	AF/ CDD	Ongoing	$							X			X

Economic Vitality

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EV-C.3.b	**Business Inventory.** Create and maintain an up-to-date inventory of businesses within the town and establish a platform that collects and analyzes economic data from business licenses. This platform will define key business characteristics, such as industry type, size, and location, and will be used to track evolving community needs and inform Town programs, policies, and strategic planning efforts to support economic growth and business development.	AF	Ongoing	$$							X			
EV-D.1.a	**Marketing, Branding, and Promotional Strategy.** Develop and maintain a comprehensive Town-led marketing and branding program that highlights San Anselmo's unique assets, promotes local businesses and events, supports all commercial hubs with consistent messaging and signage, and uses both digital and traditional channels. Coordinate with partners such as the San Anselmo Chamber of Commerce and regional tourism organizations, incorporate ongoing business feedback, and tailor outreach to diverse consumer segments.	AF/ PW	Ongoing	$$					X					
EV-E.1.a	**Town History.** Leverage the efforts and resources of the San Anselmo Historical Commission and the San Anselmo Historical Museum to promote the significance and value of downtown buildings with vintage charm.	LIB	Ongoing	$					X					X
EV-E.1.b	**Adaptive Reuse and Restoration.** Promote the preservation, restoration, and adaptive reuse of older and classic buildings and facades for new purposes while maintaining the old-town feel of downtown.	CDD	Ongoing	$					X					X

Economic Vitality

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EV-E.1.c	**Downtown Regulations.** Continue ongoing review and evolution of downtown regulations to increase economic potential, evolve with community needs, and support the mix of land uses downtown.	CDD	Ongoing	$				X			X			
EV-E.1.d	**Improvements Financing.** Consider grants, permitting incentives, financing assistance, or other Town support for priority building improvements, such as façade upgrades or seismic retrofits, that enhance high-visibility structures, preserve town charm, and/or address deterioration.	AF/ CDD	Ongoing	$					X					
EV-E.1.e	**Flood Risk Mitigation.** Support ongoing efforts to mitigate risk of loss due to flooding downtown.	PW	Long	$$$$$	X					X				
EV-E.1.f	**Building Upgrades.** Encourage building owners to pursue renovations, modernizations, flood mitigation, or other measures to preserve aging spaces.	CDD	Ongoing	$										X
EV-E.2.a	**Ground-floor Spaces.** Encourage tenanting downtown ground-floor spaces with land uses that promote a vibrant, pedestrian-friendly commercial hub.	CDD	Ongoing	$									X	X
EV-E.2.b	**Downtown Events.** Continue to produce downtown events that promote local business and reinforce San Anselmo as a regional destination in Marin County.	REC	Short	$$					X					
EV-E.3.a	**Downtown Wayfinding.** Enhance downtown wayfinding to attract and direct visitors.	PW	Short	$$	X					X				
EV-E.3.b	**Parking Management.** Implement parking strategies that ensure parking is convenient for visitors and suitable for employees.	PW	Short	$$$	X				X					

Economic Vitality

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EV-E.3.c	**Pedestrian Accessibility.** Seek opportunities to increase foot traffic downtown, such as through improvements to pedestrian-friendly infrastructure, improved bicycle parking, and exploration of shuttle or alternative transit options.	PW	Short	$$$	X					X				
EV-E.3.d	**Universal Design Principles for Accessibility.** Ensure that commercial hubs in San Anselmo are accessible to people of all abilities by adhering to universal design principles.	PW	Short	$$$$	X								X	
EV-E.3.e	**Bike Safety and Infrastructure.** Promote safe biking initiatives and collaborate with local cycling groups to assess infrastructure improvements that enhance San Anselmo's reputation as a bike-friendly town.	PW	Short	$$	X				X					X
EV-E.4.a	**District Identity and Promotion.** Promote the unique features, character, and offerings of downtown, Greenfield, Red Hill, and other neighborhood commercial districts, including local boutiques, dining, services, and gathering spaces, to strengthen the Town's overall identity and visibility. establishments, range of services, and community gathering spaces.	CDD	Ongoing	$					X					X
EV-E.4.b	**Regional Attractor.** Plan, promote, and support events and activities across downtown, Greenfield, Red Hill, and neighborhood commercial areas that attract visitors from Marin County, the Bay Area, and beyond.	AF/ REC	Short	$$					X					

Circulation

No.	Action	General		Resources	Financing			Action						
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C-A.1.a	**Complete Streets and Human-Scale Enhancements.** Approach every transportation project and program as opportunities to improve safety, accessibility, and mobility for users of all ages and abilities. Work with relevant departments, agencies, and jurisdictions to incorporate Complete Streets design features, such as accessible curb ramps, crosswalks, transit facilities, sidewalks, and bicycle infrastructure, into existing streets. Where feasible, integrate human-scale amenities including street trees, landscaping, benches, and pedestrian-scale lighting to enhance comfort, visual quality, and encourage walking, bicycling, and transit use.	PW	Short	$ to $$$	X		X			X				
C-A.1.b	**Standards for Infrastructure Improvements.** Develop Public Improvement Engineering Standards or other objective standards for property subdivision or development project to specify required off-site infrastructure improvements, such as sidewalks, that would accommodate or mitigate estimated project traffic impacts.	PW	Short	$$	X						X			
C-A.3.a	**VMT and Land Use**. Encourage residential housing development in areas with low levels of home-based VMT, such as those near transit and retail services that offer greater potential for alternatives to driving and shorter trips to daily destinations.	CDD	Short	$				X	X		X		X	
C-A.3.b	**VMT and Transportation Improvements.** When planning and prioritizing upcoming capital improvements, account for the potential of projects to reduce VMT.	PW/ CDD	Ongoing	$$$	X					X				

Circulation

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C-A.4.a	**VMT Policy and Regional Coordination.** Continue to apply San Anselmo's VMT Screening Criteria and Thresholds of Significance for evaluation of VMT associated with discretionary land use projects and update these thresholds as appropriate to reflect new data, standards, or local conditions. Coordinate with the Transportation Authority of Marin to reduce VMT and enhance multimodal transportation by applying guidance from the VMT Reduction / Mobility Enhancement Toolkit.	PW/ CDD	Ongoing	$	X								X	
C-A.4.b	**VMT Mitigation.** Develop and implement VMT mitigation measures and an in-lieu fee structure that can be applied to applicable projects to reduce potential VMT impacts to less-than-significant levels.	PW/ CDD	Short	$$$	X						X			
C-A.5.a	**Effective and Equitable Emerging Transportation Strategies.** Establish evaluation criteria to assess alignment of emerging transportation solutions, prioritizing emerging mobility strategies that are affordable and accessible to residents with limited incomes, older adults, and persons with disabilities.	PW/ CDD	Ongoing	$	X						X			

Circulation

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C-B.1.a	**Traffic Calming Implementation and Community Engagement.** Implement appropriate traffic calming treatments on residential streets to enhance safety, reduce vehicle speeds, and support comfortable walking and biking conditions. Support resident-driven traffic calming efforts by providing technical resources and assistance to help community members identify, prioritize, and implement feasible measures, and evaluate the effectiveness of installed improvements to ensure they achieve desired traffic-volume and speed reductions.	PW	Ongoing	$	X					X				
C-B.2.a	**Progress Evolution of The Hub.** Develop designs and secure funding for near-term improvements to the Hub as identified in The Hub Transportation Study. This includes incorporation of traffic, transit, pedestrian, and bicycle enhancements.	PW	Short	$$$$$	X					X				
C-B.2.b	**Major Thoroughfare Roadway Improvements.** Improve Sir Francis Drake Boulevard, Center Boulevard, Red Hill Avenue, and intersections along these roadways by investing in transportation infrastructure to improve safety and accessibility for pedestrians and other non-vehicle roadway users while maintaining adequate circulation for regional through traffic.	PW	Long	$$$$	X					X				
C-B.3.a	**Circulation Monitoring.** Continue to monitor and study traffic circulation, safety, and parking within the town's commercial hubs and implement improvements as recommended.	PW	Ongoing	$$$	X						X			

Circulation

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C-B.4.a	**Hillside Roadways and Emergency Access.** Evaluate and implement limited improvements to existing hillside roadways, such as spot widening and access/egress enhancements, on a case-by-case basis to support mobility and safety while maintaining the area's residential character. As part of this effort, study and identify hillside roadways where temporary on-street parking restrictions may be necessary during elevated fire-risk days to ensure adequate access for fire response vehicles**.**	PW	Ongoing	$		X							X	
C-B.4.b	**Limited Construction Impact on Hillside Roadways.** Require the submission and approval of a Construction Management Plan prior to the issuance of any grading or building permits for any improvements on hillside properties.	PW	Ongoing	$		X							X	
C-B.6.a	**Traffic Impact Studies.** Require that discretionary development projects be evaluated for level of service impacts in accordance with the Town of San Anselmo's Vehicle Miles Traveled (VMT) Screening Criteria and Thresholds of Significance. Projects that exceed the level of service threshold for signalized intersections shall provide feasible mitigation measures to reduce level of service impacts to levels consistent with Town policy.	CDD	Short	$									X	

Circulation

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C-C.1.a	**Maintenance of Pedestrian and Bicycle Facilities.** Develop a program for prioritizing and fund the construction and maintenance of pedestrian and bicycle facilities based on safety, connectivity, removal of access barriers for all ages and abilities, and the relationship to existing and planned land uses, along with other adopted evaluation criteria.	PW	Short	$$$	X				X	X				
C-C.1.b	**Pedestrian-Oriented Improvements in Commercial Hubs.** Implement sidewalk, pedestrian crossing, and other pedestrian-oriented improvements identified in the Town's Bicycle and Pedestrian Master Plan—including those along Sir Francis Drake Boulevard, San Anselmo Avenue, Red Hill Avenue, and Greenfield Avenue, and evaluate and implement feasible recommendations from the Downtown Active Transportation & Circulation Study to enhance walkability and safety in Downtown and key commercial hubs.	PW	Short	$	X					X				
C-C.2.a	**Accessibility Improvements.** Continue to construct improvements that provide access for all individuals along the Town's pedestrian network, including reconstruction of facilities in compliance with federal and State accessibility requirements.	PW	Short	$$	X					X				
C-C.2.b	**Downtown Pedestrian Infrastructure.** Implement sidewalk and pedestrian crossing improvement recommendations as included in the Pedestrian and Bicycle Master Plan. Evaluate and implement the recommendations in the Downtown Active Transportation & Circulation Study, where feasible.	PW	Ongoing	$$	X					X		X		X

Circulation

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C-C.3.a	**Bicycle Infrastructure.** Implement bicycle infrastructure recommendations, such as multi-use paths, bicycle priority routes, bike racks, and lockers in areas with high demand, and traffic calming installations, as included in the Pedestrian and Bicycle Master Plan.	PW	Short	$$$$	X					X				
C-C.4.a	**Bicycle Parking Requirements.** Require short-term and long-term bicycle parking facilities for commercial and multi-family developments in accordance with or more stringent than the California Green Building Standards Code.	CDD	Short	$									X	
C-C.6.a	**Transit Agency Partnerships**. Partner with Marin Transit and the Golden Gate Bridge Highway and Transportation District to survey transit needs and to improve bus routing, frequency, and service provisions in response to evolving trends.	PW	Short	$$	X							X		
C-C.6.b	**Transit-dependent Population**.Actively encourage local and regional transit agencies, providers, and local initiatives to expand reliable and accessible paratransit, shuttles, and other alternative transportation options for non-driving adults and persons with disabilities in San Anselmo.	PW/ CDD	Short	$$	X							X		

