TOWN OF
SAN ANSELMO
EST. 1907

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

Town Council
Agenda

Tuesday, March 12, 2024 **7:00 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/83544314219

Or Telephone: +1 669 900 6833 | Webinar ID: 835 4431 4219

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

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

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

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

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

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

Open time for public expression.

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

Written Public Comment
Public Comment- Fitzmaurice (PDF)
Public Comment- Gene Ng (PDF)

Council requests for future agenda items.

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

Special Presentation.

1. Consent Agenda:

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

1.1 Approval of the Draft Minutes of the Regular Meeting of February 27, 2024
Staff Report (DOC)
Attachment 1- Draft Minutes of the February 27, 2024 Meeting (DOC)

1.2 Approve a Consulting Contract for the Remodel and Addition to Firehouse 20
Staff Report (PDF)
Attachment 1- Proposed Scope of Work (PDF)

1.3 Approval of Special Event Application -San Anselmo Arts Commission's Beatles in the Park Fundraiser 2024
Staff Report (DOC)
Attachment 1 - Event Application (PDF)

1.4 Accept Update on the 2023 General Plan Annual Progress Report and the 2023 Housing Element Annual Progress Report and Authorize Staff to Send the Report to the State Governor's Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD). This report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act.
Staff Report (PDF)
Attachment 1 - General Plan Annual Progress Report (PDF)
Attachment 2 - Housing Element Annual Progress Report (PDF)

1.5 Approve the Downtown Hanging Flower Basket Funding Request
Staff Report

1.6 Receive Report of Checks Issued for the Month of January 2024 and February 2024
Staff Report (DOCX)
Attachment 1 Check Report January 2024 (PDF)
Attachment 2 Check Report February 2024 (PDF)

1.7

Consider a one-time contribution of $25,000 towards the purchase of the property at 199 Porteous Avenue in Fairfax, CA Fairfax-Anselmo Children's Center and direction authorizing Mayor to sign letters of support regarding County of Marin's request for funding to upgrade said property.

Staff Report (DOC)
Attachment 1- Letter of Support Template (DOC)
Attachment 2- County of Marin- Federal Funding Request Fact Sheet (PDF)
Public Comment- Avloni (PDF)
Public Comment- Estrada (PDF)
Public Comment- McElroy (PDF)
Public Comment- Bragman (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 2022 San Anselmo GHG Inventory Report and Presentation. The Council's acceptance of the 2022 GHG inventory report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Cal. Pub. Res. Code § 21065).
Staff Report (DOC)
Attachment 1 - 2022 GHG Inventory Report (PDF)
Attachment 2 - Presentation Slides (PDF)

2.2
Appoint a Subcommittee for Sorich Commons Partners/Memorial Park Recycled Water Proposal. 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).

Staff Report (DOC)
Public Comment- Crawford (PDF)

2.3 Consider Rent Stabilization Ordinance policies and provide further direction to staff. Conducting a discussion regarding potential residential rent stabilization is not considered a "project" under the California Environmental Quality Act (CEQA), because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).
Staff Report (PDF)
Attachment 1- DRAFT Rent Stabilization Ordinance Template (PDF)
Attachment 2- Link to staff report and attachments from the October 24, 2023 Town Council meeting (PDF)

Attachment 3- Link to staff report and attachments from the January 9, 2024 Town Council meeting (PDF)
Attachment 4- Public Comment- Ries (PDF)
Attachment 5- Presentation (PDF)
Public Comments - Various (Batch 1)
Public Comment - Strydom (PDF)
Public Comment - Abu-Aly (PDF)
Public Comment - Bennett (PDF)
Public Comment - Bloom (PDF)
Public Comment - Brown (PDF)
Public Comment - Donohugh (PDF)
Public Comment - Froneberger (PDF)
Public Comment - Gehm (PDF)
Public Comment - Herzog (PDF)
Public Comment - Leary (PDF)
Public Comment - Lindelli (PDF)
Public Comment - Martin (PDF)
Public Comment - Nobili 2 (PDF)
Public Comment - Nobili (PDF)
Public Comment - Parkinson (PDF)
Public Comment - Rein (PDF)
Public Comment - Roth (PDF)
Public Comment - Schmiede (PDF)
Public Comment - Sexton (PDF)
Public Comment - Stringari-Murray (PDF)
Public Comment - Gehm 2 (PDF)
Public Comment- Hamer 1 (PDF)
Public Comment- Hamer (PDF)
Public Comment- Doyle (PDF)
Public Comment- Silva- Marin Environmental Housing Collaborative 1 (PDF)
Public Comment- Rasmussen (PDF)
Public Comment- Pacchione (PDF)
Public Comment- Silva- Marin Environmental Housing Collaborative (PDF)
Public Comment- Brudniak (PDF)
Late Mail- Public Comment- Braun (PDF)
Late Mail- Public Comment- Lang (PDF)
Late Mail- Public Comment- Borter (PDF)
Late Mail- Public Comment- Nobili (PDF)

Adjourn

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

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

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is March 26, 2024.

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

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

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

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

From: Marilu Fitzmaurice
To: Monica Schmiede
Cc: Eliane Martin; Leslie Johnson; Ritchie, Ewan; Town Council; wendy@emptymountain.com
Subject: Re: Resolution 3268 Opposition
Date: Tuesday, March 12, 2024 4:07:52 PM

CAUTION: External Sender

Dear Town Council:

I will not be able to attend tonight's meeting with my fellow neighbors regarding a rapidly deteriorating section of Redwood Rd- from 249 to 280. Family matter.

It is imperative to point out that Monica Schmeide and I submitted a petition with the signatures of numerous neighbors to request contractors to review serious drainage/pavement issues here in September 2022. This would have been the first step towards the goal of repairing this section, with the contribution of 25% for pavement and 50% for drainage from The Town.

We were told it would be presented the following week and that 3 out of 5 council members would need to approve our request in order to move forward. We never got a response after submission.

It will be two years this September and things have gotten worse. I'd like to point out that our neighbor Leslie Johnson (#180), a widow on a fixed budget who has lived in this home for a very many years, has been trying to bandaid a key area of drainage failure with her own money for the past two winters. A very large drainage pipe lets out at the top of her property and affects her neighbors below on Floribel. Let me be clear: she never installed this drainage pipe and the water source is cumulative from all the residences above her. Yet, she's faced with trying to slow down the deterioration?!

Most importantly, the section of street where the pipe comes out is failing- no question. One day it will fail completely. This event will be sure to cause property damage, or injury - possibly even death. Not an exaggeration.

Why is it The Town's policy to wait until a road fails in order for repairs and town funding contributions to kick in? It is common knowledge that to repair most all things sooner vs later is always best, before the damage gets worse and the repair cost goes higher.

Again, very sorry to not be able attend in person myself. This issue weighs on the minds of our neighbors heavily and it's about time we get some answers - certainly before paying for the repairs on the opposite end of Redwood Rd, where there are far less residents and there is far lighter traffic.

Thank you,

Marilu Fitzmaurice
249 Redwood Rd

On Fri, Mar 8, 2024 at 10:20 AM Monica Schmiede <mschmiede@gmail.com> wrote:

Dear San Anselmo Town Council Members,

We would like to voice our opposition to the Resolution 3268, the payment request to residents to cover the $177,095.95 repairs on Redwood Road.

In the initial notification, we were informed that 119 "co-owners" would be responsible for the partial payment of the emergency repairs completed in 2023 for a portion of Redwood Road that does not impact the majority of Redwood Road residences living from 135 Redwood Road (the homes on Redwood Road past the Floribel junction) to 401 Redwood Road at the entrance to the Bald Hill recreational area.

During the purchase of our properties, there was no indication of Redwood Road being a non-town maintained road. All Resale Reports reflect Redwood Road as a town maintained street. The estimated balance of San Anselmo's Road Maintenance Fund is $376,294 as of June 30, 2024 (page 12 of the San Anselmo Fiscal Year 2023-2024 plan), providing ample funds to cover the full cost of the emergency road repair project.

The wider issue we are facing is the degradation of several non-town maintained roads across our town. Our requests to have The Town support critical repairs on portions of Redwood Road which impact hundreds of residents, tourists, and emergency vehicles have been ignored. We propose a wider analysis of all non-town maintained roads across our town to determine which are the most impactful to the residents and require immediate attention for critical repairs.

We look forward to discussing this matter in greater detail next week at the March 12, 2024 Town Council Meeting.

Best Regards,

Monica Schmiede, 246 Redwood Road
Ewan Ritchie 240 Redwood Road
Eliane Martin, 238 Redwood Road
Wendy Lang, 248 Redwood Road
Marilou Fitzmaurice, 249 Redwood Road

On Fri, Mar 8, 2024 at 10:10 AM Monica Schmiede <mschmiede@gmail.com> wrote:

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>
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Monica Schmiede. 246 Redwood Rad
Ewan Ritchie 240 Redwood Road
Elaine Martin, 238 Redwood Road
Wendy Lang, 248 Redwood Road
Marilou Fitzmaurice, 249 Redwood Road

RESOLUTION of THE BOARD OF SUPERVISORS MARIN COUNTY

RECOGNIZING

RACISM AS A PUBLIC HEALTH CRISIS

WHEREAS, the mission of the Marin County Health and Human Services is to promote and protect the health, well-being, safety and self-sufficiency of ALL people in Marin County and the vision of the County's Behavioral Health and Recovery Services Division's states "inclusion and equity are valued and central" to its work; and

WHEREAS, it is incumbent on locally appointed leaders and policy makers to honor, endorse, and support diversity in Marin communities, and to ensure that all Marin residents have the right to a life free from institutional, structural, systemic, and interpersonal racism, prejudice, bigotry, bias, discrimination, and harassment; and

WHEREAS, the Marin County Board of Supervisors is accountable to their responsibility in delegating resources, issuing directives, advocating for racial equity, shaping policies, and speaking up and taking action when systemic and interpersonal racism, prejudice, discrimination, etc. threatens the safety and wellbeing of those they are elected to represent and serve; and

WHEREAS, Marin County recognizes that institutional, structural, systemic, and /or interpersonal racism is a public health crisis because it prevents impacted individuals and communities from achieving positive health outcomes and adversely effects the physical and mental health and safety of people of color; and

WHEREAS, racism and racialized trauma manifest in a myriad of societal realities ranging from lack of access to healthcare, severely sub-standard healthcare, lack of culturally affirming care, racially linked differential diagnosis of mental health conditions that assigns harsher diagnosis for people of color when compared to their white counterparts, to disproportionate rates of people of color involved in the carceral system; and

WHEREAS, Marin County ranks the healthiest county in California for the 11th time in 12 years, Marin continues to also be the most racially disparate County in the state of California. Marin has one of the worst scores in income inequality (53rd out of 58 counties) and received low grades in housing affordability (26th) which are linked to detrimental outcomes in behavioral, physical, and mental health for those in bottom ranks. The rankings show clear racial disparities in health in Marin; and

WHEREAS, the social determinants of health inform that equitable access to economic opportunities, affordable housing, quality healthcare, education, safe local environments, clean water and diversity in food, and social and community interactions and relationships all impact health. Historic and current laws, policies, and practices frequently determine who is afforded the opportunity to access decent opportunities and resources; and

WHEREAS, in Marin County, African American/Black/of African Descent residents and Latinx child residents are four and eight times more likely, respectively, to live in poverty than their white counterparts. African American/Black/of African Descent residents of Marin County are 3.4 times more likely to be uninsured than their white counterparts and Latinx residents are 7.3 times more likely to be uninsured than their white counterparts; and

WHEREAS, represented and Hispanic/Latinx residents are underrepresented in our Adult System of Care (ASOC), Substance Use Division (SUD) services, residential treatment programs, crisis programs, and Support and Treatment After Release (STAR) program. In BHRS' Full Service Partnerships (FSPs), counts of white clients continue to increase while counts of Hispanic/Latinx clients have held steady, and in all age categories penetration rates are lowest in Hispanic/Latinx communities; and

WHEREAS, within BHRS, white adult clients make up the largest proportion of people assessed through Access, and they are the most likely to meet specialty mental health (SMH) criteria. Hispanic/Latinx clients make up a smaller proportion of people assessed, and they are less likely to meet SMH criteria; and

WHEREAS, COVID-19 has highlighted historic, ongoing, and pervasive disparities in communities of color and communities experiencing poverty, and at the height of the pandemic, Marin's 16.1% Latinx population made up nearly 80% of Marin County COVID-19 cases; and

WHEREAS, African American/Black/of African Descent populations make up less than 3% of Marin's total population, they account for 17.6% of law enforcement stops.

THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Marin affirms that racism exasperates health inequities resulting in disparities not limited to accessibility, family stability, physical and mental wellness, education, employment, public safety, criminal justice, and housing; and

BE IT FURTHER RESOLVED, that the Marin County Board of Supervisors has committed to collaborating with all county departments and community partners in developing, implementing, and delivering an accessible and accountable action plan that acknowledges, confronts, and atones for the pervasive damage caused by institutional, systemic, structural, and interpersonal racism and subsequent disparities in positive health outcomes; and

BE IT FINALLY RESOLVED that the Board of Supervisors of the County of Marin, commits to the following actions:

1. Instituting a racial equity lens to internal policies, procedures, practices, and protocols; adopting preventive measures, and refining programs to fight institutional, structural, and systemic racism and bigotry to promote the health, wellness, and equity; and
2. Identifying and deploying best practices that promote racial equity and address institutional, structural, systemic, and interpersonal racism in all Marin's community facing services including, but not limited to public health, social services, behavioral health and recovery services, housing, economic development, land use, finance, and criminal justice/law enforcement; and
3. Seeking and accepting opportunities to take accountability and repair relationships with Marin's communities of color by engaging actively and authentically in sustained conversations with all Marin residents on the effects of racism and its solutions; and
4. Advocating and prioritizing efforts that re-distribute and re-allocate resources and investments of time and budget toward equity related goals and community needs; and
5. Enhancing educational and training efforts aimed at increasing understanding addressing, and dismantling racism and how it affects the delivery of human and social services, economic development, and public safety; and
6. Furthering work to solidify alliances and partnerships with other organizations that are confronting racism and encourage other local, state, regional and national entities to recognize racism as a public crisis, and
7. Developing a timeline for action to address inequities, include a system of evaluation to monitor annual progress, make needed adjustments, and report annually to both the Board of Supervisors and the community; and
8. Promoting early and ongoing community involvement by listening to and supporting non-traditional stakeholders (i.e., community leaders with lived experience, activists, and community organizers) and deploying community-based alternatives to prevent trauma and eliminate harm; and
9. Committing to hiring, retaining, and nurturing a diverse workforce at all levels and providing appropriate and culturally affirming services with co-located options within communities of color; and
10. Ensuring that consistent collection, analysis and reporting of disaggregated demographic, socioeconomic and public health data to assess, evaluate and measure progress towards eliminating racial inequities.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 24th day of May 2022.

KATIE RICE – SUPERVISOR, DISTRICT 2 - PRESIDENT

DAMON CONNOLLY – SUPERVISOR, DISTRICT 1

STEPHANIE MOULTON-PETERS – SUPERVISOR, DISTRICT 3

DENNIS RODONI – SUPERVISOR, DISTRICT 4

JUDY ARNOLD – SUPERVISOR, DISTRICT 5

COUNTY OF MARIN

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: March 12, 2024

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of the February 27, 2024

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of February 27, 2024.

ATTACHMENT:

Attachment 1- February 27, 2024 Draft Minutes

San Anselmo Council Draft Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, February 27, 2024

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Steve Burdo
Eileen Burke, Mayor
Brian Colbert
Alexis Fineman
Tarrell Kullaway (attending remotely via Zoom)

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Serge Avila, Town Clerk
Sean Condry, Public Works Director
Jeff Zuba, Finance Director
Kelley Warner, Community Engagement Coordinator
William Messinger, Assistant Engineer

Mayor Burke announced that Vice Mayor Kullaway seeks to attend the meeting remotely under the Brown Act Emergency Circumstances provision.

M/s, Colbert/Burdo, Motion to place Vice Mayor Kullaway's request for remote participation due to an emergency circumstance on tonight's agenda.
AYES: Burdo Colbert, Fineman, Mayor Burke
ABSENT: Vice Mayor Kullaway

M/s, Burdo/Fineman, Motion to allow Vice Mayor Kullaway to participate remotely in tonight's meeting due to emergency circumstances.
AYES: Burdo Colbert, Fineman, Mayor Burke
ABSENT: Vice Mayor Kullaway

A. Call to Order

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

Conference with Real Property Negotiators
Government Code Section 54956.8
Property: 404 San Francisco Boulevard, San Anselmo
Agency Negotiator: Town Manager David Donery
Negotiating Parties: Michael Folk
Under negotiation: Price and Terms of Payment

C. Public Comment on Closed Session Items

Mr. Brian Crawford, Chair of the Sorich Park Area Residents (SPAR), stated the group seeks to preserve the property adjacent to the park and objects to the sale of a portion of the Town Corporation Yard.

D. Council adjourned to Open Session.

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

Vice Mayor Kullaway made her request to participate remotely due to an illness.

Open Time for Public Expression

Mr. Ross Asselstine, San Anselmo Avenue, thanked staff for the assistance during the recent rain storms. He discussed a letter from County Counsel regarding the withdrawal from Flood Zone 9.

Mr. Guy Meyer discussed beautiful Creek Park. He questioned how the Town is handling climate change.

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

Councilmember Fineman reported she attended the meeting of the Executive Search team for the Ross Valley School District Superintendent; the Marin Clean Energy (MCE) meeting; the Marin Wildfire Prevention Authority (MWPA) meeting.

Councilmember Colbert reported he attended the Transportation Authority of Marin (TAM) meeting; reported on the plans for the San Rafael Transit Center; distributed a report from TAM on sea level rise.

Councilmember Burdo reported he attended the Town's Flood Committee meeting; a Ross Valley Fire Board meeting; the Memorial Park Committee meeting; the Flood Zone 9 Advisory Board meeting; talked about various Yellow Bus issues and the next JEPA meeting.

Vice Mayor Kullaway stated she attended the General Plan Update Committee meeting.

Mayor Burke reported she continues to meet with residents about the SAVE effort; attended the Memorial Park Master Plan meeting; had plans to deliver meals to the community but got stood up by Vivalon!

Special Presentation

There were no Special Presentations.

1. Consent Agenda

1.1 Approve the Draft Minutes of the Town Council Meeting- February 13, 2024

1.2 2023-2024 Publicly Available Pay Scale

1.3 Revenue and Expenditure Reports, January 2024 were received and Resolution No. 2024-4528 was adopted

1.4 Finance Report on Recreation Fund

1.5 Climate Action Coordinator Interagency Agreement

Mayor Burke opened the meeting to public comments.

There were no comments.

Mayor Burke closed the meeting to public comments.

M/s, Burdo/Fineman, Motion to approve the Consent Calendar as submitted.
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

2. Council Business Items

2.1 Receive and File Pacific Gas and Electric (PG&E) Presentation on Storm Response, Outage Reduction and Other Updates

Mr. Mark Van Gorder, representing PG&E, presented a PowerPoint presentation. He, along with staff, answered questions from the Council regarding the potential for Public Safety Power Shutoffs (PSPS); causes of power outages; what should be included in a "grab and go" bag; locations in Marin where PG&E is undergrounding the lines; future plans for undergrounding power lines; if a municipality could require PG&E to underground its lines; the best way to get information regarding a PSPS; the Enhanced Vegetation Management Program; how the grids are organized and why certain streets lose power while others do not

Mayor Burke opened the meeting to public comments.

There were no comments.

Mayor Burke closed the meeting to public comments.

The Council thanked Mr. Van Gorter for his presentation.

2.2 Receive a Presentation on the San Anselmo Volunteer Efforts (S.A.V.E.) Program

Community Engagement Coordinator Warner presented a PowerPoint presentation. There were no questions from the Council.

Mayor Burke opened the meeting to public comments.

Larry asked if graffiti removal could be a project that SAVE undertakes.

Mayor Burke closed the meeting to public comments.

Councilmember Burdo stated this is a fantastic idea and he supports it.

Councilmember Colbert stated this is a great opportunity for the community to get involved.

Vice Mayor Kullaway thanked Mayor Burke for her leadership on this program.

Mayor Burke stated he would love to get students involved in volunteering. They plan to do some heavy recruiting during "Live on the Avenue".

2.3 Receive the 2023-2024 Mid-Year Budget Review and Adopt Resolution Amending the Budget for Fiscal Year 2023-24

Finance Director Zuba presented the staff report. Staff answered questions from the Council regarding the transfer of funds; ARPA and the Library Project; Creek Park Bridge Retrofit

funding; Education Revenue Augmentation Fund (ERAF) Funds.

Mayor Burke opened the meeting to public comments.

There were no comments.

Mayor Burke closed the meeting to public comments.

M/s, Burdo/Fineman, Motion to adopt the Resolution Amending the Budget for Fiscal Year 2023-24
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

2.4 Bucket Truck Replacement

Assistant Engineer Messinger presented the staff report. Staff answered questions from the Council regarding whether it would be possible to find a used truck and would insurance cover it; the annual mileage for a bucket truck.

Mayor Burke opened the meeting to public comments

There were no comments.

Mayor Burke closed the meeting to public comments.

Vice Mayor Kullaway stated a used truck makes sense and is in line with the Town's climate goals.

Councilmember Fineman stated it does not make sense to purchase a hybrid or all-electric vehicle that will have low mileage- would be counter to the climate goals. She would prefer a used vehicle and sharing it with the Town of Fairfax.

Councilmember Colbert was not sure sharing the vehicle with Fairfax would work out.

Mayor Burke was in favor of purchasing the Doc Bailey model and attempting to share the vehicle with other jurisdictions. Staff should get the best bid they can for salvage.

M/s, Fineman/Burke, Motion to adjourn the meeting at 9:06 p.m. in honor of Michael Anderson, a long-time San Anselmo resident.
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

M/s, Fineman/Burke, Motion to adjourn the meeting at 9:06 p.m.
AYES: Burdo, Colbert, Fineman, Vice Mayor Kullaway, Mayor Burke

Respectfully submitted,
Toni DeFrancis,
Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.2

MEETING DATE: March 12, 2024

AGENDA TITLE: Consultant Contract for the Remodel and Addition to Firehouse 20

FROM: Matt Ferrer, E.I.T., Assistant Engineer
Erica Freeman, P.E., R.A., Building Official
Sean Condry, P.E., Public Works Director

RECOMMENDATION: Authorize the Town Manager or his designee to negotiate and enter into a professional service agreement with Fairchild Broms Design for the remodel and addition to Firehouse 20 along with any other consultants for the project design.