Circulation

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C-C.7.a	**Transit Stop Accessibility, Amenities and Connections.** Partner with local and regional transit operators to ensure transit stop amenities, such as benches, shelters, lighting, signage, and trash receptacles, and locate or align transit stops ~~along~~ to connect seamlessly with bicycle and pedestrian routes. For development projects within 200 feet of a transit stop, require ADA-compliant infrastructure improvements that provide fully accessible and comfortable access to the stop.	PW	Short	$	X							X		
C-C.7.b	**Mobility Hub Access and Multimodal Connections.** Improve transit vehicle access and circulation at the Hub by implementing recommendations from the Hub Transportation Study. Work with the Transportation Authority of Marin to evaluate participation in the Metropolitan Transportation Commission's Bay Area Mobility Hub Program, supporting first- and last-mile travel options at major transit locations. In coordination with transit and regional agencies, identify locations near major corridors suitable for ridesharing, carpool pick-ups, and park-and-ride facilities.	PW	Long	$$$$$	X					X				
C-D.1.a	**Parking Needs Assessment.** Regularly conduct a study of appropriate parking types (e.g., long-term spaces, two-hour spaces, 10-minute spaces) and locations for public parking facilities within commercial hubs.	PW	Short	$$	X				X					

Circulation

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C-D.1.b	**Parking Ordinance Updates.** Continue to monitor and amend, as needed, the Town's parking ordinance to accommodate varied land uses, encourage efficient use of limited space for parked vehicles, balance parking demand with other community goals, and reflect parking best practices from other jurisdictions.	PW	Short	$$	X						X			
C-D.2.a	**Parking Management Recommendations.** Continue to implement general and location-specific recommendations from the San Anselmo Downtown Parking Study to increase effective turnover and utilization of existing parking spaces through increased parking enforcement, parking management strategies, adjustment of parking fees, and reducing maximum parking duration. As parking demand evolves over time, monitor for potential spillover effects in adjacent neighborhoods and apply appropriate parking management strategies, such as time limits, permitting, or enforcement adjustments, to minimize impacts without constructing additional parking. These strategies are intended to optimize existing supply and do not preclude the Town from considering additional parking facilities if needed in the future.	PW	Short	$$	X				X					

Circulation

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C-D.4.a	**Parking Landscaping Requirements.** Require that all parking lots be landscaped, set back from the right-of-way, and screened from public view; for parking lots with eight or more parking spaces, require them to minimize impervious surface area and provide shade through shade trees, solar arrays, and other cooling technologies.	CDD	Short	$				X			X		X	

Parks, Recreation, and Public Facilities

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
PR-A.1.a	**Park Needs Assessment and Funding Strategy.** Every five years, conduct a community-informed assessment of park and facility needs and establish funding strategies to support ongoing improvements and long-term maintenance.	REC	Short	$							X			

Parks, Recreation, and Public Facilities

No.	Action	General		Resources	Financing			Action						
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PR-A.1.b	**Park and Recreation Master Plans.** Prepare or update master plans, develop cost estimates, and identify possible funding sources to improve neighborhood and community parks and recreation facilities, including the following: ·All Parks: Identify and implement accessibility improvements to ensure all parks, playgrounds, and facilities are usable by children, older adults, and adults with disabilities. Incorporate landscaping improvements that support biological diversity and climate resilience through the use of California native plants, prioritizing locally native plant species where they best meet site needs and functions. ·Robson-Harrington House and Park: Identify and prioritize needed maintenance, structural repairs, accessibility upgrades, and supporting infrasructure improvements, such a public restroom facility, to enhance public use of the mansion, improve the surrounding landscape, and restore and preserve historic features. ·Sorich Park: Update the park master plan, including consideration of possible relocation of the Town's corporation yard and/or visual enhancements that would improve the interface with the adjacent public uses. ·Isabel Cook Community Center: Identify improvements or potential redevelopment options, including the feasibility or a new or substantially modernized community center, to support programs that evolve with community needs, consistent with the 2015 Community Facilities Master Plan. Develop cost estimates and identify possible funding sources.	REC/ PW	Long	$$$$$					X	X				

Parks, Recreation, and Public Facilities

No.	Action	General		Resources	Financing			Action						
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PR-A.1.c	**Parkland Expansion Strategy.** Evaluate opportunities to expand the Town's park system, including new pocket parks, and amend the Municipal Code to establish a parkland dedication and in-lieu fee ordinance consistent with the Quimby Act, ensuring new subdivisions contribute to meeting community park needs. Assess the feasibility of exemptions for deed-restricted affordable units and regularly update in-lieu fees to reflect current and anticipated land and facility costs.	PW	Short	$$$$$	X					X				
PR-A.3.a	**Funding for Maintenance.** Identify and pursue new funding strategies to increase resources dedicated to maintaining park and recreation facilities.	PW	Ongoing	$$		X			X					
PR-A.3.b	**Sustainable Park Operations and Design.** Incorporate sustainability principles such as reduced water and energy, use of recycled and non-toxic materials, stormwater capture, and carbon sequestration in the design of park facilities. Parks should be maintained and managed to enhance their value as biological resources and natural habitat.	PW	Ongoing	$		X			X					
PR-A.3.c	**Dog Use of Parks.** Educate park users about permitted dog use of parks through communications and infrastructure, such as signage and clean up materials.	REC	Short	$										X
PR-A.3.d	**Public Safety in Parks.** Work with local law enforcement and the Town Council to address issues related to public safety and the quality of the parks experience.	PW	Short	$		X						X		

Parks, Recreation, and Public Facilities

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PR-A.7.a	**Encouragement and Promotion.** Promote the benefits and opportunities of private fundraising for parks through public awareness campaigns, informational materials, and community outreach. Offer incentives to encourage private donations, such as naming rights, plaques, public acknowledgements, and tax deductions. Celebrate contributions through official events and press releases.	REC	Short	$										X
PR-B.1.a	**Community Recreation Needs Assessment and Program Alignment.** Regularly, at least once every five years, conduct community recreation needs assessments using inclusive outreach methods and multiple languages and formats, as appropriate, to inform recreation programing and fee structures. Align programs and fees with demonstrated demand, equitable access, and long-term financial sustainability.	REC	Short	$					X					
PR-B.2.a	**Joint Use.** Explore joint use and maintenance agreements with local schools to utilize their facilities available for mutually supportive programming.	REC	Short	$								X		
PR-B.3.a	**Facility and Event Locations.** Continue to identify Town facilities and locate Town events in places that are easily accessible by public transit, walking, biking, and rolling to the greatest extent possible.	REC	Short	$$					X					

Parks, Recreation, and Public Facilities

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PR-B.3.b	**Financial Assistance.** Explore ways of providing financial support to allow more residents of need to access recreation programs, services, and events. When available, leverage recreation programming revenues to support equitable program access.	REC	Short	$					X					
PR-B.4.a	**Age-Friendly Community Implementation.** Implement the San Anselmo Age and Disability Action Plan, annually reviewing progress and prioritizing age-friendly and accessible programs, services, and infrastructure improvements to support the Town's goal of becoming an age-friendly community.	REC	Short	$$					X					
PR-B.4.b	**Older Adult and Healthy Aging.** Partner with agencies and service providers to expand and strengthen healthy aging resources, and provide regular, accessible, and age-appropriate outreach to older adults about available programs, services, and opportunities in San Anselmo.	REC	Short	#					X			X		X
PR-C.1.a	**Capital Improvement and Agency Coordination Program.** Maintain and update a multi-year Capital Improvement Plan for Town infrastructure and facilities, and coordinate with partner agencies to align projects, maximize resources, achieve economies of scale, and reduce construction impacts.	PW	Ongoing	$		X				X				

Parks, Recreation, and Public Facilities

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PR-C.1.b	**Asset Management Program.** Develop a proactive Asset Management Program to identify needed facility and infrastructure maintenance, upgrade, and replacement timing and costs. Seek additional funding opportunities and strategies to avoid increased costs of deferred maintenance.	PW	Short	$$$	X				X					
PR-C.6.a	**Pavement Maintenance.** Continue to maintain and implement the Pavement Condition Index (PCI) program to evaluate and prioritize street resurfacing projects. Regularly review and adjust prioritization criteria as needed to ensure that pavement condition, traffic safety, equity, and community input are addressed.	PW	Ongoing	$					X	X	X			
PR-C.6.b	**Sidewalk Repair.** Continue to implement the Sidewalk Improvement Program to repair sidewalks on an ongoing basis and to require that new development upgrade street frontages to current standards, where practicable, to enhance accessibility.	PW	Ongoing	$$$						X			X	
PR-D.1.a	**Library Services.** Maintain adequate staffing and service hours to support high-quality library programs, services, and resources that meet community needs.	LIB	Long	$$		X	X		X					
PR-D.1.b	**Technological Resources.** Continue to provide access to the internet and technological resources at the library to meet community needs and adapt to ongoing changes in information technology.	LIB	Short	$		X	X		X					x
PR-D.2.a	**Library Grants.** Actively seek and apply for grants and alternative funding sources to further enhance library offerings.	LIB	Long	$					X					

Parks, Recreation, and Public Facilities

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PR-D.2.b	**Funding Strategies and Coordination.** Within five years, conduct a feasibility study to identify sustainable funding strategies (including dedicated revenue, grants, and public-private partnerships) and assess future library space, program, and expansion needs to ensure the library's continued role as a vibrant community hub.	LIB	Long	$$$$					X					

Safety

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
S-A.1.a	**Building Code Updates.** Regularly update building codes and regulations to address changing hazard conditions and requirements.	CDD	Long	$				X			X			X
S-A.3.a	**Essential Public Facilities.** Locate, when feasible, new essential public facilities outside of identified hazard areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.	PW	Ongoing	$$$$$	X					X		X	X	
S-A.3.b	**Public Facilities in Hazard Areas.** Identify appropriate construction methods to minimize damage to public facilities located within an identified hazard area.	PW	Short	$	X				X					
S-A.5.a	**Resilient Public Facilities.** Maintain the structural and operational integrity of essential public facilities during hazard events.	PW	Short	$	X				X					
S-A.7.a	**Hazard Mitigation Program Review and Integration.** Conduct an annual review of hazard mitigation goals and strategies and integrate the findings into the annual budget, staffing allocations, and updates to the Capital Improvement Plan.	PW	Short	$	X				X					

Safety

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S-A.9.a	**Emergency Planning. Coordination, and Training Program.** Maintain and update the Town's Emergency Operations Plan (EOP) to ensure a clear chain of command and strong coordination with the Marin County Operational Area, and participate in regional emergency planning efforts, including updates to the Marin County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Adopt each updated MJHMP to remain eligible for FEMA hazard mitigation funding and ensure the plan includes analysis of climate-related risks, identification of vulnerable assets and populations, and strategies to strengthen community resilience.	PW	Short	$		X						X		
S-A.10.a	**Post Disaster Recovery Framework.** Develop an all-hazards Post Disaster Recovery Framework for use after a major incident or event.	AF	Short	$		X			X					
S-A.11.a	**Public Outreach.** Provide community outreach and education programs on a regular basis, at inervals that keep residents informed about emergency procedures, shelters, safe refuge areas, and evacuation routes to be followed in the event of an emergency.	AF	Short	$		X								X

Safety

No.	Action	General		Resources	Financing			Action						
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S-A.14.a	**Emergency Access Improvements and Roadway Standards.** Evaluate and implement feasible emergency access improvements for existing and new development, including roadway widening, parking restrictions, vehicle pullouts, roadside clearance, and new or improved access routes, and require necessary upgrades during discretionary review when a nexus exists. For areas that do not meet minimum emergency access standards, assess targeted solutions such as hillside pullouts, limited on-street parking, enhanced clearance, or supplemental access routes, with improvements limited to property frontage where appropriate.	PW	Ongoing	$$$$$	X				X			X		
S-A.17.a	**Budget for Emergency Services.** Account for current and future emergency service needs during annual budgeting cycles.	AF	Long	$$$$$		X			X					
S-A.17.b	**Emergency Service Priorities.** Regularly review and update the Town's priorities for future emergency service needs to reflect changing conditions and community needs.	AF	Short	$		X			X					
S-A.17.c	**Development Review.** Consult Fire and Police staff in the development review process to ensure development adequately addresses service levels, security concerns, and safety.	CDD	Ongoing	$								X	X	
S-B.1.a	**Compliance with Safety Codes.** Review all new building plans or substantial renovations for compliance with State and federal seismic safety regulations prior to permit approval.	CDD	Ongoing	$								X	X	