BACKGROUND AND DISCUSSION

Firehouse 20 (FH 20) has long been in need of repair and renovation. Over the years the roof has needed numerous repairs, the siding has dryrot, and mold and mildew have been an issue. The fire department is also moving to a 3 person crew so additional sleeping quarters are needed as well as more room for the fire department staff.

With the recent passing of Measure J the required funding for a 3rd person has been obtained but now Firehouse 20 needs to be remodeled to accommodate the additional crew. Town Council approved the use of America Rescue Plan Act (ARPA) funds for the remodel of FH 20. However, the cost to remodel from an estimator for the required sleeping quarters, bathrooms etc. is approximately $2.3 million and the Town only has $1.25 million allocated. Therefore, the Sleepy Hollow Fire Protection District at its March 6, 2024, meeting approved the funding of $1million dollars toward FH 20 to enhance emergency response capabilities of the station. This funding combined with ARPA funding is approximately the funding needed to pay for the actual construction.

The total estimated design cost for all consultants including architectural and structural design is approximately $207,330 which will come from ARPA Funds. Attached is the proposal from Fairchild Broms Design for the architectural design services. Additional

consultants for structural, electrical, an mechanical design services will also be required to complete the design process. Environmental services may also be required but to be determined.

FISCAL IMPACT

The proposed scope of work for architectural design is estimated to cost approximately $113,439 with the total design costs being approximately $207,330. Funding is available from the ARPA funds for the design work.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

This remodel and addition to FH 20 is exempt from the California Environmental Quality Act (CEQA) under a Class 1 categorical exemption for an existing facility and the addition falls under the exemption by being less than 50% of the floor area or less than 2,500 square feet (14 Cal. Code Regs. § 15301).

The future addition and remodel of FH20 is consistent with the Climate Action Plan under sections E-3, Cool Roofs, and R-3, Building and Appliance Electrification.

ATTACHMENTS

Attachment 1- Proposed Scope of Work

March 5, 2024

Mr. Sean Condry
Town of San Anselmo
525 San Anselmo Ave
San Anselmo, CA 94960

Dear Sean:

I am pleased to have the opportunity to continue to work with the Ross Valley Fire Department and the Town of San Anselmo.

Based on our meeting on January 26 with Dan Mahoney, I understand that the Town would like to proceed with Architectural and Engineering Design Services for the Renovation and Expansion of Fire Station 20, located at 150 Butterfield Road in San Anselmo.

This proposal is based on the revised Conceptual Design dated 1/26/24 and 10/02/23 and the updated Budget Cost Plan dated 02/06/24 (Exhibit A). The scope of work includes the renovation of the existing fire station living quarters, the construction of a new addition, and various exterior envelope and floodproofing improvements to the entire station in accordance with the attached Floor Plans (Exhibit A).

The existing fire station building is fully sprinklered, Type V B construction. The building is also in the AE Flood Zone and subject to the regulations under San Anselmo's Code of Ordinances, Title 7, Chapter 11, requiring that all new construction or substantial improvements of nonresidential structures shall be elevated to 1' above the BFE or floodproofed, along with attendant utility and sanitary facilities below that elevation.

In addition, the existing fire station building is constructed spanning the creek and located within the creek setbacks. For work within the creek setbacks and within the creek embankments themselves, the project will be subject to review by the agencies with jurisdiction over the creek, which may include CA Fish and Wildlife, Army Corps of Engineers, and Bay Area Regional Water Quality Control Board, depending on the extent of impacts.

An outline of our proposed project team and scope of services is as follows.

Scope of Services

Construction Documents
1. Based on approved Conceptual Design, develop Construction Documents suitable for obtaining the necessary building permits and for bidding and construction
2. Coordinate with Owner's consultants – we have assumed structural, mechanical, plumbing and electrical, civil and waterproofing
3. Coordinate with Owner's specialty consultants as required to comply with creek related requirements (up to 2 meetings)
4. Attend up to four (4) coordination meetings with the Owner's team during development of the documents
5. Assist the Owner in obtaining a building permit for the work
6. Update the Budget Cost Estimate (if required) and reconcile the project to budget as required in advance of bidding

Deliverables:
Construction Documents
1. Electronic copies of the set of Construction Documents including specifications, 50% and 100% issues
2. Updated Budget Cost Estimate (if required)
3. Submittal package, including applications and required forms, for Building Permit
4. Meeting notes.

Plan Check Review

1. If required, respond to corrections / revisions as required by the agencies

Bid & Construction Administration Services

1. Assist Owner in obtaining bids for the project – respond to contractor questions, review bids, issue drawing clarifications
2. Provide typical Construction Administration services during construction to include:
    a. Respond to contractor requests for information (RFI's)
    b. Review contractor submittals and shop drawings
    c. Perform site visits to observe the work
    d. Attend construction meetings as required
    e. Assist Owner in review of contractor payment applications and assessment of completion of the work
    f. Perform a site visit at completion and prepare a punch list of items to be completed or corrected
    g. Assist the Owner in obtaining closeout documentation from the contractor.

Assumptions and Exclusions

1. This Proposal/Agreement excludes the services of the following consultants: civil engineering, structural engineering, mechanical, plumbing, and electrical engineering, green building, cost estimating, and waterproofing consulting. The Town will contract directly with these consultants. This proposal does include the coordination with those consultants. Coordination with and the services of Biological or other creek-related specialty consulting services are not included in the proposal beyond the number of meetings indicated above, but may be added as an additional service if required in order to obtain required creek agency permits.
2. A geotechnical report will be required for this project and is assumed to be furnished by Owner.
3. Landscape and irrigation design services are not included in this proposal and are assumed to be design-build. Modifications to existing sprinkler systems will be incorporated into the project as a deferred submittal; design criteria will be included in the construction documents.
4. This proposal assumes coordination with the Town's Project Management consultant and that the Town or the Town's PM will provide Division 0 & Division 01 specification input as well as prepare the Bid Documents and manage the construction bid process. The Town's PM will also be responsible for the overall project schedule. Our services are limited to assisting the Owner or Owner's PM as described above.
5. More than one meeting with agencies having jurisdiction over the creek is not included but are available as an additional service.
6. Meetings with the Town's or Fire Department's agents, outside of the meetings identified above, are not included but are available as an additional service.
7. The discovery of, design for, and documentation of unforeseen and hidden conditions is excluded from this contract. We can provide additional design and detailing support for these conditions as an additional service.
8. Pre-application, application, and other fees due to city or other agencies are excluded.
9. A Cost Estimate is not included in this proposal but may be added as an additional service if required
10. We understand that the Town is the FEMA authority for this site and the project goal is to floodproof the existing building. The Town will contract directly with a waterproofing consultant to develop the floodproofing solutions.
11. This proposal is based on the assumption that there will not be any CEQA studies required
12. All deliverables are in electronic format (.PDF) unless otherwise noted. All printing and reproduction expenses required for submittal for agency approvals will be charged to the Town.

Schedule

We understand that both the Fire Department and the Town would like to continue with the work as soon as possible and we are prepared to begin Construction Documents upon authorization to proceed. In addition, we also understand that it is the Town's intention to issue a construction contract award no later than December 31, 2024. Our understanding of the Project Schedule is as follows:

Oct 1, 2024:	Construction Documents Complete, Submit for Building Permit
Oct. 2024:	Issue for construction Bids
Nov 1, 2024:	Bids received
Nov 2024:	Award Construction Contract
Dec 31, 2026:	Construction complete

Compensation
Compensation for the Scope of Services outlined above through the Construction Documents Phase shall be a fixed fee of $113,439 (one hundred thirteen thousand four hundred thirty-nine dollars).

Compensation for the Scope of Services outlined above for the Plan Check Review and Bid and Construction Administration Phases shall be performed on an hourly basis in accordance with the attached Billing Rate Schedule (Attachment A). Based on a 9 month construction schedule, we estimate total fees for this phase to be between $55,000 - $65,000 for budgeting purposes.

Expenses
Expenses incurred in connection with these projects are in addition to compensation for services and may include: copying and printing; long distance telephone calls; travel/mileage, parking, and bridge tolls; meals. Expenses will be billed to the Owner at a cost of 1.2 times the cost of the expense incurred by the Architect.

Proposed Team
(contracted individually with the Owner, except specifications)

Jessica Fairchild
Principal / Architect of Record
Fairchild Broms Design

Marcene Taylor
Cost Estimator
Marcene Taylor, Inc.

Selinda Martinez, PE
Structural Engineer
RBHU Engineering

Michael Tarnoff, PE
Civil Engineer
Tarnoff Engineering, Inc.

Thomas Mathews, PE
Mechanical, Plumbing, Electrical Engineering
M + R Engineering, Inc.

Vivian Volz
Specifications
VVAS

Mayur Bhosale
Waterproofing Consultant
Ferrari Moe, LLP

We look forward to continuing our relationship with the Town and Fire Department and assisting with the further development of the Fire Station 20 Renovation and Expansion project.

Sincerely,

Jessica Fairchild, AIA

Attachments: Attachment A – Professional Services rates
Exhibit A – Conceptual Design Package

ATTACHMENT A

Fairchild Broms Design
Schedule of Rates (January 1, 2024):

Architect:	$225/Hour
Specifications:	$250/Hour
Drafting:	$140/Hour
Administration:	$100/Hour

Schedule of Reimbursable Expenses:	
Transportation:	$0.67 / mile or actual costs
Deliveries/Postage:	Cost plus 20%
Plots/reproductions:	Cost plus 20%
In House Copies / plots:	
8.5x11	$0.50/copy
color 8.5x11	$1.00/copy
11x17	$0.75/copy
color 11x17	$3.00/copy

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.3

MEETING DATE: 3/12/24

AGENDA TITLE: Consideration of Special Event Application -San Anselmo Arts Commission's Beatles in the Park Fundraiser 2024

FROM: Mattie O'Grady – Recreation Manager

RECOMMENDATION: That Council approve the San Anselmo Art Commission's application for "Beatles In The Park Tribute" fundraiser scheduled for July 27th, 2024, in Creek Park.

BACKGROUND

This will be the 20th annual Beatles Tribute concert this year. Due to the historic nature of this year's event, the San Anselmo Arts Commission is inviting the original group, Revolver & The Liddypudlians, back to the stage. The proceeds from this event help fund Arts Commission projects throughout the year, including the scholarship program, Utility Box Public Art Project, beautification initiatives, murals, and other partnered projects.

DISCUSSION/ANALYSIS

The annual Beatles Tribute is a ticketed event and attracts an average attendance of 1200 people. Due to the closure of the plaza, the Arts Commission is capping event attendance at 800 this year. The event was also capped at 800 attendees in 2023. For the second year in a row, the Arts Commission will not be hosting beverage or food concession booths at the event, and instead will be encouraging attendees to support local restaurants. This event will fall within the framework of Live on the Avenue, but will run independently from the series with staff oversight.