Safety

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S-B.3.a	**Inventory of Seismically Vulnerable Structures.** Conduct an inventory of seismically vulnerable structures as a first step in establishing voluntary or mandatory programs for retrofitting these structures. Ensure this inventory highlights historic structures.	CDD	Long	$$$					X					
S-B.3.b	**Seismic Hazard Disclosure and Tenant Notification Program.** Require property owners to disclose seismic vulnerabilities, including unreinforced masonry status, retrofit standards, and the potential need for temporary displacement after a major earthquake, to existing and prospective tenants, ensuring they understand associated risks and necessary preparedness measures.	CDD	Long	$										X
S-B.3.c	**Seismic Upgrades.** Establish incentives for owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster and/or establish preservation-sensitive measures for the repair and re-occupancy of historically significant structures.	CDD	Long	$$$				X			X			X
S-C.2.a	**Enforcement of Building Codes.** Continue to enforce building codes and relevant legislation on all new development and redevelopment.	CDD	Ongoing	$$								X	X	
S-C.2.b	**Inspection of Slope Improvements.** Establish a periodic inspection and maintenance program for existing slope improvements.	PW	Ongoing	$							X			

Safety

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S-D.1.a	**Flood Insurance.** Continue to participate in the National Flood Insurance Program and the Community Rating System to reduce flood risk and improve flood insurance affordability.	PW	Ongoing	$$		X			X					
S-D.1.b	**Floodplain Regulations, Enforcement, and Updates.** Continue to enforce and update floodplain, drainage, and development regulations to maintain consistency with State and federal requirements.	PW/ CDD	Ongoing	$									X	
S-D.1.c	**Stream Bank Protection.** Develop an approach and identify locations for bank protection strategies that should not be limited to: ·An assessment of banks to inventory areas that appear prone to failure; ·Bank stabilization, including installation of rip rap or whatever regulatory agencies allow; ·Stream bed depth management using dredging; and ·Removal of out-of-date coffer dams in rivers and tributary streams.	PW	Long	$$$$$	X				X					
S-D.2.a	**Flood Infrastructure Evaluation, Funding, and Implementation Program.** Evaluate and map waterways and existing flood protection infrastructure to identify, prioritize, and design needed flood control and storm drainage improvements, and pursue funding to construct projects that reduce flood risks and protect vulnerable properties.	PW	Long	$$$$$	X				X	X				

Safety

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S-D.2.b	**Flood Management.** Identify flood management solutions (i.e., property acquisitions, detention and retention basins, channel widening, acquisitions, relocations, and environmental mitigations) to reduce flood impacts within the town.	PW	Ongoing	$$$$$	X				X					
S-D.2.c	**Nature-based Solutions.** Promote nature-based methods and best management practices (e.g., bioswales, natural ground cover) through the Town's urban pollution runoff stormwater program.	PW	Short	$		X							X	
S-D.3.a	**Hydrologic Analysis.** Continue to improve existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system.	PW	Ongoing	$$$$$	X				X					
S-D.3.b	**Impervious Surfaces.** Update existing guidelines and regulations that limit the use of impervious surfaces and/or require the use of permeable surfaces, implement other regulations to effectively channel and minimize site runoff, and allow water to percolate, increasing groundwater recharge.	PW	Long	$$$	X						X			
S-D.3.c	**Hydraulic Models.** Update hydraulic models as needed in response to major developments in the watershed or major changes to land uses within cities or counties.	PW	Long	$$$$$					X					
S-D.3.d	**Flood Insurance Map Updates.** As new flood-control projects are completed, request revisions to flood-insurance rate maps to reflect flood risks as accurately as possible.	PW	Ongoing	$$$$								X		

Safety

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S-D.4.a	**Interagency Flood Mitigation Coordination Program.** Collaborate annually with flood control districts, utilities, and neighboring jurisdictions to assess mitigation projects, infrastructure needs, and capital planning.	PW	Ongoing	$$$$$	X							X		X
S-D.4.b	**Water Efficient Landscape and Impervious Surface Management Program.** Promote drought-tolerant and water-efficient landscape design, incorporate xeriscape practices and permeable surfaces in Town projects where feasible, and adopt updates to the Marin Municipal Water District's Water Efficient Landscape Ordinance to reduce water demand, enhance conservation, and support groundwater recharge.	PW	Short	$		X						X		
S-D.5.a	**Inundation Map Updates.** Encourage Marin Municipal Water District to update inundation mapping with depth information.	PW	Short	$		X						X		
S-D.5.b	**Flood Evacuation Preparedness.** Review the updated mapped inundation areas and coordinate with Marin Municipal Water District on procedures for emergency evacuations.	PW	Short	$	X							X		
S-D.5.c	**Property Owner Information.** Provide dam inundation information to potentially affected property owners whenever new or updated information becomes available.	PW	Short	$$	X									X
S-E.1.a	**Vegetation Management in Fire-Sensitive Areas.** Require that vegetation management in fire-sensitive areas include thinning of high fuel vegetation or replanting with fire resistant plant materials.	RVF	Ongoing	$							X		X	

Safety

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S-E.1.b	**Non-native Species.** Prioritize the removal of non-native species.	PW/ CDD/ RVF	Ongoing	$$	X				X				X	
S-E.1.c	**Structural Mitigations.** Identify structural mitigations rather than vegetation management in the most fire-sensitive areas (i.e., areas within the WUI), when feasible.	PW/ CDD/ RVF	Ongoing	$$$	X								X	
S-E.1.d	**Biodiversity, Fire, and Fuels Integrated Plan.** Prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes actions necessary to minimize fire hazards and maximize ecological health in Town open space areas in compliance with the Marin County Community Wildfire Protection Plan.	RVF	Long	$$$					X			X		
S-E.2.a	**Homeowner Wildfire Actions Plans.** Engage with homeowners in the Wildland Urban Interface to prepare a wildfire action plan.	RVF	Long	$$							X			X
S-E.5.a	**Fire Code Consistency and Development Review Requirements.** Maintain and enforce Town regulations to remain consistent with the California Building Code and Ross Valley Fire Department requirements and require fire risk analysis and appropriate mitigation measures for subdivisions and development in high fire hazard areas. Prior to approving any subdivision in these areas, review and approve a fire risk study that identifies contributing risk factors, recommended mitigation actions, the costs and means of providing fire protection, and the parties responsible for funding and benefiting from these measures.	CDD	Ongoing	$				X			X			X

Safety

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S-E.5.c	**Properties with Limited Access.** Establish mitigations for properties in fire hazard areas with restricted and single points of access, including parking restrictions, and investigate the feasibility of establishing special assessment districts to improve road capacity and adequate water supply.	PW	Ongoing	$$		X			X				X	
S-E.7.a	**Property Maintenance for Fire Control.** Implement and enforce fire safety and vegetation management requirements on private property, including taking necessary fire prevention actions on undeveloped or hazardous sites and recovering associated costs from property owners. Provide comprehensive public education for residents and businesses on defensible space, vegetation management, landscaping practices, and fire hazard reduction strategies.	RVF	Short	$					X					X
S-E.7.b	**Community Education.** Educate residents and businesses on the Town's vegetation management practices, including fire safety, landscaping installation and maintenance, and fire hazard reduction strategies.	RVF	Ongoing	$										X
S-E.9.a	**Grazing for Fuel Management.** Continue to consider grazing in open space for grass/light fuel maintenance.	PW	Ongoing	$$$	X				X					

Noise

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
N-A.1.a	**Action N-A.1.a: Acoustical Study Requirements.** Require acoustical studies for development projects subject to discretionary review that may be exposed to or create noise levels exceeding the Noise and Land Use Compatibility Guidelines. Identified noise control measures shall ensure compliance with applicable standards, including maintaining interior noise levels of 45 dBA Ldn or lower for new residential uses.	CDD	Ongoing	$									X	
N-A.1.b	**Landscaping Equipment Noise.** Advance and implement regulations to limit noise from landscaping equipment, such as quiet hours, and continue to enforce the Town's ban on gas-powered landscape equipment.	PW/ CDD	Ongoing	$				X			X			
N-A.1.c	**Noise Ordinance Updates and Objective Noise Standards.** Review and update the Town's Noise Ordinance within five years of General Plan adoption to establish clear, objective noise limits for residential, commercial, and mixed-use areas, including temporary construction noise. Apply these standards through the development review and permitting process by incorporating appropriate conditions of approval for noise-generating activities and equipment, and enforce the standards once projects become operational.	CDD	Short	$$$				X			X			

Noise

No.	Action	General		Resources	Financing			Action						
		Lead Dept.	Timing	Cost Range	New CIP	Operating Budget	Other Financing	Ordinance or other Legislation	Study, Plan or Program	Capital Improv.	Guidelines, Standards or Monitoring	Interagency Coordination	Development Review	Public Education & Outreach
N-A.4.a	**Construction Noise Limits and Mitigation Measures .** Enforce limitations on construction hours and require feasible noise-reduction measures, such as sound barriers, muffled and properly maintained equipment, and other appropriate technologies, through the development review process. For CEQA analyses, use a 12 dBA increase as the temporary construction noise threshold of significance.	CDD	Ongoing	$									X	
N-A.4.b	**Construction Notification and Noise Management Plans.** Require project applicants to provide advance notice of construction to nearby residents and businesses, including timelines, allowable construction hours, and contact information. Develop guidelines for notice content and distribution. Require major projects to prepare Construction Noise Management Plans detailing monitoring and noise-reduction strategies.	CDD	Ongoing	$									X	
N-A.5.a	**Vehicle Code Noise Enforcement.** Enforce the California Vehicle Code provisions related to excessively loud vehicles operating on Town streets.	POL	Ongoing	$					X					
N-A.5.b	**Pavement and Street Design.** Evaluate the use of roadway surfacing materials or other treatments that reduce traffic noise along arterial and collector streets.	PW	Long	$$$$$	X					X				

Noise

No.	Action	General		Resources	Financing			Action						
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N-A.5.c	**Sound Barriers and Alternatives.** Discourage sound walls where alternative measures, such as berms, landscaping, or building placement, can effectively reduce noise. Where sound walls are necessary, require aesthetically compatible design, appropriate screening, regular maintenance, and measures to minimize sound reflection.	CDD	Ongoing	$						X			X	

Attachment 2

Attachment 2.a

Heidi Scoble, Community Development Director
Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA 94960

RE: DEIB Audit of Draft General Plan

Dear Ms. Scoble:

This proposal outlines professional consulting services to prepare a high-level audit of Diversity, Equity, Inclusion, and Belonging (DEIB) principles, goals, policies, and actions in the Town's draft General Plan. The purpose of this audit is to identify strengths, gaps, and opportunities for improvement, and to ensure alignment with best practices and community priorities. The proposal includes the following tasks:

TASK 1: Review applicable documentation, including the draft General Plan, the adopted Housing Element, relevant surveys, meeting videos, and summaries from the Racial Equity Committee (REC) and the General Plan Advisory Committee (GPAC).

TASK 2: Meet with staff and conduct interviews with up to four REC or GPAC members to understand San Anselmo's unique conditions, challenges, opportunities, and aspirations related to DEIB.

TASK 3: Conduct an analysis of principles, goals, policies, and actions related to DEIB in the draft General Plan and the adopted Housing Element. Identify how these respond to previous REC and GPAC comments and how they incorporate best practices. Recommend modifications and additions as appropriate.

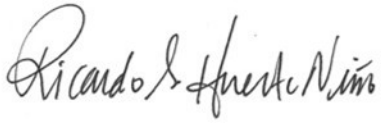
TASK 4: Prepare a draft memo summarizing findings and recommendations. Meet with staff and the General Plan consultant team to review the memo and revise as necessary.

TASK 5: Prepare a presentation and present findings and recommendations to the Town Council.

Tasks 1–4 could be accomplished within one month of executing a professional services agreement. A "not-to-exceed" budget for the above tasks is **60 hours**, for a total of **$9,900** at an hourly rate of **$165**.

I have included my resume as part of the present proposal.