The Arts Commission must manage the event garbage by hauling out or contacting Marin Sanitary. They must also provide the Town with special event insurance and make sure to comply with all ADA regulations.

The attached application provides details of the event with comments and conditions from Town staff.

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

GENERAL PLAN CONSISTENCY
None

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

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: Beatles in the Park

Organization(s) presenting the event: San Anselmo Arts Commission

Other event sponsor(s), if any:

Contact Person: Elizabeth Grasso **Phone Number:** 210-414-2069

Address: 525 San Anselmo Ave **Email:** arts@townofsananselmo.org

Event Date(s): 7/27/24

Start and end times: 6-9:00 **Number of attendees (estimate):** 800

Location: Creek Park

Will alcohol be served or sold?

Yes ☐ No ☑

Brief Event Description:

1. Same Creek Park Public Space Request for the band as prior year.No alcohol or food will be sold on site. (encourage purchase and picnic from local vendors)

2. Additional Request-Parklet fenced off and early entrance 5PM for VIP Sponsors and volunteers.

Timeline:

Public space requested:

- ☑ **Creek Park**
- ☐ **Pine Street Parking Lot**
- ☐ **Town Hall Lawn**
- ☐ **Imagination Park**
- ☐ **Other:** 10 Parking Spaces for Band and Volunteer Load and
- ☑ **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:

Timeline: 4:30 Street Closed to Cars per live on Ave Event App 5:00 - 6 Early Entrance for VIP guests 6:00-8:30 Music with potential encore no later than 9

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 501c(3)
- 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: *Elizabeth Grasso on behalf of the SA Arts Commission* Date: 2/17/24

NAME OF EVENT:Beatles in the Park DATE OF EVENT: 7/27/24

DEPARTMENT	COMMENTS/CONDITIONS	APPROVED BY
POLICE		M. Norton & H. Khalili
FIRE		D. Mahoney
RECREATION	Event insurance required.	D. Mauk
PUBLIC WORKS	Must comply with all ADA regulations.	S. Condry & J. Healy
ADMINISTRATION		D. Donery
TOWN COUNCIL		

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.4

MEETING DATE: March 12, 2024

AGENDA TITLE: Accept Update on the 2023 General Plan Annual Progress Report and the 2023 Housing Element Annual Progress Report and Authorize Staff to Send the Report to the State Governor's Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD). This report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act.

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

RECOMMENDATION: Accept Update on the 2023 General Plan Annual Progress Report and the 2023 Annual Housing Element Progress Report and authorize staff to send the Report to the State Governor's Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD).

BACKGROUND

California Government Code Section 65400 mandates that each local jurisdiction prepare an annual report on the status and progress in implementation of the General Plan and Housing Element. These annual reports – the General Plan Annual Progress Report (APR) in **Attachment 1** and the Housing Element APR in **Attachment 2** – must be submitted to the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st of each year for the prior calendar year. The reports must also be reviewed by the local governing body (i.e., the Town Council). After review by Town Council, staff will submit the APRs to HCD and OPR to ensure compliance with the State deadline of April 1, 2024 for the 2023 reporting period. Updated versions of these reports may be resubmitted to the OPR at any time if any revisions are directed by the Town Council.

The State uses the General Plan APR to help identify how local planning activities relate to statewide planning goals and policies. The Housing Element APR describes the Town's progress toward implementation of the Housing Element programs within the reporting period of 2022. In particular, the report documents local housing production and affordability, implementation of Housing Element programs, and local efforts to remove governmental constraints to the development of housing in 2023. Most notably, the Housing Element APR includes a tabulation of the Town's progress toward the eight-year Regional Housing Needs Assessment (RHNA) allocation.

DISCUSSION

Although the General Plan and Housing Element APRs are State-mandated reports (for State-required long range policy documents), the reports also serve as useful tools for providing the Town Council and the community with an annual update regarding implementation of the General Plan, including the Housing Element, its goals and policies.

The attached reports provide an update on the Town's progress in implementing the programs in the General Plan for calendar year 2023 and progress implementing the Housing Elements across the 5th and 6th cycle planning periods.[1]

Review of Housing Production to Meet Regional Housing Needs Allocation (RHNA)
Table 1, displayed below, lists the Town's RHNA for the 5th and 6th cycle planning periods:

Table 1 – RHNA Allocation

Income Level	2015-2023 RHNA	2023-2031 RHNA
Extremely Low Income and Very Low Income (<30% and <50% of Area Median Income)	33	253
Low Income (50-80% Of Area Median Income)	17	145
Moderate Income (80-120% Of Area Median Income)	19	121
Above Moderate Income (>120% Of Area Median Income)	37	314
Total	**106**	**833**

[1] The 5th cycle planning period in San Francisco Bay Area ended on January 31, 2023. The 6th cycle planning period spans from January 31, 2023 through January 31, 2031. Therefore, the Housing Elements from both planning periods were evaluated in Attachment 2.

Table 2, below, shows the permitted units issued during the 5th cycle planning period and the progress relative to income category.

Table 2 – RHNA Progress: Permitted Units Issued From 2015 to June 29, 2022 By Income Category

	2015	2016	2017	2018	2019	2020	2021	2022[1]	Total	Remaining 5th Cycle RHNA
Very Low	2	1	1	2	0	3	3	2	14	19
Low	0	0	2	3	0	3	9	3	20	-
Moderate	2	1	4	7	7	5	26	10	62	-
Above Moderate	1	4	5	25	3	1	5	0	44	-
Total	**5**	**6**	**12**	**37**	**10**	**12**	**43**	**15**	**140**	**19**

[1] Data in this column provides the number of permitted units issued between January 1, 2022 to June 29, 2022, as the 6th cycle RHNA planning period commences on June 30, 2022. The remaining permitted units issued in that year are summarized in Table 3 in this staff report.

Table 3, below, shows the permitted units issued during the 6th cycle RHNA planning period, which runs from June 30, 2022 to December 15, 2030, to date and the progress relative to income category.

Table 3 – RHNA Progress: Permitted Units Issued From June 30, 2022 to December 15, 2030 By Income Category

	2022[1]	2023	6th Cycle RHNA	Remaining 6th Cycle RHNA
Very Low	6	0	253	247
Low	6	20[2]	145	119
Moderate	1	1[2]	121	119
Above Moderate	0	2	314	312
Total	**13**	**23**	**833**	**797**

[1] Data in this column provides the number of permitted units issued between June 30, 2022 to December 31, 2022.

[2] These units are accessory dwelling units, which have been identified as naturally occurring affordable housing, in conformance with the State's methodology published in the 2023 Housing Element APR Instructions here.

Review of Housing Element Goals, Objectives, Policies and Programs Summary

As the 5th cycle and 6th cycle planning periods overlap in 2023, staff has analyzed the past performance of policies and programs in both the 2015-2023 Housing Element and the 2023-2031 Housing Element (see Table D in **Attachment 2**).

This analysis summarizes the results and outcomes of the 2015-2023 Housing Element's policies and programs and describes the Town's status on implementation of the 2023-2031 Housing Element's programs. During the 5th cycle planning period, the Town of San Anselmo implemented programs and amended the Town's regulations that would

facilitate development of new housing; assisted residents to stay in their homes during the Covid 19 pandemic; and improved the quality and energy efficiency of many existing housing units. Highlights of key housing accomplishments in the 6th cycle planning period of 2023 include:

- Adoption Ordinance No. 1176 to address nonconforming structures and improvements to allow streamlined ministerial approval for foundation repair.
- Adoption of Resolution No. 4485, Resolution No. 4497, Resolution No. 4498, and Ordinance No. 1178 incorporating the Inclusionary Housing and commercial linkage fee regulations.
- Adoption of Ordinance No. 1179 and Ordinance No. 1184 to implement Zoning Code Amendments associated with the 2023-2031 Housing Element.
- Adoption of Ordinance No. 1180 to implement the Objective Design and Development Standards.
- Adoption of Resolution No. 2023-4524 and Resolution No. 2023-4513 to approve the 2023-2031 Housing Element and associated amendments to the Land Use Element General Plan Land Use Designation Map.

Review of General Plan Progress Reports
The Town has made steady progress in implementing the policies of the General Plan. Of the 59 policies, 13 policies have yet to be implemented (see **Attachment 1**). Examples of policies that still need to be implemented include the establishment of a Traffic Mitigation Fee plan, Historic Preservation Sites and Structures Inventory, Riparian and Wildlife Conservation Reserve, View Protection Zones, Transfer of Development Rights policy, Assessment freeze policy, Agricultural/rural management plan, Town acquisition of property adjacent to Town Hall, and Cooperate with the County to establish a countywide noise abatement program.

FISCAL IMPACT
There is no fiscal impact associated with Town Council review and Town submission of the Housing Element APR with HCD and OPR.

GENERAL PLAN CONSISTENCY
This report is consistent with the Action 1.2a in the Adopted 2023-2031 Housing Element, which requires that the Town provide a report annually to the Town Council to review progress on Housing Element programs.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
This report is categorically exempt from environmental review under California Environmental Quality Act Guidelines Section 15306, which states that information collection activities are exempt from the provisions of the act.

ATTACHMENTS

Attachment 1- General Plan Annual Progress Report
Attachment 2- Housing Element Annual Progress Report

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
LAND USE ELEMENT					
1. Code Revisions – Zoning Ordinance and Map					Partially implemented.
The top priority for implementation would be the revision of San Anselmo's Zoning Ordinance and Zoning Map to be consistent with the revised general plan. Ordinance amendments would include rewriting the residential and commercial sections of the code to incorporate the density and intensity provisions of the revised general plan.		X			The Zoning Ordinance was updated to be consistent with General Plan in 1991 (Ordinance 917) and has been periodically amended since then for conformance with State law, best practices, and the community vision. The Zoning Map was updated in 1991 and has been periodically updated since then. The digital GIS zoning map was updated in 2016 and again in 2023 to align with the 2023-2031 Housing Element. The Town Council adopted an Open Space land use designation and amendments to the General Plan Land Use Element and General Plan Land Use Map for open space parcels via Resolution No. 4297 and an Open Space zoning designation and amendments to the Zoning Map for open space parcels via Ordinance No. 1138 in 2019. The Zoning Ordinance must be updated for 2015 voter-approved Measure D “Parklands” Memorial Park policies. The project was delayed in order to consider the update of Open Space Element and develop regulations for passive and active park uses in conjunction with an Open Space Element Update. This is anticipated to occur as part of the Town’s comprehensive General Plan Update, which was kicked off at the

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
					Town Council meeting on November 14, 2023.
Updating the parking requirements of the code	X				The parking requirements were updated in 1991 (Ordinance 917). Accessory dwelling unit (ADU) parking standards were revised in 2017, 2019, 2020, and 2023 to allow more flexibility for ADU parking in conformance with State law. Parking standards were amended in 2023 via Ordinances No. 1179 and 1184.
Providing a Housing Opportunity section in the code.	X				The 2023-2031 Housing Element identifies housing opportunity areas.
Special provisions could be written into the code to provide that existing uses with a density or intensity of use greater than the revised plan could continue as legal permitted uses.	X				State law permits nonconforming multifamily residential uses to continue. Town nonconforming use regulations permit continuation of legal nonconforming uses.
2. Code Revisions – Subdivision Ordinance The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act. The ordinance can be modified to require a developer to pay certain impact fees to cover the costs to the community that are directly attributable to the development.	X				The Subdivision Ordinance was updated in 1983. Staff reviews current provisions in Subdivision Map Act when processing applications for subdivision. Town may impose impact fees as conditions of approval for development projects, subject to State Government Code and applicable law.
3. Housing Opportunity Areas Map - The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated Mixed Residential, Commercial, and Public Facility areas to determine which sites are most appropriate as housing	X				Housing opportunity areas are identified in 2023-2031 Housing Element.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
opportunity areas. The objective of the study is to map parcels which are considered appropriate Housing Opportunity sites.					
4. Central Commercial Circulation and Parking Study - The Town will conduct a study of the traffic circulation and parking activity in the Central Commercial area. The purpose of the study is to develop a program to improve traffic circulation, parking opportunities, and evolve a method to finance any needed improvements. Businesses in the area will be invited to participate in the study.		X			Public Works - Engineering and Inspection Department staff completed an informal parking occupancy study in 2019. Following the Covid-19 pandemic, the Town updated the parking study in 2021, and the study was presented to the Town Council in 2021. Staff was directed to conduct additional outreach with residential neighbors that may be impacted by changes to parking time limits. An updated presentation and recommended signage and wayfinding, parking enforcement, and fees were presented to the Town Council in October 2023. The Town Council directed staff to move forward with recommendations and formal adoption of fees will be brought to the Town Council at a future meeting.
5. Design Review in the Single-Family Residential-Conservation Category - Prior to enacting an ordinance to implement the objectives of the Single-Family Residential-Conservation area the Town will conduct studies and hold workshops to determine when and where the discretionary power of design review will be used for new development on vacant lots, and when design review will be required for proposed expansion or reconstruction of existing buildings in the area. The staffing requirements to implement these objectives will also be studied. The purpose of the study is to determine the degree of flexibility which will be incorporated into the ordinance.	X				The Zoning Ordinance was updated to be consistent with General Plan in 1991 (Ordinance 917).
6. Historic Preservation Ordinance - The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community, but will establish a procedure and guidelines for new		X			Partially completed. No specific historic preservation ordinance has been adopted locally. However, the Town requires a Conditional Use Permit to demolish a building

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
building construction in areas of the community which contain examples of San Anselmo's architectural heritage.					(Ordinance 1021, 2001). The Town also requires Design Review for all new buildings. Decision makers consider the potential historic significance of any building 50 years or older that is subject to discretionary review, under the California Environmental Quality Act. No procedures and guidelines specifically for new buildings in areas with architectural heritage.
7. Park Land Zoning Ordinance - The Town shall prepare a park lands zoning ordinance, which shall apply to all park lands so designated on the General Plan land use map. The ordinance will implement and be consistent with the General Plan land use criteria for Parks set forth in Section E.3 of the Land Use Element.		X			Added by Measure D, which was passed by voters in November 2015. The Town Council adopted an Open Space land use designation and amendments to the General Plan Land Use Element and General Plan Land Use Map via Resolution No. 4297 and an Open Space zoning designation and amendments to the Zoning Map for open space parcels via Ordinance No. 1138 in 2019. The preparation and adoption of an ordinance to implement the land use criteria set forth in the General Plan has been delayed due to Housing Element project work and consideration of cannabis business uses.
CIRCULATION ELEMENT					
1. Zoning Ordinance Rewrite - The parking requirements section of the zoning ordinance shall be reviewed and revised to implement the concept, objectives, and policies of the circulation element. The parking standards should be revised to accommodate planned land use and today's smaller sized automobiles.	X				Parking requirements updated in 1991 (Ordinance 917) and amended since that time.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
2. Commercial Area Parking Study - The Town in conjunction with representatives of the local business community should establish a committee to study the parking problems in the commercial areas, and recommend a solution including funding that is agreeable to all parties involved. Special attention should be given to the concept of creating additional shared parking among all businesses. The study should focus on both the Central Business District and the Greenfield commercial areas.		X			Public Works - Engineering and Inspection Department staff completed an informal parking occupancy study in 2019. Following the Covid-19 pandemic, the Town updated the parking study in 2021, and the study was presented to the Town Council in 2021. Staff was directed to conduct additional outreach with residential neighbors that may be impacted by changes to parking time limits. An updated presentation and recommended signage and wayfinding, parking enforcement, and fees were presented to the Town Council in October 2023. The Town Council directed staff to move forward with recommendations and formal adoption of fees will be brought to the Town Council at a future meeting. The parking study did not focus on the Greenfield commercial area and this work is delayed due to focus on Downtown Parking Study implementation.
3. Funding of Roadway, Bikeway, and Pedestrian Improvements					
All new developments which require roadway modifications or improvements will be required to install and finance the entire cost of all these improvements.		X			Considered on a case-by-case basis with development projects.
Long-term improvements expected along Sir Francis Drake Boulevard, Center Boulevard, Butterfield Road, Red Hill Road, and local residential streets may be financed by gas tax funds, transportation grants, and other public monies.		X			5-year Capital Improvement Plan adopted in 2019.
However, should the available funding not be adequate to install the necessary improvements, the Town may establish a traffic mitigation fee plan which estimates the cost of all			X		Due to inadequate funds to implement major roadway improvements, no comprehensive

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
improvements desired and charges each new development or improvement a fee based upon the number of trips it generates to the area during the peak hour. These fees will be used to help finance and pay the debt on improvements. The Town will and must seek the cooperation of the Town of Fairfax and the County of Marin in charging similar fees to finance improvements needed along Sir Francis Drake Boulevard, Center Boulevard, Butterfield Road, and Red Hill Road.					long term improvement plan has been adopted and no traffic mitigation fee to implement the plan has been adopted.
4. Development Review Process - The Town will establish a development review process which requires all new development proposals of a medium or large scale to submit a traffic study with their applications which discusses the impact of the proposed development on the street system, and its conformance with the circulation objectives and policies of the plan. The cost of the study will be borne by the applicant, but will be conducted by a traffic consultant retained by the Town, or as part of an EIR prepared on the proposed project.		X			This requirement is levied upon projects subject to discretionary review. The Town updated its standards in 2023 to comply with SB 743 and new Vehicle Miles Traveled CEQA analysis via Town Council Resolution No. 4478.
17.1 Zero Emission Vehicle readiness. Provide a foundation for electric vehicle implementation efforts, including investments in electric vehicle infrastructure and guidance for ongoing Town initiatives, by preparing an Electric Vehicle Strategy. The strategy should establish a framework for near-term actions that support longer-term mobility goals and initiatives, including, but not limited to, Town policy on costs and fees for Town charging stations, regulations for residential and workplace electric vehicle readiness, and policies for conversion of the Town vehicle fleet.	X				The Electric Vehicle Strategy was adopted in 2019 and the policy for charging stations adopted in 2020.
OPEN SPACE ELEMENT					
The Town will review the comprehensive list of open space parcels contained in Appendix A of the General Plan, and will evolve a prioritized list of parcels to hopefully acquire if funding can be found or generated through private interest groups or initiative efforts. Implementation policies in Open Space Element discuss methods for property acquisition and funding.		X			A number of the properties included in the Open Space element have been protected or developed. The Town Council adopted an Open Space land use designation in the Land Use Element and assigned parcels to the designation in the General Plan Land Use Map in 2019. The Town Open Space

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
					Committee and Town staff will update the Open Space Element as part of the General Plan Update to reflect properties acquired and developed; reconsider priorities; update acquisition and protection strategies to reflect current law; and to ensure adequate policies are in place for continued protection of sites with open space value. The Town Council kicked off the General Plan Update at a regular meeting on November 14, 2023
SAFETY ELEMENT					
Town General Plan does not include a safety element.	X				Town Council updated Local Hazard Mitigation Plan in 2019, which triggered requirement for a Safety Element. The Town Council adopted a Safety Element via Resolution No. 2023-4513 on July 25, 2023.
CONSERVATION ELEMENT (from 1976 General Plan)					
1. Regulation					
a. Health and Safety zoning including:					
1. Geologic risk zones (fault and landslide);	X				Town has access to maps that identify general areas of fault and landslides and has not mapped specific zones.
2. Flooding risk zones (floodplain, stream and bank protection; and	X				Federal Emergency Management Agency updated Flood Insurance Rate Maps to identify flooding risk zones in 2014.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
3. Fire risk zones (grass, dry brush, dead-end canyons, and inadequate water supply).	X				Ross Valley Fire Department has mapped area of wildfire hazards and the Town has an adopted a Wildland Urban Interface Map. Ross Valley Fire will be updating Wildland Urban Interface zone maps for Town consideration in 2016 in association with a County Wildfire Protection Plan.
b. Noise and flight path safety zones (airport, freeway).	X				Not applicable in Town.
c. Special recreation-visitor zoning (golf courses, hunting preserves, special event areas, etc.)	X				Not applicable in Town.
d. Agricultural and rural zones.	X				Not applicable in Town.
e. Designation of historic preservation sites and structures (including archaeological sites and structures of unusual architectural design).			X		No historic resource study has been adopted. Town staff and decision makers review discretionary projects on a case-by-case basis and consult with San Anselmo History Museum staff. Town Council has directed staff to work on an inventory, but no funding has been allocated to complete project. Mapping archaeological sites is not recommended since it puts resources at risk and may also fail to protect unmapped resources. Discretionary projects are reviewed on a case-by-case basis. Particular care will be given to areas known for Miwok resources, such as areas near existing and former fresh water sources.
f. Riparian and wildlife resource conservation reserves.			X		No riparian conservation reserves have been designated. Information on wildlife resources is available

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
					through the California Natural Diversity Database https://www.wildlife.ca.gov/Data/CNDDB which is consulted on a case-by-case basis.
g. View protection zones.			X		No view protection zones have been established. Public views are considered on a case-by-case basis during environmental review for discretionary projects.
h. Density transfer zones and planned unit (cluster) zones.			X		No zones have been established.
i. Scenic travel corridor and parkway zones.	X				The Town General Plan defines Scenic Highways as Red Hill Avenue, Sir Francis Drake Boulevard from Ross Town limits to the Fairfax Town limits, and Center Boulevard from the Hub to the Fairfax Town limits.
j. Development of contractual land use agreements given in return for assessment freezes.			X		The Town has not entered into any agreements in return for assessment freezes.
k. Review of proposed residential and commercial development.	X				Town reviews environmental impacts of proposed development on a case-by-case basis.
2. Management The following methods of achieving the goals of this element may be attained by management techniques as opposed to regulation.					
a. Countywide management board to administer management programs for public and private open space.		X			Since the 1960s and 1970s organizations have preserved critical natural lands and family farms that resulted in creation of two National Park Service units, the Marin Agricultural Land Trust, and voter approval of the Marin County Regional Park District (now Marin