Sincerely,



Ricardo G. Huerta Niño
Independent Consultant
Ricardo1@berkeley.edu
(510) 409-9646

Ricardo G. Huerta Niño, MCP, PhD



Contact

Pronouns: He, him
(415) 577-7358
Ricardol@berkeley.edu
Bit.ly/RicardoPlanning

Faculty Positions

UC Berkeley 2014-Present
Chancellor's Public Scholar
- City & Regional Planning
- Global Poverty & Practice

San Francisco State Univ.
Urban Studies & Planning

Peralta City Colleges
Ethnic & Latino Studies

Education

UC Berkeley
PhD, City & Regional Planning
MCP, City & Regional Planning
MA, International & Area Studies

Stanford University
MA. Latin American Studies

UC, Davis
BA, Latin American Literature
BA, Native American Studies

EXECUTIVE SUMMARY

Successful and impactful independent consultant advancing equity-centered systems change across government, nonprofit, and foundation sectors. Proven success stewarding multimillion-dollar funds, scaling regional collaboratives, and aligning investments with community priorities in housing, transportation, climate resilience, and inclusive growth. Skilled in trust-based community development, equitable engagement, and participatory governance.

CORE COMPETENCIES

- **Visionary Leadership:** Proven executive management, leading strategic impactful plans.
- **Adept Communicator**: Successful interpersonal, problem-solving, & public speaking skills.
- **Strategic Collaborator**: Impactful solutions-oriented, collective impact models for change.
- **DEIB Expert**: Equity-centered, transformative, strategic partnerships and capacity-building.
- **Progressive Planner**: Influential impact on general plans, housing, DEI, and transportation.

KEY AREAS OF PRACTICE, RESEARCH, & EXPERTISE

- **Urban Planning**: Housing, Transportation, Land Use, Climate Resilience, Sea Level Rise, Community Development, Neighborhood Specific Plans, General Plans, and DEI Elements.
- **Equity, Diversity, Inclusion, & Belonging** in urban planning and community development.
- **Urban Planning Curricul**um for Resident Capacity Building and Community Engagement
- **Multi-Sector Collaboratives**: Building public, private, nonprofit, philanthropic partnerships.

EXPERIENCE

San Francisco Foundation
Director, Great Communities Collaborative 07/2021 – Present

A pooled-fund initiative focused on housing, transportation, land use, & climate.

- Ushered a strategic shift to collaborative capacity building in under-resourced areas for local and regional equitable and sustainable policies and community development.
- Raised over $1M annually from regional and statewide foundations
- Developed key partnerships with funders, non-profits, public and private sector leaders to identify, implement, and leverage policy and financing strategies.
- Developed regional capacity-building and advocacy training conferences focused on collaboration, collective impact, shifting local policy landscape, and local leadership

The City of Oakland, Mayor's Office
Policy Director for Collective Impact 11/2016 – 06/2018

- Led citywide equity-focused, outcomes-driven, multi-sector, multi-governmental collaborative initiatives, centering "health, wealth, housing, education, and safety."
- Directed Oakland's work in Harvard's ***Education By All Means*** and Obama Foundation's **My Brother's Keeper** – city-wide collaboratives for collective impact on children & youth.

The Unity Council – *A Community Development Corporation*
Director of Planning and Strategic Partnerships 03/2015 – 11/2016

- Developed critical strategic partnerships among grantmakers, academics, and community organizations to raise the organization's profile, collaborate across sectors for impact.
- Provided expertise in organizational and fund development strategies that improved capacity, infrastructure, influence, landscape presence, outreach, and educational efforts.

Ricardo G. Huerta Niño

Affiliations

- Smart Growth California Co-Chair
- American Planning Assoc.
- Latinos in Planning (APA)
- African American Latino Action Alliance Member 2016–2024
- Blue Endeavors Youth Ocean Conservation Ambassador, 2016-2023
- Stanford Latino Alumni Association Board, Northern California Member 2017-2020
- National Association of Latino Elected and Appointed Officials (NALEO) Member 2016–2018
- Native Nations Institute Strengthening Indigenous Governance University of Arizona

Skills & Interests

Spanish interpreter

CPR Certified

SCUBA certified

Mentor to students & early career professionals.

INDEPENDANT CONSULTANT: CURRENT CLIENTS

Marin Transit: Electric Bus Infrastructure 5/25 – Present
Consultant for Urban Planning, Capacity Building, and Transportation
Design and implement strategic efforts for community and nonprofit capacity-building, engagement, and outreach related to a local transit infrastucture projects.

County of Marin, Sea Level Rise Governance 4/24 – Present
Consultant for Urban Planning, Capacity Building, and Sea-Level Rise
Design and implement strategic efforts for community and nonprofit capacity-building and engagement in a county-wide sea level rise adaptation plan, working with county agencies, city governments, and county leadership.

Transportation Authority of Marin 2/21 – Present
Senior Advisor for Transportation Equity & Community Engagement
Design and implement strategic efforts for community engagement and capacity-building for community-orientated transportation design, practices, and policies. Use a collective impact approach to community power- and leadership building.

INDEPENDANT CONSULTANT: PREVIOUS CLIENTS

City of San Rafael, Community Engagement 12/21 – 01/23
Design and implement strategic efforts for community engagement and capacity-building for community-orientated transportation design, practices, and policies. Use a collective impact approach to community power- and leadership building.

Town of Tiburón, Consultant for DEI Element 03/22 – 06/23
Design and implement strategies that support the Diversity & Inclusion Task Force in developing a framework for the Diversity, Equity, & Inclusion Element of the General Plan. Conduct outreach, review public input, and develop goals, policies, and programs for the DEI Element. Write and present the DEI Element to Town Council.

African American & Latino Action Alliance 6/20 – 6/23
Project Director for the multiracial collaborative of community leaders in Oakland working on health, housing, economic development, public safety, and community development. Provide leadership, administration, organizing, and expertise.

Canal Alliance, San Rafael 10/19 – 05/21
Design and implement strategic efforts for a range of projects and public-private-nonprofit collaboratives on topics including affordable and low-income housing, the development of a Neighborhood Specific Plan, climate change adaptation & resilience. Key role in the Marin County Pandemic & Latinos Policy Task Force.

Other Earlier Consulting Clients (Partial List)

City of San Rafael General Plan 2040 and Housing Element	2018-2020
Kaiser Permanente -- Economic Development, Entrepreneurialism	2018–2019
The NIAM Group -- OUSD Community Engagement, Research, Equity	2014-2016
Insight Center for Community Development -- Economic Development	2014–2016
Goldman Environmental Prize-- Interim Program Officer	2003-2006
Open Society Institute -- Immigrant & Refugee Rights, Criminal Justice	1998-2002

Attachment 2.b

THE JUSTICE COLLECTIVE

Proposed Scope of Work
for



Submitted
03.09.26

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LEVERAGING THE POWER OF US

The Justice Collective (TJC) is honored to engage with the Town of San Anselmo, a municipality whose commitment to sustainability, inclusion, and equity align deeply with our own values and mission.

TJC is a cross-sector social impact consultancy founded in 2015 in Oakland, CA and led by Lena Carew and Ellie Tumbuan, 100% women of color owned. With interdisciplinary expertise spanning racial equity strategy, organizational development, training, and executive leadership development, we partner with public agencies, nonprofits, and mission-driven organizations to build lasting internal capacity for equity and inclusion.

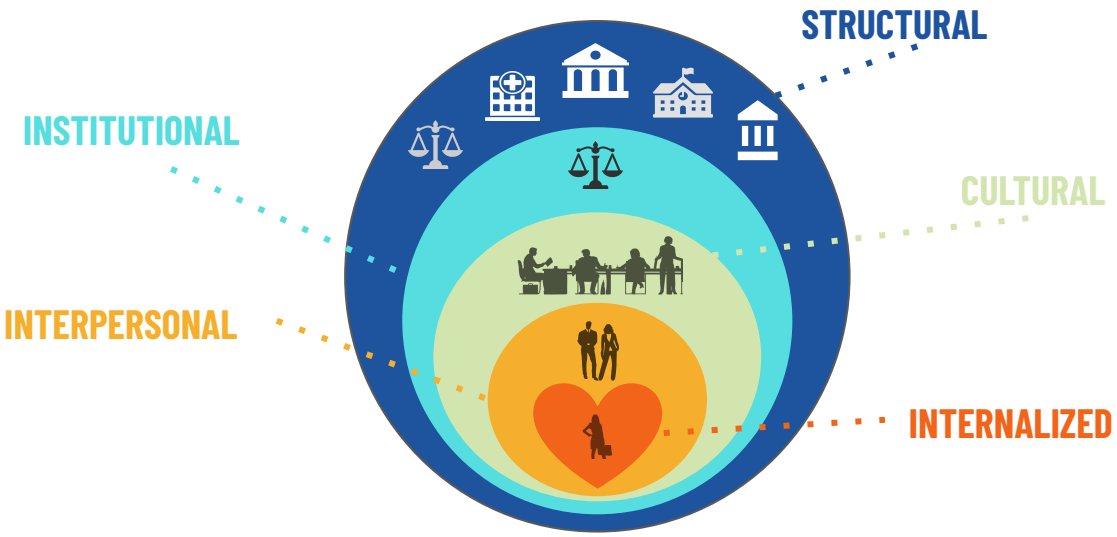
Our approach goes beyond awareness. We work alongside organizations to align workplace culture, policies, and systems, translating values into operational reality. Through customized assessments, facilitated training sessions, executive coaching, and strategic advising, we help leadership teams and staff develop the tools, language, and frameworks needed to drive equitable outcomes from the inside out.

We are proud to have been referred to Town of San Anselmo by Marin County community members, who know us as trusted culture change and organizational development strategists who believe in centering community in public service. That trust speaks to what we believe every client relationship should be built on: results, accountability, and genuine partnership.

Our approach centers racial equity not as an add-on, but as the organizing principle of everything we do. We lead with our core values of Abundance, Collaboration, Radical and Empathetic Leadership, and Transformation, each grounded in our commitment to **EQUITY** and **JUSTICE**. Our goal is to ensure that Town of San Anselmo's vision for equity is realized through our collective work, starting with your people, strengthening your organization, and extending your influence as a municipality positioned for a sustainable, inclusive future.

Our Approach

We address inequity and each of its complex and interconnected levels.



Our Mission

We are driven to transform organizations by unlocking and uplifting the abundance within

Our Vision

Our vision is a liberated world in which we work together to uphold equitable systems. A liberated world requires that the conditions exist for self-determination and prosperity irrespective of race, gender, class, sexual orientation, ability, or nationality. Power is equitably distributed, leadership is empathetic, and justice is a collective responsibility.

Our Values

Abundance **Collaboration** **Transformation**

Radical & Empathetic Leadership

Each of our values are integrated into our central organizing principles of EQUITY and JUSTICE

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About the Facilitators



Ellie Tumbuan, MPA

Ellie Tumbuan is co-founder and Managing Partner of The Justice Collective. She brings nearly 30 years of experience guiding a team of consultants who have served over 200 clients since 2015, with a focus on executive leadership development, organizational culture, and equity strategy.

An interdisciplinary strategist and coach, Ellie works with executives and their teams to build confidence in leading and sustaining equity over the long term. Her client outcomes include diversification of leadership and talent pools, stronger cultures of accountability and psychological safety, and greater transparency in decision-making. She leads TJC's engagements with public sector partners including the Contra Costa Health Services, the University of Chicago Department of Medicine, City of San José, County of San Mateo, Santa Cruz County Regional Transportation Commission, and the County of Marin, among others. Ellie holds an MPA from San Francisco State University and has published original research in Government Information Quarterly.



Lena Carew, M.Ed.

Lena Carew is co-Founder and Managing Partner of The Justice Collective alongside Ellie Tumbuan. With over two decades of experience in equity strategy, education policy, and organizational development consulting, Lena specializes in developing learning initiatives and training programs that drive equitable systems change.

Lena serves as Principal for the California Department of Social Services' Racial Equity and Implicit Bias Statewide Initiative, leading equity training programs for managers, supervisors, and staff across all 58 counties. She leads Boards and Commissions engagements with Sonoma County and Main County, and Workforce Development initiatives with San Mateo County and Sonoma County. Lena currently serves the San Francisco business community as Second Chair of the Leadership Forum for Women Business Enterprise Council-Pacific (WBEC). She holds a B.S. in Business Administration from UC Berkeley and a Master's in Education from the University of Michigan.