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
					County Parks). In the past four decades, Marin County Parks has acquired hundreds of undeveloped parcels from willing sellers, totaling more than 20,000 acres. Much of this acreage became open space preserves. In 2018, the 16.2-acre Sky Ranch near Fairfax and San Anselmo was preserved. In 2023, the Town Council discussed the donation of Town funds to preserve a 9.5-acre tract in Upper Hawthorne Canyon in San Anselmo.
b. Agricultural/rural management plan.			X		Agriculture is not an allowable use in the Town of San Anselmo and there are no rural areas in Town limits.
c. Multi-use management plan (recreation, marsh, wildlife, flood control, water, sewer, fire, school, etc.)		X			There is no marshland in Town. The Town is responsible for public wildlife areas. The Town manages its own recreation activities. The Ross Valley jurisdictions and County of Marin coordinate flood control efforts and have passed a flood fee to fund projects. Ross Valley Fire Department manages fire safety for the Town and adjacent jurisdictions. The Ross Valley School District and Tamalpais Union High School District manage public schools in Town and adjacent communities. The Marin Municipal Water District is the Town's water supplier and conducts water supply planning.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
					The most recent supply map was adopted in 2023. https://www.marinwater.org/WaterSupplyPlanningThe Ross Valley Sanitary District, which serves San Anselmo, plans for sewer management and improvements. https://rvsd.org/9/Our-Projects
3. Acquisition Where public uses, not established by prescriptive rights, require acquisition of part or all of the development rights in the land the following techniques may be used: …					This implementation program does not specify any particular action.
TOWN PARKS, RECREATION, AND PUBLIC FACILITIES ELEMENT (from 1976 General Plan)					
Parks and Recreation					
1. Isabel Cook School multi-purpose building should be refurbished and used as a community center in order to provide a meeting place for many of the local groups who do not have an adequate facility at present.		X			Isabel Cook School was used for gymnastics and former classrooms were used for artist studios and recreation classes in 2023. The Community Facilities Master Plan was completed in 2015. The Memorial Park Master Plan, which includes Isabel Cook School and was approved in 2018, repurposes Isabel Cook School as a community center. This project is not yet complete.
2. Park and Recreation offices should be located at the Isabel Cook School or moved into quarters vacated by other civic functions, depending on the Town Hall site alternatives finally chosen. Memorial Park would still require an office, but Isabel Cook School's multi-purpose building would provide more space.	X				Park and Recreation offices are currently located at the Isabel Cook School.
3. The community's needs for a swimming pool, tennis courts, and adjacent play fields could be met at Sorich Ranch provided these facilities could be made compatible with the open space amenities of the rest of the area. Other possibilities which should be		X			In 1946, San Anselmo voters turned down a bond to fund a municipal swimming pool.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
explored in providing for these needs are the possible acquisition of the entire Isabel Cook School site or acquisition of the Fairfax Town and Country Club by the County with maintenance and management jointly provided by the Towns of Fairfax and San Anselmo.					On July 27, 1993, the Town adopted the Master Plan for Sorich Ranch Park. The Master Plan promotes passive recreational activities does not incorporate a pool, tennis court or fields. In April 2009, the Red Hill Community Park was opened to the public and operates under a Joint Use Agreement with the Tamalpais High School District for use of the John Wright Athletic Fields and Red Hill Community Dog Park. A master plan for Memorial Park was approved in 2018. The Town seeks funding to implement the plan. A tax to fund the plan was rejected by voters in 2019.
4. Neighborhood mini-parks and playgrounds should be acquired for the Hawthorn Hills, Sequoia Park, and Hilldale areas of the Town.			X		In 2017-2021 residents of the Hilldale area sought Town permission to convert Town land near United Market into a neighborhood pocket park. The issue has not been considered by the Town Council.
5. Public art of a durable kind should be an addition to the Town park system.		X			The Town has incorporated art into public parks including the Millennial Playground. The Town approved a public art project to paint utility boxes in 2020. In 2023, the Town approved a new program to permit murals in San Anselmo.
6. The Log Cabin site adjacent to Memorial Park should be incorporated into the park, when surplus to the needs of the present owner.			X		This has not yet been completed.
7. Resting spaces along trails and street approaches to trails and bikeways should be part of the recreational facilities provided in support of public non-auto use of open spaces. This would be			X		The Town approved three benches along the Red Hill Trail in 2021,

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
even further facilitated by trailhead and bikeway terminal amenities.					installed by an Eagle Scout candidate.
Public Facilities					
1. Town administration, public works, and public safety functions are presently conducted in inadequate or rented space. Recommendations for alleviating this condition are:	X				All Town offices are located in the upper level of Town Hall at 525 San Anselmo Avenue. The Public Works corporation yard is located at the end of San Francisco Avenue.
a. Relocate the present Fire Department headquarters and Firehouse No. 1 to the corner of San Rafael Avenue and San Anselmo Avenue. Firehouse No. 2 on Butterfield will remain at its present location.	X				The Town Fire Department headquarters on San Anselmo Avenue was redeveloped and completed in 2010.
b. The present Town Hall site should be expanded by the acquisition of 15 Magnolia Avenue, plus perhaps the five parcels between City Hall Avenue, Library Place, and Tunstead Avenue.		X			15 Magnolia was acquired by the Town in 1975 and is improved as a parking lot for Town staff, Police, and Sheriff. The five other parcels remain in private ownership.
c. A further acquisition of the business properties between the present Town Hall site, Magnolia and San Anselmo avenues should be explored for future acquisition to square off the Town's government center, particularly if other public functions are to be accommodated in the Town.			X		No other property has been acquired by the Town. The property at 23 Magnolia Avenue was on the market in 2016 and sold for $840,000.
d. City Hall Avenue adjacent to the Civic Center site should be closed and made a part of the Center.	X				The Town vacated City Hall Avenue for street purposes between San Anselmo Avenue and Library place in 1975 by Resolution 1629 and 1976 Resolution 1661 and retained ownership of the area. Area used for Town Hall parking and pedestrian path and landscaping.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
e. Library Place should be extended as appropriate to serve the public facilities area.			X		This has not been completed.
f. The present corporation yard and municipal shop should be made visually compatible with the Sorich Ranch Park setting by use of fencing, landscaping, and the demolition of obsolete and visually disturbing buildings. One possibility which should be explored further in capital improvement programming would be to leave the site as a corporation yard only and farm out auto maintenance.		X			The new corporation yard building was constructed, and improvements are made as funding available. The Town approved a Low Impact Development Project to provide a solid surface for collecting green waste and prevent stormwater pollution.
2. Sanitary Service. The present collection system is operating near capacity. Population growth should not exceed the progress made in bringing the sanitary sewer system up to regional standards and expanding its capacity for collection and treatment of wastes.		X			Ross Valley Sanitary District continues to fund improvement of sanitary sewer system. Sanitary District indicates they have adequate capacity for planned development.
3. Storm Drainage and Flood Control. The natural appearance and runoff capacity of stream channels should be protected, preserved, and enhanced by the development of small improvements (e.g., small earth-fill dams for storm water retention) and landscaping rather than a major flood-control project such as the concrete channel in lower Corte Madera Creek. The channel lines on both sides of San Anselmo Creek should be protected from encroachment by development.		X			In 2007, Ross Valley parcel owners approved a parcel fee on all parcels that drain into the Ross Valley watershed to help pay a portion of annual costs for a flood protection program. Voters rejected a proposal to consider Memorial Park for use as a dual use park and flood detention facility in 2015 by Proposition D. Small private projects are considered when submitted. The Ross Valley Flood Protection and Watershed Program is considering both small and major flood control projects. http://www.marinwatersheds.org/rossvalleywatershed-org/

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
					In January 2017 the Town Council approved flood protection options for the County to consider for an Environmental Impact Report. The County approved the Environmental Impact Report in 2018.
NOISE ELEMENT (from 1976 General Plan)					
1. Promulgate information to all residents of the need for and methods of obtaining reduced noise levels.		X			Construction and leaf blower regulations are advertised in handouts, Town email, and the web site.
2. Adopt, budget for, and enforce an effective noise ordinance and other ordinances relating to noise reduction.		X			Town Noise Ordinance was adopted in 1975 (Ordinance 685). Restrictions on leaf blowers were added in 1993 and 1994 (Ordinances 951 and 957) Construction day and time limits were added in 1997 and updated in 2007 (Ordinances 983 and 1059) Gas powered leaf blower prohibition and new operating hours were adopted in 2021 (Ordinance 1158) and in effect in 2022.
3. The Town shall cooperate in the establishment of a countywide program of noise abatement when it has been developed.			X		No Countywide program of noise abatement has been developed. However, Town staff has been discussing coordinating a noise ordinance update with other jurisdictions under the Central Marin Police Authority or as part of the General Plan Update, which was initiated in late 2023.

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
4. The Town will work actively with the California Highway Patrol to police noise levels on moving vehicles.		X			California law requires that all vehicles must be equipped with an adequate muffler to prevent excessive noise from the exhaust system. The Vehicle Code has provisions related to vehicle noise that would be enforced by law enforcement.
SCENIC HIGHWAYS (PARKWAY) ELEMENT (from 1976 General Plan)					
1. San Anselmo has three entryways, all of which could be improved by landscaping, improved signing, lighting, and other outdoor design features.		X			In 2000, the Town funded a downtown beautification project that included new trees and landscaping. The 5-year Capital Improvement Plan adopted in 2019 includes funding for median landscape improvements: The Town Council adopted a Median Master Plan in 2018. The Red Hill Avenue median project has been funded by a donation and completed in 2020. Other median landscaping costs are not yet identified or funded. The Town Economic Development Plan (2018, page 26) includes an objective to beautify areas of the Town "through improved landscaping, streetscape, and other public amenities." The Economic Development Committee approved plans for wayfinding signage that staff installed in 2020.
2. Divided highways in the planning area should have their landscaping, lighting, and street furniture upgraded in keeping with a common design theme that will visually signal that one has arrived and is moving through a different community.		X			

Please Start Here

General Information	
Jurisidiction Name	San Anselmo
Reporting Calendar Year	2023
Contact Information	
First Name	Lindsey
Last Name	Klein
Title	Senior Planner
Email	lklein@townofsananselmo.org
Phone	4152584617
Mailing Address	
Street Address	525 San Anselmo Ave
City	San Anselmo
Zipcode	94960

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://apr.hcd.ca.gov/APR/login.do

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov*.