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Proposal:
DEIB Policy Audit of the Draft General Plan 2045

Understanding of the Project

San Anselmo has made a commitment to diversity, equity, inclusion, and belonging. From the Guiding Principles that open its General Plan to the detailed policies woven across its Land Use, Circulation, Parks, Housing, and Sustainability elements. The upcoming adoption and ensuing discussions of the General Plan is a critical moment to ensure those commitments are not only stated but substantive, actionable, and grounded in best practice.

The Town is seeking a focused, high-value engagement in the form of a sharp-eyed audit that surfaces real gaps, identifies concrete opportunities, and produces materials that inform and inspire both staff and Council. The Justice Collective is uniquely positioned to deliver exactly that.

Why The Justice Collective

A 100% Women of Color-Owned Consultancy with Deep Bay Area and Marin County Roots. Founded in Oakland in 2015 and led by Lena Carew and Ellie Tumbuan, The Justice Collective (TJC) is a cross-sector social impact consultancy that has served over 200 clients across the public, nonprofit, and private sectors. Our expertise spans racial equity strategy, policy analysis, organizational development, and training, and our work is always oriented toward one goal: translating values into operational reality.

Our presence in the North Bay is not incidental. Lena Carew leads active Boards and Commissions engagements with both Sonoma County and Marin County, and Ellie Tumbuan leads many of TJC's other government sector engagements, including equity work with the County of Marin from 2019 through late 2024, County of San Mateo, City of San José, and Contra Costa Health Services, among others. We understand the political and cultural landscape of Marin municipalities, including the particular tension between the aspirations communities articulate in planning documents and the capacity and will to operationalize them. We bring that lens to this work without judgment and with genuine commitment to helping San Anselmo close the gap.

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Proposal:
DEIB Policy Audit of the Draft General Plan 2045

The Specific Opportunity

We have reviewed San Anselmo's Draft General Plan 2045 at a high level and its adopted Housing Element. We are familiar with the DEIB-relevant provisions already present, including Section 1.9 (DEIB Introduction), Goal LU-H (Equitable Governance), Housing Program 9.1 (Affirmatively Furthering Fair Housing), the equity-oriented sustainability actions, and the Plan's Glossary definitions of Belonging, Equity, Inclusion, and Universal Design. We can quickly and credibly assess where language is aspirational but lacks implementation teeth, where key populations are named but not centered, and where cross-element consistency is missing.

Public Sector Policy Literacy

TJC's work with public agencies, including the California Department of Social Services' Racial Equity and Implicit Bias Statewide Initiative, spanning all 58 counties, means we are fluent in the policy frameworks, legal constraints, and governance dynamics that shape what municipalities can and should do. We know how to make recommendations that are bold enough to matter and grounded enough to implement.

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Approach and Scope Detail

Our approach centers racial equity as the organizing principle through which we review every element of the Plan. We apply TJC's multi-level equity framework: examining structural, institutional, cultural, interpersonal, and internalized dimensions to assess whether the Plan's commitments operate at a level deep enough to produce real change.

Phase 1

- Project Kickoff A one-hour kickoff call to align on priorities, clarify political context, and confirm framing and audience for all deliverables.
- Document Review and Gap Analysis Ellie and Lena will conduct a structured review of the Draft General Plan against an established DEIB policy framework, examining the following components including but not limited to:
    - *Representation and Recognition*: Are all protected classes, historically marginalized groups, and relevant community demographics named and meaningfully addressed? (Race/ethnicity, disability, age, income, immigration status, language access, gender/LGBTQ+, indigenous communities)
    - *Equity vs. Equality framing*: Does the Plan distinguish between uniform treatment and meeting people where they are?
    - *Actionability*: Do equity-oriented goals have corresponding, implementable policies and actions, or do they remain aspirational?
    - *Cross-element consistency*: Are DEIB principles integrated throughout all elements, or siloed in Section 1.9 and the Housing Element?
    - *Community engagement*: Does the Plan reflect and commit to inclusive, multilingual, and accessible public participation?
    - *Implementation and accountability*: Are there metrics, timelines, responsible parties, or review mechanisms tied to equity commitments?

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Approach and Scope Detail

Phase 2

Deliverable 1:

Memo/Report A concise, well-organized memo structured as:

- Executive Summary
- Strengths: what the Plan does well on DEIB
- High Level Gaps and Areas for Strengthening
- Recommended Policy Enhancements and Additional Language
- Written for both staff and Council: clear, direct, and accessible.

Deliverable 2:

Council Presentation and Facilitator's Guide: A polished slide presentation summarizing findings and framing recommendations as clear choices and opportunities for the Town.

Schedule

The following milestones and activities are planned for the month of March and early April 2026:

The initial project kickoff call, Draft Memo delivered for client review, Client feedback on Memo, Final Memo delivered, Draft Slide Deck delivered, Client feedback on Slides, Final Slides delivered, and Town Council Meeting Presentation.

Our team is ready to begin upon contract execution.

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Budget

Budget

Not-to-Exceed: $17,000, which includes planning and kickoff meeting/call, document review and gap analysis, first and final drafts of the memo and slide deck, incorporation of client feedback, and live presentation. All travel, printing, and incidental costs are included within the not-to-exceed figure.

Closing

San Anselmo has done thoughtful and intentional work to embed equity into its General Plan vision. Our role is to help the Town ensure that vision holds up: that it is comprehensive, consistent, and credible, and to equip Council and staff to speak to it with authority to its Council and Community.

We bring to this engagement not just analytical expertise but genuine investment in Marin County's regional equity journey. This is our community too.

The Justice Collective Ellie Tumbuan, Co-Founder and Managing Partner
ellie@thejusticecollective.com | thejusticecollective.com

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From our past and present client-partners:

Working with TJC means collaborating with the brilliant and fierce minds to be an active part of solving problems for companies that are ready to level up. And doing this while having ridiculous fun and connecting.

Working with TJC was a deeply engaging and rewarding experience. They were patient and responsive to our unique institutional needs, and they were professional, intentional and exposed us to new organizational resources.

The experience was transformational, both individually and as a group, and galvanized our journey in centering racial equity in all facets of our organization. Though a work in progress, we approach it with a sense of humility and from a position of learning. Thank you, The Justice Collective.

We have often talked about the head and the heart work, and TJC has expanded on that for us and given us a really rich framework for thinking about that.

Attachment 2.c

www.RacallyConsciousCollaboration.com

Overview

Racially Conscious Collaboration™ will conduct a high-level, rapid, structured racial and intersectional equity policy review of the Draft General Plan and adopted Housing Element for the Town of San Anselmo. The review will identify strengths, priority gaps, and policy refinements that can be incorporated prior to Council deliberation. Deliverables include a written memorandum and a Council presentation.

Purpose and Approach

This engagement applies a racially grounded, intersectional governance lens to assess how equity commitments are articulated and operationalized across policy domains.

The review will evaluate:

- Clarity of racial equity commitments and intersectional impact
- Alignment between policy language and implementation mechanisms
- Relevance regarding historically marginalized communities
- Presence of measurable accountability structures
- Opportunities to strengthen internal alignment

While diversity, equity, inclusion, and belonging principles appear throughout the Plan, this review centers racial equity as a primary analytic lens, recognizing that racial disparities often underlie inequities in housing, community engagement, land use, transportation, environmental exposure, and economic opportunity. The analysis will examine how race intersects with other identity dimensions and structural factors, such as gender, disability, age, language access, and socioeconomic status, where relevant to policy design and implementation.

Scope is limited to equity integration and policy alignment and does not constitute a legal compliance review.

Scope and Deliverables

Document Review

- Draft General Plan 2045
- Adopted Housing Element
- Relevant Racial Equity Committee materials

Findings will cite specific plan sections and organize recommendations by policy clarity, implementation alignment, and measurement considerations.

Written Memorandum

An 8 to 10-page memorandum including:

- Executive Summary
- Key Strengths
- Key Gaps
- Immediate Priority Policy Refinement Recommendations
- Insights for Structural Alignment Considerations

Recommendations will be presented in a ready-to-use format, identifying suggested insertion points and rationale.

Council Presentation

- Slide presentation, up to 15 slides
- One Council presentation of up to 90 minutes, including discussion

Timeline

Work will begin upon authorization.

- Draft memorandum within 7 to 10 business days
- Final memorandum prior to the March 10 Council discussion
- Presentation at a mutually agreed meeting

Assumes access to current documents, a designated point of contact, and one revision round.

Professional Fee

$10,000 Professional Fee
Aligned with the Town's stated budget parameters.

Includes document review, memorandum preparation, slide development, one Council presentation, and one revision round.

Qualifications

Dr. Tony Hudson is President and Founder of Racially Conscious Collaboration™, a national consulting firm specializing in racially grounded and intersectional analysis, structural change assessment, and leadership and organizational development advisory services across organizations and public systems.

The firm supports cities, counties, health care systems, school districts, philanthropic foundations, marketing firms, and associations, among others, in aligning policy frameworks and accountability structures with measurable racial equity outcomes.

Dr. Hudson developed the Racially Conscious Collaboration Tool™ for normalizing healthy racial dialogue and action and the Six Hallmarks of Effective Anti-Racist Leadership and Organizations™, structured frameworks that guide scalable assessment, policy review, and effectiveness analysis across leadership, teams, organizational cultures, and public systems.

Relevant engagements include:

- *City of Saint Louis Park*, Minnesota: Conducted organizational assessment informing restructuring of the Office of Equity and Inclusion.
- *Hennepin County Public Health*, Minnesota: Engaged to conduct a comprehensive equity-centered organizational assessment within a large public health system.
- *National Association of Child Life Professionals*, Maryland: Conducted a mixed-method readiness and strategic alignment assessment, informing governance and long-term planning.

Dr. Hudson holds a doctorate in organizational change leadership and brings over fifteen years of consulting experience guiding institutions through equity-centered structural transformation, after successfully leading similar efforts within public systems.

Respectfully submitted,

Dr. Tony Hudson, Ed.D.
President & Founder
Racially Conscious Collaboration™

Email: t.hudson@raciallyconsciouscollaboration.com
Website: www.RaciallyConsciousCollaboration.com

Outlook

Comment on General Plan Item 2.2

From McKitterick, Nate <Nate.McKitterick@us.dlapiper.com>
Date Sun 3/8/2026 3:48 PM
To Town Council <towncouncil@sananselmo.gov>

CAUTION: This email may be coming from a Spoofed Sender! Please verify with the original sender that this is legitimate.

CAUTION: External Sender

Hello! I am writing to object to Section 10, Noise, and in particular figure N-3 and the Goals, Policies, and Actions, as it relates to residential property zones in Town, as it appears to materially weaken the longstanding Noise Ordinance in material ways for San Anselmo residents. My ask is that the noise standards incorporate the current and longstanding standards in our Municipal Code, if not aspirationally direct the Town to improve on them.

San Anselmo already has a detailed noise ordinance: Municipal Code section 4-7.104. For R-1 and R-2, it sets three noise limits: 55 dB between 7 a.m. and 7 p.m., 50 dB between 7 p.m. and 10 p.m., and 45 dB between 10 p.m. and 7 a.m. This General Plan section is anything but "General" and would rewrite that ordinance. My concern is that the Town Council will not be allotting the time to understand what is being proposed. For example:

-Figure N-3, suggesting that 60 dB is "normally acceptable" for a San Anselmo residential properties, is questionable. I encourage someone on the Town Council who lives in a typical San Anselmo home—small lots, single pane windows, older construction—to volunteer for a demonstration of 50-60 dB at the property line at different times of day, and see if the Council finds it to be either "normal" or "acceptable." When your neighbor proposes a "new land use" of, say, a 28,000 kwH industrial-sized generator near your property line, as has been tried in Town, how will you feel?

-Policy N-A.2 only applies to "permanent" noise sources. There is accepted science that intermittent noise sources can be more harmful than constant background noise sources.

-Noise science also has differentiated different types of noise as being more disturbing over others, even at the same dB.

A General Plan is like a constitution, and becomes the guiding document for future legislative revisions. In fact, the General Plan is a controlling document, and the Town will be expected to rewrite ordinances to be in compliance with the General Plan. I haven't read the rest of the proposed General Plan, but my greater concern is that the same issue may be present in other elements.

When I was a Planning Commissioner, we redid an element of the General Plan every few years. We were careful to leave it *general*. It could and should be aspirational, and guide/direct future decision making. But we did not want to dictate to future governing bodies the *precise* standards or manner that they might choose to reach the mandated goals. I

recommend our Town Council take a similar approach here. Future bodies will have the time to study problems in depth, and receive public comment on proposed matters or changes to law to be consistent with General Plan goals.

I am out of the country on Tuesday, otherwise I would have showed up to talk about this in person. Thank you for your service!

Nate McKitterick
100 Alder Ave
San Anselmo, CA
650-787-7478

E: Nate.mckitterick@us.dlapiper.com / O: 650-833-2394 / M: 650-787-7478

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STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.3

MEETING DATE: March 10, 2026

AGENDA TITLE: Public Hearing to Adopt an Ordinance to Repeal Title 9, Chapter 23, Sales of Residential Property: Reports of Residential Building Records. The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3)

FROM: Community Development Department

RECOMMENDATION:

1. That the Town Council hold a public hearing and consider the attached Zoning Ordinance Amendments to Title 9 "Building Regulations", Chapters 23, "Sales of Residential Property: Reports of Residential Building" and making the associated CEQA exemption findings (see **Attachment 1**).
2. Motion to read the attached Ordinance by title only. The Town Manager will read the full title of the Ordinance.
3. Motion to approve the first reading of the Ordinance Amendments and waive future readings in their entirety.

BACKGROUND/DISCUSSION

In response to Town Council interest in the Town's Report of Residential Building Records program, the Council received a staff report at its February 24, 2026 meeting (Agenda Item No. 2.2). The presentation provided an overview of the program's regulatory history and current procedures, a comparison of San Anselmo's regulations with those of other jurisdictions, and potential alternatives for Council consideration.

At its February 24, 2026 meeting, the Town Council voted 3–2 to direct staff to prepare an ordinance repealing the current regulations, which are codified in San Anselmo Municipal Code Chapter 23 of Title 9.[1]

[1]https://library.municode.com/ca/san_anselmo/codes/code_of_ordinances?nodeId=TIT9BURE_CH23SAREPRREREBURE_9-23.07INFE

During deliberations, Councilmembers discussed concerns regarding the cost, complexity, and time required to conduct inspections and prepare the associated reports. Councilmembers voting in favor of repeal cited these factors, as well as potential duplication or redundancy with services already provided within the real estate industry and they questioned the overall value of continuing the program. Councilmembers voting in opposition to repeal expressed support for maintaining the program, emphasizing consumer protection and safety considerations, as well as preservation of the Town's housing stock.

Consistent with Council direction, a draft Ordinance (**Attachment 1**) has been prepared to repeal the existing regulation.

In addition, during the same meeting, a Councilmember suggested consideration of an alternative approach under which the Report of Residential Building Records would be offered as an optional service. Under this model, buyers or sellers could request a summary of Town permit records associated with a property, and the report would be prepared on a fee-for-service basis designed to recover staff and administrative costs.

Should the Council wish to further explore this option, staff can return at a future meeting with a proposed policy framework outlining the scope of the optional report, processing procedures, cost recovery structure, and related administrative provisions. If directed, the optional program could be established by resolution.

FISCAL IMPACT

Repeal of the Report of Residential Building Records program will result in the elimination of associated fee revenue previously collected to support staff time and administrative costs related to inspections and report preparation. While the program was intended to recover costs, its repeal will reduce departmental revenue accordingly.

If the Council elects to consider establishing the report as an optional service, staff would seek policy direction regarding whether the program should be structured for full cost recovery or whether the Council wishes to subsidize a portion of the service through the General Fund.

GENERAL PLAN CONSISTENCY

The proposed repeal of the Report of Residential Building Records regulation is an administrative action related to local procedures and does not directly affect land use designations, development standards, or the intensity of land use permitted under the General Plan. As such, the action does not result in physical changes to the environment or alter the Town's adopted land use policies. The repeal is therefore considered consistent with the General Plan, as it does not conflict with any specific goals, policies, or programs.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

The repeal of the regulations would have no impact on the Climate Action Plan.

ATTACHMENT

Attachment 1 – Proposed Ordinance

TOWN OF SAN ANSELMO
ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING IN ITS ENTIRETY TITLE 9 "BUILDING REGULATIONS", CHAPTER 23 "SALES OF RESIDENTIAL PROPERTY: REPORTS OF RESIDENTIAL BUILDING RECORDS"; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, at a duly noticed public meeting on February 24, 2026, the Town Council discussed San Anselmo Municipal Code Title 9, Chapter 23, which requires the owner or his authorized agent to obtain from the Town a report of the residential building record showing the regularly authorized and legal use, occupancy, and zoning classifications of such property and all other pertinent information relating thereto; and

WHEREAS, the Town Council directed staff to return with an Ordinance repealing San Anselmo Municipal Code Title 9, Chapter 23 ("Ordinance Amendment"); and

WHEREAS, the Town Clerk caused notice of this public hearing on the proposed Ordinance Amendment to be published in the Marin Independent Journal on February 27, 2026; and

WHEREAS, the Town Council held a duly noticed public hearing on March 10, 2026, to introduce and consider adoption of the Ordinance Amendment; and

WHEREAS, the Ordinance Amendment is consistent with the Town's General Plan and is adopted under the Town Council's police power in the interest of promoting the public's general welfare; and

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

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

SECTION 1: Environmental Review. The Ordinance Amendment is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance Amendment will have a significant effect on the environment as there will be no changes to land uses, development intensities, or the rate at which development is expected to occur.

SECTION 2: The above recitals are true and correct and incorporated as findings herein.

SECTION 3: Ordinance Amendment Repealing San Anselmo Municipal Code Title 9, Chapter 23. The Town Council of the Town of San Anselmo hereby repeals San Anselmo Municipal Code Title 9 "Building Regulations", Chapter 23 "Sales of Residential Property: Reports of Residential Building Records".

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

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

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on March 10, 2026, and was adopted at a regular meeting of the San Anselmo Council on _____ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Steve Burdo, Mayor

ATTEST:_____
Serge Avila, Town Clerk

Outlook

Writing to support continued Town resale inspection

From Vladimir A. Vakulenko <va.vlad@gmail.com>
Date Fri 2/27/2026 9:03 AM
To Town Council <towncouncil@sananselmo.gov>; Heidi Scoble <hscoble@sananselmo.gov>

Some people who received this message don't often get email from va.vlad@gmail.com. Learn why this is important

CAUTION: External Sender

Hello,

I read in the IJ this morning that the town council is considering repealing the resale inspection requirement. I support maintaining this program. My family bought in 2022 and I spent the next 6 months reconciling the property's identified issues. The town's breakdown in the report, separating "absolutely must fix for safety" items from "recommended" ones, was very helpful. This breakdown also identified permit record (or lack thereof) issues that a regular buyer's inspection would not have revealed.

I also greatly appreciate Heidi Scoble and her team's help in identifying the steps I needed to take to bring my property into compliance (lot merger, after the fact building permits, etc.) - which I am positive would have taken logner and more back and forth had the town inspection not occurred.

Buyers should have the town building inspection report on compliance to code (issues they will take on) when looking at any prospective property, and sellers need to be responsible for disclosing and/or bringing properties they are selling into compliance.

Regards,

-Vladimir A. Vakulenko

949-500-7364

March 10, 2026

Item 2.3: Ordinance to Repeal Title 9, Chapter 23, Sales of Residential Property: Reports of Residential Building Records

Honorable Mayor Burdo and members of the San Anselmo Town Council,

On behalf of the leadership and membership of the Marin Association of REALTORS®, we would like to express our sincere appreciation for your thoughtful consideration of the proposed ordinance to repeal the Residential Building Records report requirement in the Town of San Anselmo.

We commend the Council for carefully reviewing the program and recognizing the concerns raised regarding the cost, complexity, and time required to conduct these inspections and prepare the associated reports. As noted in the staff report and discussed during your February 24 meeting, the existing program can create additional administrative burdens and may duplicate services that are already routinely provided through private real estate inspections and disclosures.

Eliminating this requirement represents an important step toward streamlining residential transactions while maintaining the strong consumer protections that already exist in California's real estate marketplace. Licensed home inspectors, mandatory disclosures, and negotiated inspections between buyers and sellers provide thorough review and transparency for all parties involved.

We are also grateful for the Council's willingness to consider the broader impacts on homeowners, buyers, and housing mobility within the community. Reducing unnecessary costs and procedural hurdles helps ensure that San Anselmo remains accessible for families, seniors, and residents navigating life transitions such as downsizing or relocation. In addition to alleviating staff from this redundant inspection, we suggest that the Council reallocate staff time to improving the permitting process as outlined in the Marin Builders report from February. That is a very worthy endeavor, and we applaud you for taking those steps to improve that process.

The Marin Association of REALTORS® appreciates the collaborative and open dialogue that the Town has engaged in throughout this process. We respectfully encourage the Council to adopt the ordinance repealing Chapter 23 of Title 9 and we thank you for your leadership and commitment to practical, thoughtful local governance.

We appreciate your thoughtful consideration and your continued leadership on housing and community issues.

Sincerely,

Elizabeth Pedrick

Elizabeth Pedrick
President
Marin Association of REALTORS®

Jasmine Sanderfer

Jasmine Sanderfer
Chief Executive Officer
Marin Association of REALTORS®

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.4

MEETING DATE: March 10th, 2026

AGENDA TITLE: Receive an Update on an Easement for Sorich Pedestrian Trail

FROM: Marc Matundan, Assistant Engineer, Department of Public Works

RECOMMENDATION: Staff recommends that the Town Council receive an update for Sorich Pedestrian Trail

SUMMARY

Staff proposes the development of a new pedestrian-only trail connecting Sorich Trail to Memorial Ridge Trail, which would require the acquisition of an easement from the Mt. Tamalpais Cemetery (APN 177-220-61)

BACKGROUND

In September 2024, the San Anselmo Town Council approved the conversion of the Sorich Park Trail from “pedestrian” to “multi-modal.” Recognizing that some community members wish to maintain the pedestrian-only experience in Sorich Park, the Council directed staff to explore alternative options for a nearby dedicated pedestrian trail.

Sorich Park and the surrounding area currently provide four primary trail connections to Ridgewood Fire Road: Sorich–Tomahawk Trail, Dean–Nyberg Trail, Memorial Ridge Trail, and Sorich Park Trail. The most recently constructed of these, Memorial Ridge Trail, was completed in 2018. It traverses Mount Tamalpais Cemetery via an easement and connects to Marin County Open Space District lands.

DISCUSSION/ANALYSIS

The proposed hiking trail connects the Sorich Trail to the Memorial Ridge Trail. It cuts through Marin County Open Space and Mt. Tamalpais Cemetery.

The Town has approval from Marin County Open Space to utilize a 100-foot section of County Open Space land for designated future trail usage. Construction in this section will require a future right-to-enter agreement with Marin County Open Space.

The Town will request an easement from the owner of the cemetery for hiking use, including the right to construct, maintain, repair, and operate trails, signs, gates, protective barriers, fixtures, and facilities as necessary.

Staff is requesting support to continue with this effort. If the Cemetery owner grants the Town the requested Easement, the Council must approve a certificate of acceptance for the easement deed before it can be recorded with the Marin County Recorder's Office.

The proposed trail map can be seen in Attachment 1. The draft Survey for the pedestrian trail easement has been performed and is attached (Attachment 2).

FISCAL IMPACT

Other than staff time and surveyor fees, there are no immediate costs associated with this action; however, the future cost of trail construction is estimated at $50,000.

GENERAL PLAN CONSISTENCY

This item is consistent with San Anselmo Circulation Element C and Public Open Space Element I-17.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Town finds this project to be categorically exempt from the requirement to prepare environmental documents under the CEQA pursuant to CEQA Guidelines Section 15301, Class 1, as it involves the maintenance and minor alteration of an existing facility with negligible or no expansion of use. If the easement deed is granted to allow for the construction of the trail, Town staff will prepare a notice of exemption for this project.

The proposed pedestrian trail is consistent with the goals and objectives of the adopted San Anselmo Climate Action Plan Measure T-3.