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	San Anselmo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		2
Total Units		**23**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	1	2	8
2 to 4 units per structure	0	0	0
5+ units per structure	5	5	0
Accessory Dwelling Unit	0	16	15
Mobile/Manufactured Home	0	0	0
Total	**6**	**23**	**23**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	23	23
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	49
Number of Proposed Units in All Applications Received:	49
Total Housing Units Approved:	2
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	**# of Applications**	**Units**
Ministerial	37	37
Discretionary	12	12

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	176
Sites Rezoned to Accommodate the RHNA	70

Jurisdiction	San Anselmo
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	32	0	2	15	49	2	0						
	006-231-03	100 Sturdivant Avenue		B2023-0088	SFD	O	2/15/2023							1	1	1		NONE	No	No	Approved	Ministerial	
	005-102-04	202 The Alameda		B2023-0152	SFD	O	3/28/2023							1	1	0		NONE	No	No	Pending	Ministerial	
	007-115-41	57 Hillside Avenue		B2023-0095	SFD	O	2/23/2023							1	1	0		NONE	No	No	Pending	Ministerial	
	005-204-41	209 San Francisco Boulevard		B2023-0140	ADU	R	3/19/2023				1				1			NONE	No	No	Approved	Ministerial	
	005-152-01	15 Ramona Way		B2023-0601	ADU	R	12/21/2023				1				1			NONE	No	No	Pending	Ministerial	
	007-115-40	61 Hillside Avenue		B2023-0097	SFD	O	2/23/2023							1	1	0		NONE	No	No	Pending	Ministerial	
	005-153-36	1665 San Anselmo Avenue		B2023-0139	ADU	R	3/19/2023				1				1			NONE	No	No	Pending	Ministerial	
	007-033-18	52 Foothill Road		B2023-0185	ADU	R	4/18/2023				1				1			NONE	No	No	Approved	Ministerial	
	006-074-12	29 Sais Avenue		B2023-0224	ADU	R	5/10/2023				1				1			NONE	No	No	Approved	Ministerial	
	005-042-11	310 Butterfield Road		B2023-0227	ADU	R	5/12/2023				1				1			NONE	No	No	Approved	Ministerial	
	005-101-35	200 Butterfield Road		B2023-0232	ADU	R	5/15/2023				1				1			NONE	No	No	Pending	Ministerial	
	007-121-48	96 Hillside Avenue		B2023-0252	ADU	R	5/24/2023				1				1	0		NONE	No	No	Withdrawn	Ministerial	
	007-121-48	96 Hillside Avenue		B2023-0352	ADU	R	7/24/2023				1				1			NONE	No	No	Approved	Ministerial	
	007-213-16	43 Magnolia Avenue		B2023-0423	ADU	R	9/6/2023				1				1			NONE	No	No	Pending	Ministerial	
	006-231-30	160 Sturdivant Avenue		B2023-0440	ADU	R	9/15/2023				1				1			NONE	No	No	Pending	Ministerial	
	005-082-10	9 West Court		B2023-0523	ADU	R	11/7/2023				1				1			NONE	No	No	Pending	Ministerial	
	007-264-02	25 Waverly Road		B2023-0577	ADU	R	12/4/2023				1				1			NONE	No	No	Pending	Ministerial	
	7/24/2016	324 Scenic Avenue		B2023-0594	ADU	R	12/14/2023				1				1			NONE	No	No	Pending	Ministerial	
	006-152-71	9 Carolina Avenue		B2023-0147	ADU	R	3/24/2023							1	1	0		NONE	No	No	Withdrawn	Ministerial	
	006-191-12	144 Barber Avenue		B2023-0159	ADU	R	4/3/2023							1	1			NONE	No	No	Pending	Ministerial	
	007-221-12	120 Woodland Avenue		B2023-0166	ADU	R	4/6/2023				1				1			NONE	No	No	Approved	Ministerial	
	006-191-18	34 Sir Francis Drake Boulevard		B2023-0172	ADU	R	4/10/2023				1				1			NONE	No	No	Pending	Ministerial	
	005-123-14	29 Bennit Avenue		B2023-0240	ADU	R	5/18/2023				1				1			NONE	No	No	Approved	Ministerial	
	7/11/2014	65 Florence Avenue		B2023-0241	ADU	R	5/18/2023						1		1			NONE	No	No	Approved	Ministerial	
	7/15/2003	16 Fern Lane		B2023-0246	ADU	R	5/22/2023						1		1			NONE	No	No	Pending	Ministerial	
	6/23/2009	126 San Francisco Boulevard		B2023-0297	ADU	R	6/20/2023				1				1			NONE	No	No	Pending	Ministerial	
	007-232-59	701 Redwood Road		B2023-0315	ADU	R	6/28/2023				1				1			NONE	No	No	Pending	Ministerial	
	005-121-03	15 Valley Road		B2023-0357	ADU	R	7/29/2023				1				1			NONE	No	No	Approved	Ministerial	
	7/24/2008	10 Spruce Avenue		B2023-0556	ADU	R	11/26/2023				1				1			NONE	No	No	Pending	Ministerial	
	006-162-07	33 Park Way		B2023-0573	ADU	R	12/3/2023				1				1			NONE	No	No	Pending	Ministerial	
	7/11/2019	37 Florence Avenue		B2023-0576	ADU	R	12/4/2023				1				1			NONE	No	No	Pending	Ministerial	
	005-211-06	119 Santa Cruz Avenue		PRO2023-0008	ADU	R	1/15/2023				1				1	0		NONE	No	No	Withdrawn	Discretionary	
	005-152-01	15 Ramona Way		PRO2023-0055	ADU	R	6/24/2023				1				1			NONE	No	No	Approved	Discretionary	
	006-221-05	160 Spring Grove Avenue		PRO2023-0036	SFD	O	4/27/2023							1	1	0		NONE	No	No	Pending	Discretionary	
	006-221-05	160 Spring Grove Avenue		PRO2023-0095	SFD	O	11/27/2023							1	1	0		NONE	No	No	Withdrawn	Discretionary	
	007-043-13	15 Yolanda Drive		PRO2023-0097	SFD	O	12/13/2023							1	1	0		NONE	No	No	Pending	Discretionary	
	007-043-13	15 Yolanda Drive		PRO2023-0098	SFD	O	12/15/2023							1	1	0		NONE	No	No	Pending	Discretionary	
	7/24/2016	324 Scenic Avenue		PRO2023-0092	ADU	R	10/23/2023				1				1	0		NONE	No	No	Withdrawn	Discretionary	
	005-191-03	1654 San Anselmo Avenue		PRO2023-0093	ADU	R	11/7/2023							1	1	0		NONE	No	No	Withdrawn	Discretionary	
	006-083-06	729 Sir Francis Drake Boulevard		PRO2023-0003	SFD	O	1/5/2023							1	1	1		NONE	No	No	Approved	Discretionary	

	005-102-04	202 The Alameda		PRO2023-0028	SFD	O	3/29/2023							1	1	0		NONE	No	No	Pending	Discretionary	
	006-152-41	35 Longview Avenue		PRO2023-0051	ADU	R	6/8/2023				1				1			NONE	No	No	Pending	Discretionary	
	006-041-13	Park Drive		PRO2023-0071	SFD	O	8/11/2023							1	1	0		NONE	No	No	Pending	Discretionary	
	007-292-03	125 Mariposa Ave, Unit 303		University of Redlands Dorm Room Conversion to Low Income Rental Units	5+	R	7/2/2023				1				1			NONE	No	No	Approved	Ministerial	
	007-292-03	125 Mariposa Ave, Unit 203		University of Redlands Dorm Room Conversion to Low Income Rental Units	5+	R	7/2/2023				1				1			NONE	No	No	Approved	Ministerial	
	007-292-03	125 Mariposa Ave, Unit 204		University of Redlands Dorm Room Conversion to Low Income Rental Units	5+	R	7/2/2023				1				1			NONE	No	No	Approved	Ministerial	
	007-292-03	15 Kensington Ct, Unit 2		University of Redlands Dorm Room Conversion to Low Income Rental Units	5+	R	7/2/2023				1				1			NONE	No	No	Approved	Ministerial	
	007-292-03	15 Kensington Ct, Unit 2		University of Redlands Dorm Room Conversion to Low Income Rental Units	5+	R	7/2/2023				1				1			NONE	No	No	Approved	Ministerial	
	007-292-03	18 Kensington Ct		University of Redlands Dorm Room Conversion to Above Moderate Rental Unit	SFD	R	7/2/2023							1	1			NONE	No	No	Approved	Ministerial	

Jurisdiction	San Anselmo
Reporting Year	2023 (Jan. 1 - Dec. 31)
Housing Period	6th Cycle (October 15,2021 - October 15,2029)

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits							Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
	1				2	3	4							5	6	7							8	9	10						11	12	13	14	15	16	17	18	19	20				21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (see instr. 2-5+, ADU, SFD)	Tenure (R=Rental, O=Owner)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate Income	Certificates of Occupancy or other forms of entitlement (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of entitlement	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? (y/n)*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the unit was determined to be affordable (see instructions)	Term of Affordability or Deed Restriction (years) (Affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, and modifications (excluding Parking Waivers or Parking Modifications)	Did the project receive a waiver or reduction of parking standards? (Y/N)	Notes*
Reminder Row: Do Not Edit Entry Below																																										
	007-221-05	656 Crescent Road		82021-0004	SFD	O									0								0							1	11/16/2023	1	0	NONE	Y					1	Demolished	O					
	007-111-12	63 Laurel Avenue		82022-0169	ADU	R									0								0				1				12/21/2023	1	0	NONE	Y			Local rental survey or comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-264-09	29 Ross Avenue		82021-0154	SFD	O									0								0							1	4/25/2023	1	0	NONE	Y					1	Demolished	O					
	006-121-06	55 Knoll Street		82019-0163	SFD	O									0								0							1	2/6/2023	1	0	NONE	Y												
	007-066-39	630 Scenic Avenue		82019-0068	ADU	R									0								0				1				2/6/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	006-082-25	58 Madrone Ave		82020-0763	ADU	R									0								0				1				6/21/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	006-264-05	10 Oak Springs Drive		82021-0793	ADU	R									0					1			1	12/20/2023	1					1	6/1/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-091-11	53 Canyon Road		82022-0202	ADU	R									0					1			1	9/5/2023	1					1	10/3/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	006-264-29	69 Lincoln Park		82022-0490	ADU	R									0					1			1	7/13/2023	1					1	7/13/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	006-042-11	310 Butterfield Road		82020-0207	ADU	R									0					1			1	6/17/2023	1					1	12/6/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	006-181-42	96 Avenue del Nobe		82020-0060	ADU	R									0					1			1	8/17/2023	1					1	8/17/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-072-06	36 Butterfield Road, Unit A		82021-0371	ADU	R									0					1			1	3/3/2023	1					1	3/3/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-111-07	131 The Alameda		82021-0450	ADU	R									0					1			1	1/10/2023	1					1	1/10/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-221-28	712 Crescent Road		82021-0368	ADU	R									0					1			1	9/6/2023	1					1	10/13/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	008-212-04	316 Greenfield Avenue		82021-0654	ADU	R									0					1			1	1/26/2023	1					1	1/26/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-180-11	16 Broadmoor Avenue		82022-0297	ADU	R									0					1			1	7/26/2023	1					1	7/26/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-132-10	268 Brookside Drive		82022-0430	ADU	R									0					1			1	11/7/2023	1					1	11/7/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-093-06	79 Kiel Avenue		82022-0666	ADU	R									0					1			1	3/20/2023	1					1	9/27/2023	1	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	006-220-03	701 Woodland Avenue		82020-0068	SFD	O								1	1							1	1	9/7/2023	1								0	0	NONE	Y									
	007-092-17	132 Allyn Avenue		82022-0668	ADU	R									0					1			1	10/2/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-033-19	52 Foothill Road		82023-0164	ADU	R									0					1			1	6/19/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-076-12	29 Bolo Avenue		82023-0205	ADU	R									0					1			1	10/17/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-121-08	66 Hillside Avenue		82023-0262	ADU	R									0					1			1	9/6/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-292-14	21 Santa Barbara		82021-0173	ADU	R									0					1			1	3/28/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	12/12/2012	35 Ross Valley Drive		82022-0489	ADU	R									0					1			1	3/29/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	6/22/2016	701 Los Angeles Boulevard		82022-0566	ADU	R									0					1			1	6/14/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-221-12	720 Woodland Avenue		82023-0168	ADU	R									0					1			1	8/10/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-120-14	29 Bemid Avenue		82023-0265	ADU	R									0					1			1	8/29/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	7/13/2016	65 Florence Avenue		82023-0261	ADU	R									0							1	1	10/30/2023	1								0	0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	009-121-03	19 Valley Road		82023-0267	ADU	R									0					1			1	8/21/2023	1					1			0	NONE	Y			comparable local rental units based on HCD's 2023 income limits. Studios & 2-BRs & 8BR 1-BRs were affordable to low-income households. 1TR were affordable to moderate-income										
	007-292-03	125 Mariposa Ave Unit 305		Underlying of Redlands Dorm Room Conversion to Low Income Rental	5+	R				1				7/31/2023	1					1			1	7/31/2023	1					1			0	NONE	Y			Size of unit, quality of construction, number of bedrooms, age										
	007-292-03	125 Mariposa Ave Unit 308		Underlying of Redlands Dorm Room Conversion to Low Income Rental	5+	R				1				7/31/2023	1					1			1	7/31/2023	1					1			0	NONE	Y			Size of unit, quality of construction, number of bedrooms, age										
	007-292-03	125 Mariposa Ave Unit 356		Underlying of Redlands Dorm Room Conversion to Low Income Rental	5+	R				1				7/31/2023	1					1			1	7/31/2023	1					1			0	NONE	Y			Size of unit, quality of construction, number of bedrooms, age										
	007-292-03	10 Kensington Ct, Unit 2		Underlying of Redlands Dorm Room Conversion to Low Income Rental	5+	R				1				7/31/2023	1					1			1	7/31/2023	1					1			0	NONE	Y			Size of unit, quality of construction, number of bedrooms, age										
	007-292-03	10 Kensington Ct, Unit 2		Underlying of Redlands Dorm Room Conversion to Low Income Rental	5+	R				1				7/31/2023	1					1			1	7/31/2023	1					1			0	NONE	Y			Size of unit, quality of construction, number of bedrooms, age										
	007-292-03	10 Kensington Ct		Underlying of Redlands Dorm Room Conversion to Above Moderate Income Rental	SFD	R							1	7/31/2023	1							1	1	7/31/2023	1								0	NONE	Y											