ATTACHMENTS

Attachment 1 – Map of Proposed Trail

Attachment 2 – Draft Trail Survey

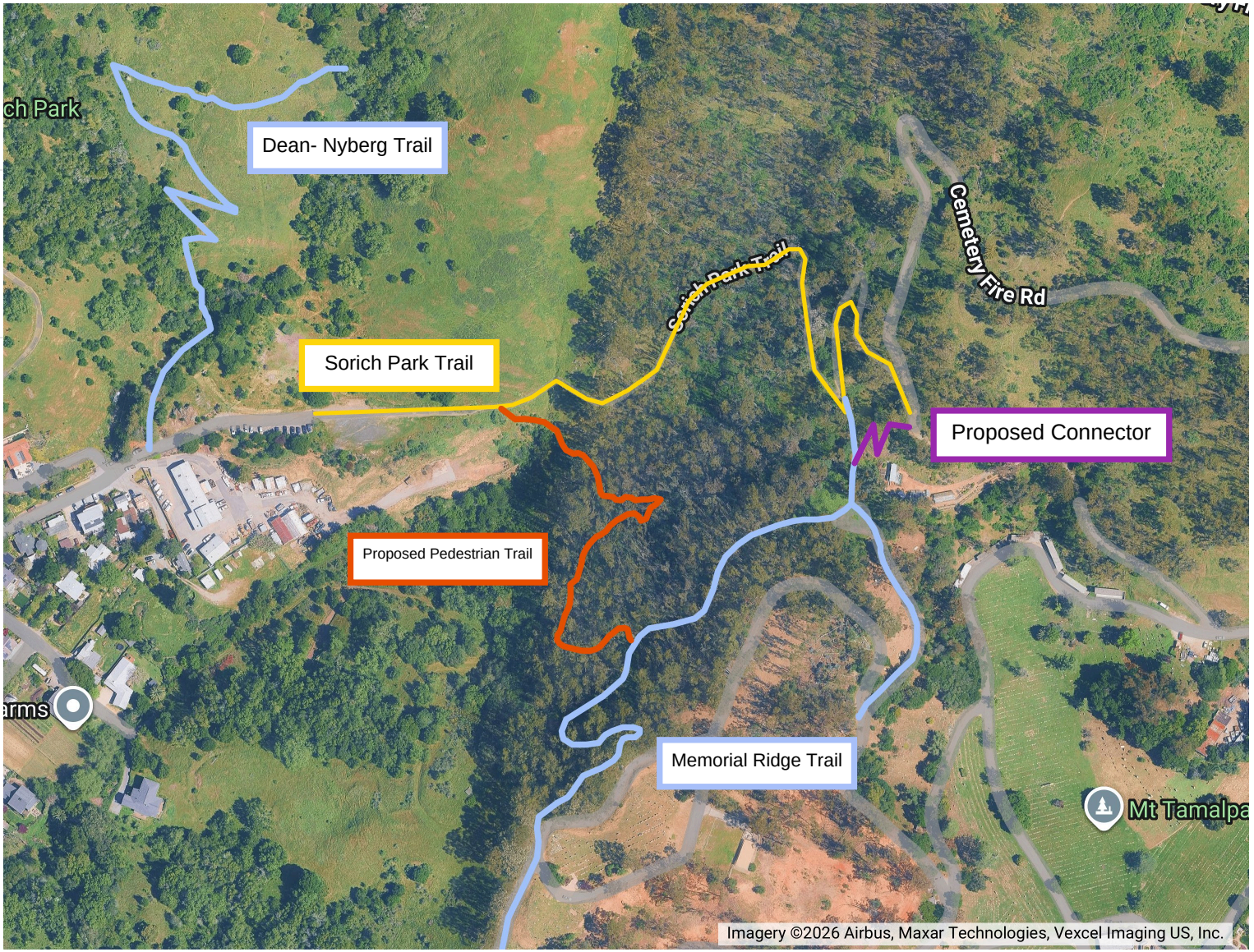
Sorich Park Trail

Walking Trails

Proposed Pedestrian Trail

Ped Only Trail

Proposed Connector



Sorich Ranch Park

200 ft

Sorich Trail

San Francisco Blvd

San Francisco Blvd

San Francisco Blvd

Proposed Trail ~1100' long

200 ft

200 ft

Proposed Connector

Memorial Ridge Trail

200 ft

200 ft

343 ft

Mount Tamalpais Cemetery

Sun Va

596

EXHIBIT A

EASEMENT DESCRIPTION

MARIN COUNTY CEMETARY COMPANY
TO
TOWN OF SAN ANSELMO

All that certain real property in the Town of San Anselmo, County of Marin, State of California, being a portion of that land described in Document Number 2023-024084, Marin County records, being a 20 foot Easement, 10 feet each side of the Centerline, described as follows:

COMMENCING at a point in the most southwesterly corner of "The Trust for Public Lands, D.N. 83-065675", as shown upon that Record of Survey filed for record March 28, 1985 in Book 20 of Surveys, at Page 27(20 O.S. 27), Marin County Records, being marked by a monument witha 3" aluminum cap embossed "MCOSD"; thence along the line called as "N 77°58'56" E 969.986" per said 20 O.S. 27, N 76°40'43" E, a distance of 111.71 feet to the POINT OF BEGINNING; thence leaving said line, S 57°47' E, 14.24 feet; thence S 31°54' E, 14.70 feet; thence S 02°32' E, 10.40 feet; thence S 24°39'30" W, 26.30 feet; S 38°40' W, 7.30 feet; thence S 68°49'30" W; 16.00 feet; thence S 76°54'30" W, 29.60 feet, thence S 65°33'30" W, 37.20 feet; thence S 57°30' W, 22.80 feet; thence S 46°21'30" W, 13.90 feet; thence S 36°44' W, 10.80 feet, thence S 25°31' W, 14.50 feet; thence S 43°31' W, 16.40 feet; thence S 05°56' W, 13.60 feet; thence S 22°27' W, 10.40 feet; thence S 06°42' E, 49.60 feet; thence S 26°01'30" W, 7.00 feet; thence S 37°54' W, 12.20 feet; thence S 25°43' W, 17.90 feet, thence S 14°09' W, 35.00 feet; thence S 68°22'30" E, 41.40 feet; thence N 49°34' E, 39.50 feet; thence N 52°29' E, 39.00 feet; thence N 61°28' E, 11.80 feet; thence S 87°28' E, 6.00 feet; thence S 59°49' E, 14.00 feet; thence S 06°47' E, 34.55 feet to the centerline of existing 20 foot trail easement filed for record October 25, 2018 as described in D.N 2018-0037164, Marin County records. The sidelines of said easement shall be lengthened or foreshortened to terminate at the northwesterly sideline of said existing 20 foot trail easement.

Excepting therefrom any portion of the westerly sideline of said 20 feet trail easement that overlaps the easterly sideline of the lands of Sorich Commons Partners LLC, as described in D.N 2023-030116, Marin County records.

Area = 10,862 square feet

Exhibit B attached.

LICENSED LAND SURVEYOR
STEPHEN FLATLAND
12-31-27
Exp.
No. 7744
STATE OF CALIFORNIA

Prepared by:

1-27-26

Stephen J. Flatland — Date

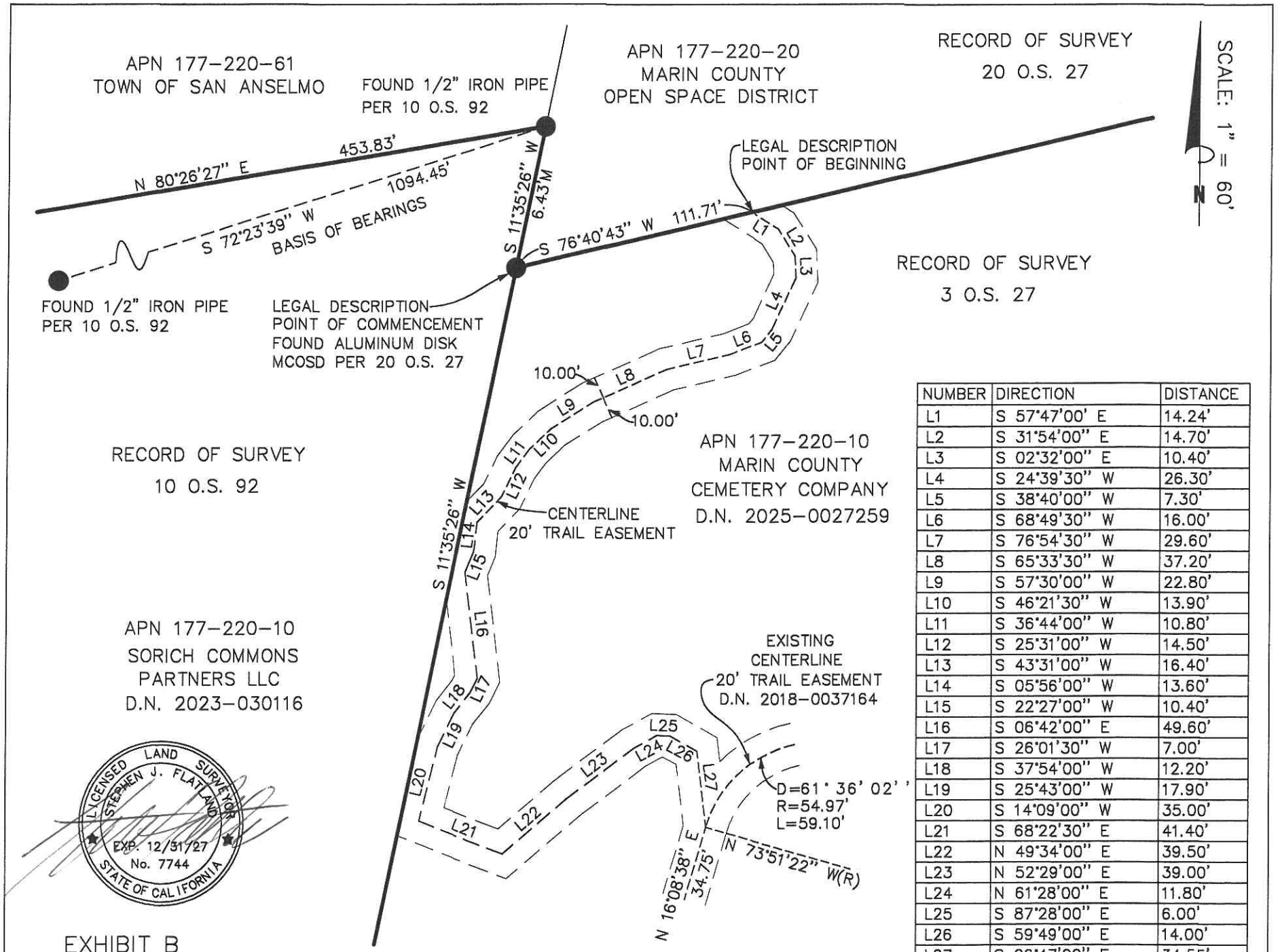


EXHIBIT B

NUMBER	DIRECTION	DISTANCE
L1	S 57°47'00" E	14.24'
L2	S 31°54'00" E	14.70'
L3	S 02°32'00" E	10.40'
L4	S 24°39'30" W	26.30'
L5	S 38°40'00" W	7.30'
L6	S 68°49'30" W	16.00'
L7	S 76°54'30" W	29.60'
L8	S 65°33'30" W	37.20'
L9	S 57°30'00" W	22.80'
L10	S 46°21'30" W	13.90'
L11	S 36°44'00" W	10.80'
L12	S 25°31'00" W	14.50'
L13	S 43°31'00" W	16.40'
L14	S 05°56'00" W	13.60'
L15	S 22°27'00" W	10.40'
L16	S 06°42'00" E	49.60'
L17	S 26°01'30" W	7.00'
L18	S 37°54'00" W	12.20'
L19	S 25°43'00" W	17.90'
L20	S 14°09'00" W	35.00'
L21	S 68°22'30" E	41.40'
L22	N 49°34'00" E	39.50'
L23	N 52°29'00" E	39.00'
L24	N 61°28'00" E	11.80'
L25	S 87°28'00" E	6.00'
L26	S 59°49'00" E	14.00'
L27	S 06°47'00" E	34.55'

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.5

MEETING DATE: March 10, 2026

AGENDA TITLE: Appoint One Voting Member to the Bicycle and Pedestrian Advisory Committee

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For the Town Council to consider appointing one voting member to the Bicycle and Pedestrian Advisory Committee.

BACKGROUND & DISCUSSION

The San Anselmo Bicycle and Pedestrian Advisory Committee is an active committee established in 1999. The Committee promotes safe bicycle and pedestrian use within the Town, supports and implements goals in the San Anselmo Bicycle and Pedestrian Master Plan, providing conceptual input on public bicycle and pedestrian infrastructure projects and provides a public forum and ongoing process for resident input and advises elected officials on matters related to bicycles and pedestrians

The Bicycle and Pedestrian Advisory committee has a membership of seven seats appointed by the Town Council to serve four-year terms.

Currently there is one vacancy. The Committee is composed of the following members with their respective expiring terms:

	Name	***Term***	***Term Expiration***
1	Ted Fehlhaber	Current	February 28, 2027
2	Bridget A. Clark	Current	June 24, 2029
3	Walter H. Meservey	Current	June 24, 2029
4	Sandra Becker	Current	June 24, 2029
5	Nicholas Pappas	Current	June 24, 2029
6	Ken Husband	Current	August 26, 2029
7	**Vacant**		
8	Jack DeNitto*	Current	June 30, 2026

9	Liam Rosenbaum*	Current	June 30, 2026

*Youth Commissioners

There is one seat available.

The Council may consider making (1) one appointment to the Bicycle and Pedestrian Advisory Committee from the following list of applicants:

List of applicants:

Adam L. Smith- Interviewed earlier today
Jamie Mackie- Interviewed earlier today

FISCAL IMPACT

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

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed appointment is not a “project” under the California Environmental Quality Act, because it does not involve an activity 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- Adam L. Smith- Application w/Resume
Attachment 2- Jamie Mackie- Application w/Resume

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

Profile

Question applies to multiple boards

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

Adam (First Name) | L (Middle Initial) | Smith (Last Name)

Email Address

Home Address | Suite or Apt

City | State | Postal Code

Primary Phone | Alternate Phone

Occupation

Transportation Planner

Employer's Address

San Francisco, CA 94103

Which Boards would you like to apply for?

Bicycle and Pedestrian Committee: Submitted

Number of years as resident of San Anselmo?

13

Number of years as a resident in Marin?

13

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

Dr. Branko Smida | Pat Torres | Taylor Phillips

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

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

(•) Yes ( ) No

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

(•) Yes ( ) No

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

(•) Yes ( ) No

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

( ) Yes (•) No

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

Over the past ten years, I have regularly worked with the San Francisco Municipal Transportation Agency (SFMTA) Board, presenting and securing approval for several major transportation projects. Most recently, I brought the Stonestown Redevelopment Project to the Board, which received unanimous approval. This project includes the redesign and reconstruction of multiple City streets in and around the Stonestown Galleria area, just south of SF State, and delivers significant multimodal improvements— new bikeways, upgraded sidewalks, enhanced transit stops, and related street infrastructure. For projects of this scale, I typically schedule individual briefings with each Board member to walk them through key design elements, address concerns, and follow up on any outstanding questions. This approach has helped build trust, reduce uncertainty, and ensure smoother approvals for complex, high-visibility projects.

Reasons for this appointment:

When I moved to to San Anselmo in 2013, I found the walkability and relatively safe streets to be one of our town's most attractive features. I still find that to be true as I raise my two kids here, and build stronger bonds every year to the people and places that my family call home. But there is still work to be done to improve mobility for all residents. We are in a time of rapid change that is impacting the way people travel. My kitchen window looks out onto the bike route on Laurel Avenue, and every day I see scooters, road bikes, children in bike trailers, electric mopeds, electric one-wheels, mountain bikes, tricycles, and the occasional unicycle. I also see people walking by every day-- new mothers pushing strollers; teenagers walking to Archie; seniors using wheelchairs, mobility scooters, canes, and walkers; and everything in between. The number of people passing by has certainly grown and will continue to grow as new options for mobility open up possibilities for more and more people. I believe we should embrace and encourage that growth by providing the best possible environment for every person using our streets throughout all stages of their lives.

What are your qualifications for this appointment?

I have worked in the transportation field for more than 15 years, gaining experience in planning, designing, and delivering multimodal streetscape projects. In my current role as a Transportation Planner, I have led and supported projects from concept through implementation, collaborating closely with community members, consultants, and partner city agencies to ensure designs reflect local needs and can be successfully built. Earlier in my career, I worked as a transportation consultant and a researcher. I've conducted research and surveys on current transportation, contributed to bicycle master plans, and helped implement Safe Routes to Schools programs in Marin and Alameda Counties, which strengthened my understanding of school area safety, active transportation behavior, and the importance of building trust with families and educators. I am deeply committed to this town and have a personal stake in improving the safety and accessibility of our streets. My work is rooted in the belief that access to high quality active transportation infrastructure not only moves people more safely, but also strengthens the fabric of the community. I bring both technical expertise and a strong commitment to public service, and I am eager to continue helping create streets that residents value and feel proud of.

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

Helping to guide the expenditure of limited public resources on the implementation of projects that residents value and appreciate is so important. When we're able to get resident involvement and buy in on successful projects, it helps set the stage for future work and builds trust with the community. That is difficult when the need for improvements is so much greater than available resources and there are competing interests in how and where projects are implemented. Secondly, and related, I believe there are critical safety needs that should be prioritized, especially on school routes. Our youngest cyclists and pedestrians are our most vulnerable, and ensuring that they feel safe walking or biking to school can help set them up for a lifetime of active transportation and create healthier, more connected neighborhoods.

LinkedIn Profile

https://www.linkedin.com/in/adam-smith-47294813/

Adam_Smith_San_Anselmo_BPAC_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

Adam L Smith

E-Signature:

Adam Smith

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact Serge Avila, Town Clerk at savila@sananselmo.gov or 415-258-4660.

Adam Smith

Summary

Transportation planner and San Anselmo resident with 15+ years of experience advancing bicycle, pedestrian, and transit-oriented projects across the Bay Area. Background includes active transportation planning, community outreach, complete streets implementation, and data-driven safety analysis. Education includes a Master's degree focused on transportation planning and research in current transportation issues. Committed to improving walking and biking safety, accessibility, and quality of life for all ages and abilities.

Relevant Experience

San Francisco Municipal Transportation Agency (SFMTA) — Senior Transportation Planner (2015–Present)

- Advance complete streets, pedestrian safety, bicycle access, and transit improvements for citywide and neighborhood projects from concept to implementation.
- Collaborate with developers on street design, transit stop placement, routing, and multimodal access.
- Lead public outreach efforts, including community meetings and responses to resident concerns.
- Advocate for transportation investments in underserved communities.
- Review transportation impact studies and environmental documents with a focus on safety, accessibility, and livability.
- Present projects to SFMTA Board for approval.

Alta Planning & Design, Berkeley — Bicycle & Pedestrian Planning Intern (2012–2013)

- Conducted on-the-ground walk, bike, and roll evaluations and recommendations for schools throughout Marin and Alameda County Safe Routes programs
- Conducted GIS and data analysis for bicycle and pedestrian plans, Safe Routes to School programs, and active transportation studies.
- Produced maps and technical analysis supporting walking, biking, and trail projects.
- Supported one of the nation's largest Safe Routes to School data evaluation programs.

Mineta Transportation Institute, San Jose — Research Assistant (2009–2012)

- Researched and authored reports and journal articles on transportation policy, infrastructure funding, parking, and transit performance.

GIS Data Resources, San Rafael — GIS Analyst (2013–2015)

- Used GIS and data analysis to support transportation safety, routing, and emergency response planning.

Skills

- Active transportation planning, bicycle and pedestrian safety, complete streets
- Community engagement and public outreach
- Transportation policy, CEQA, environmental review
- GIS mapping and transportation data analysis

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

Profile

Question applies to multiple boards

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

Jamie
First Name

Middle Initial

Mackie
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

Electrophysiology Consultant

Employer's Address

Medline Industries Three Lakes Drive Northfield, IL 60093

Which Boards would you like to apply for?

Bicycle and Pedestrian Committee: Submitted

Number of years as resident of San Anselmo?

6

Number of years as a resident in Marin?

13

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

Maureen Durnell - · Paul Johnson - Lesha McPeak -

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

◉ Yes ○ No

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

Increasingly attend MMWD, town council, planning commission meetings. Currently serve on the San Anselmo Open Space Committee.

Reasons for this appointment:

Interested in being involved in infrastructure and funding planning surrounding bicycle and pedestrian activity. Interested in the health and environmental benefits of non-motorized transportation. I would like to see more opportunities for residents to feel safe while integrating walking and biking into their daily lives.

What are your qualifications for this appointment?

My family and I are avid cyclists and hikers. We are fortunate enough to live in a part of town that allows us easy access to open space trails, safe cycling routes to Fairfax and San Rafael, safe walking routes to the grocery store and a handful of other businesses. I would like to see that feeling of safety continue as my young sons reaches the age when he is able to ride and walk unsupervised. I would like other residents that don't share my feeling of safety to have access to routes that provide pleasant and safe ways to connect to our community.

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

Safe and responsible use of e-bikes for all riders including our younger population. Understanding not only the regulations surrounding sidewalks, crosswalks, and bike routes but why those regulations are in place. Signage to direct cyclists towards safer alternative routes to Sir Francis Drake and other busy roads. Signage to help the public understand the social norms and courtesies that guide interactions between bikes/pedestrians and automobiles.

LinkedIn Profile

My LinkedIn profile and resume are not up to date to reflect my current employment

NewRes6-20.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:

James Mackie

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact Serge Avila, Town Clerk at savila@sananselmo.gov or 415-258-4660.

Jamie Mackie

Jamie Mackie
. ● San Anselmo, CA 94960 ● ●

Educational Experience

Cardiac Rhythm Management and Electrophysiology Certificate
Arrhythmia Technologies Institute, Greenville, South Carolina

Master of Science
California State University, Hayward, California

Bachelor of Science
James Madison University, Harrisonburg, Virginia

Professional Experience

Sr. Clinical Account Specialist – Biosense Webster *(2/19 - Present)*
Field Sales Trainer *(7/18 – Present)*
Clinical Account Specialist *(1/17 – 2/19)*
Associate Clinical Account Specialist *(2/16 – 1/17)*

*Provide sales support and expertise to optimize full utilization of the BWI electrophysiology product portfolio: including advanced software, intra-cardiac echocardiography (ICE) catheters, diagnostic and ablation catheters, as well as RF generators.
*Provide clinical support to physicians and healthcare providers on the safe and effective utilization of 3D electro-anatomical mapping software and accompanying RF generators.
*Act as the primary point of contact for sales and clinical considerations - including new product releases, inventory management, and product launches.
*Manage data collection and tracking to aid in research endeavors.
*Directly responsible for managing field sales and clinical training programs.
*Utilize marketing resources to develop and grow mutually beneficial relationships within and beyond the EP lab: including securing institutional/physician education and marketing contracts.
*Achieve individual sales goals as well as aid in team sales goals for the SF Bay Area region, deliver market share metrics for growth, as well as other key benchmarks.
*Recognized for outstanding achievement: Spotlight award, Inspire award, Credo award.

Cardiac Rehabilitation and Diabetes Prevention Manager - YMCA *(9/13 – 7/15)*
*Manage 24 employees comprised of registered nurses, Registered dietitians, Certified diabetes educators, and interns.
*Provide employee training and professional skill development.
*Grant management, budget management, curriculum development, and materials management.

Cardiac Rehabilitation - Seton Medical / John Muir Medical internship (6/11 – 10/13)
*Monitor and chart patient progress during program duration. Provide counseling on nutrition and lifestyle risk factor management.
*Utilize ScottCare telemetry systems, document abnormal EKG tracings and monitor blood pressure.

California State University, Hayward - *Graduate Teaching Assistant (Fall 2012)*
*Preparing and delivering lecture material, leading lab classes & study group sessions.
*Collaborating on exam creation & laboratory assignments.