Jurisdiction	San Anselmo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2										3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2022-01/30/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**		**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	33	6	-	-	-	-	-	-	-	-	-		12	21
	Non-Deed Restricted		6	-	-	-	-	-	-	-	-	-			
Low	Deed Restricted	17	-	-	-	-	-	-	-	-	-	-		26	-
	Non-Deed Restricted		7	19	-	-	-	-	-	-	-	-			
Moderate	Deed Restricted	19	-	-	-	-	-	-	-	-	-	-		2	17
	Non-Deed Restricted		1	1	-	-	-	-	-	-	-	-			
Above Moderate		37	-	2	-	-	-	-	-	-	-	-		2	35
Total RHNA		106													
Total Units			20	22	-	-	-	-	-	-	-	-		42	73

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2									6	7
	Extremely low-Income Need		**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	17		-	-	-	-	-	-	-	-	-	-	17

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.
Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	San Anselmo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						143	32	133							133		
006-042-28	9 Tamal Ave			8/22/2023				2	Shortfall of Sites	0.305196798	MDR	R-2	6	12	2	Non-Vacant	Residential
006-061-33	300 Sunny Hills Dr			8/22/2023		112			Shortfall of Sites	5.33	HDR	R-3/SPD	20	30		Non-Vacant	Educational/Institutional/Religious
006-042-05	1019 Sir Francis Drake Blvd			8/22/2023				1	Shortfall of Sites	0.265963671	MDR	R-2	6	12	1	Non-Vacant	Residential
006-042-08	1001 Sir Francis Drake Blvd			8/22/2023				1	Shortfall of Sites	0.283255343	MDR	R-2	6	12	1	Non-Vacant	Residential
006-072-13	8 Sais Ave			8/22/2023				1	Shortfall of Sites	0.247400577	MDR	R-2	6	12	1	Non-Vacant	Residential
006-091-68	790 Sir Francis Drake Blvd			8/22/2023			6		Shortfall of Sites	0.304824603	LC	C-L/SPD	20	30		Non-Vacant	Commercial
006-091-70	4 Loma Robles Dr			8/22/2023				6	Shortfall of Sites	0.367566462	HDR	R-3/SPD	20	30	6	Non-Vacant	Residential
006-091-69	2 Loma Robles Dr			8/22/2023			4		Shortfall of Sites	0.215221267	HDR	R-3/SPD	20	30		Non-Vacant	Residential
006-091-39	754 Sir Francis Drake Blvd			8/22/2023				9	Shortfall of Sites	0.46200828	LC	C-L/SPD	20	30	9	Non-Vacant	Commercial
006-091-65	129 Spaulding St			8/22/2023				8	Shortfall of Sites	0.40570874	LC	R-3/SPD	20	30	8	Vacant	Vacant
006-091-05	Spaulding St and Luna Ln			8/22/2023				5	Shortfall of Sites	0.28	VLD-HDR	R-3	20	30	5	Vacant	Vacant

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	San Anselmo	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
2015-2023 HE: H1.A Create a Housing Element Implementation Subcommittee. The Town will create a Housing Element Implementation Subcommittee of the Planning Commission to work with the staff, the community and non-profits to implement Housing Element programs and to be available for future updates of the Housing Element. Responsibilities of the Subcommittee include:	**Assist in implementing Housing Element programs.**	**Establish Subcommittee in 2015 and develop work program in 2015.**	**This program is no longer appropriate. In 2016, two Planning Commission members were appointed to the subcommittee. The subcommittee met only once. Instead, the 7-member Planning Commission served this role by reviewing proposed regulations. The Town Council, through recommendations by staff, prioritized Housing Element programs to implement as Town Council work plan priorities.**
2015-2023 HE: a. Participate in the annual review of the Housing Element.	**See above.**	**See above.**	**The Town Council reviews Housing Element progress annually.**
2015-2023 HE: b. Develop an annual work program to assist in implementing Housing Element programs for review with the Town Council.	**See above.**	**See above.**	**The Town Council, with advice of staff, develops work program priorities and budget and has included Housing Element programs to implement.**
2015-2023 HE: c. Review options for funding affordable housing.	**See above.**	**See above.**	**No general review of funding sources has taken place. The Planning Commission has considered an inclusionary housing fee that the Town Council and Planning Commission are scheduled to consider in 2023 after workshops with developers.**
2015-2023 HE: d. Make recommendations to the Planning Commission and Town Council on strategies for housing opportunity sites and for funding.	**See above.**	**See above.**	**Not completed by subcommittee.**
2015-2023 HE: e. Conduct community outreach and provide community information materials through an open and non-advocacy process.	**See above.**	**See above.**	**Not completed by subcommittee. Planning Commission meetings are used for open discussion on housing issues and publicized to the community. Town Staff engages property owners to identify opportunities for affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.**
2015-2023 HE: f. Engage property owners in identifying opportunities for the construction of affordable housing.	**See above.**	**See above.**	**Not completed by subcommittee. Planning Commission meetings are used for open discussion on housing issues and publicized to the community. Town Staff engages property owners to identify opportunities for affordable housing. Planning Commission members could have a conflict of interest if the project ever comes before them for review.**
2015-2023 HE: g. Pursue unique opportunities where the Town can participate in the construction of affordable housing, either on Town-owned sites, or through funding or regulatory means. (For example, the Subcommittee will review Town-owned sites and recommend a program for development for review with the Town Council).	**See above.**	**See above.**	**Town Staff has pursued potential affordable housing projects for Town-owned sites and has included all relevant staff (Building, Public Works, and Fire Departments), which would be complicated to organize with a subcommittee of Planning Commissioners. Any potential projects would be brought to the Town Council to consider.**

2015-2023 HE: h. Review funding options as part of the annual Housing Element review and support funding applications as opportunities are available and undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low-income households.	**See above.**	**See above.**	**The Planning Commission has discussed a potential inclusionary housing fee. The Town Council adopted regulations for single room occupancy units in 2018, including modifications to parking standards for extremely low-income units (Ordinance 1126).**
2015-2023 HE: i. Develop an incentive program for affordable housing, including adoption of an Affordable Housing Overlay Zone and allowing housing as a "use-by-right" on key sites.	**See above.**	**See above.**	**State law provides ample incentives for development of affordable housing, including significant density bonuses and parking waivers. The Town will consider by-right housing as part of the Housing Element Update process.**
2015-2023 HE: j. Develop ongoing and annual outreach and coordination with non- profit housing developers and affordable housing advocates to participate in Subcommittee meetings and provide advice and comment on proposed zoning and other program implementation.	**See above.**	**See above.**	**Town Staff have conducted outreach to non-profit housing developers and have met with three.**
2015-2023 HE: k. Work with infill property owners in the Downtown and adjacent areas by conducting outreach with property owners in 2015, as part of the Subcommittee tasks, and to identify specific incentives for property owners to develop their properties with housing, including the identification of incentives the Town can utilize to encourage lot consolidation to achieve economies of scale in site development.	**See above.**	**See above.**	**Town Staff met with property owners at two workshops held in November 2021 to discuss housing incentives (i.e., objective design standards) and solicit comments.**
2015-2023 HE: l. Revisit the Visioning process conducted for Lower San Anselmo Avenue and conduct outreach to property owners to effectuate changes consistent with the Vision.	**See above.**	**See above.**	**Staff have had contact with the property owner of largest site in the area and have discussed three development proposals.**
2015-2023 HE: m. Eliminate residential density in prescribed infill areas, such as along Greenfield, in the Downtown and along Lower San Anselmo Avenue, to encourage new residential uses. Allow residential uses by-right, subject to design review, as long as parking, setbacks and building height standards are met in the development).	**See above.**	**See above.**	**The Town has found that having specific density limits aid in certainty for developers and eases in implementation of the State Density Bonus Law to encourage development of affordable units. Town will be considering adoption of objective design standards and by-right zoning in 2023.**

2015-2023 HE: H1.B Review the Housing Element Annually. As required by State law, the Town will review the status of Housing Element programs by April of each year. To maintain consistency between the Housing Element and the other General Plan Elements and the policies and programs, as portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. In addition, a consistency review will be implemented as part of the annual general plan implementation report required under Government Code Section 65400.	**Review and monitoring of Housing Element implementation; submittal to HCD**	**Annually by April 1st**	**In accordance with State requirements, the Town prepares Housing Element Annual Progress Reports after each calendar year. The program implementation has been successful, and the Town has reviewed the Housing Element on an annual basis and submits Annual Progress Reports to HCD annually.**
2015-2023 HE: H1.I Update the Housing Element. Update the San Anselmo Housing Element pursuant to State law requirements. Upon adoption, the Town will submit the updated Housing Element to the Marin Municipal Water District, the Central Marin Sanitation Agency, and the Ross Valley Sanitary District.	**Consistency with Housing Element law**	**Update the Housing Element by 2023**	**The Town is in the process of updating the Housing Element.**
2015-2023 HE: H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints. Promote fair housing opportunities for all people and support efforts of Town, County, State and Federal agencies to eliminate discrimination in housing by continuing to publicize information on fair housing laws and State and federal anti-discrimination laws. The Director of Planning is the designated Equal Opportunity Coordinator in San Anselmo with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to the Fair Housing of Marin, the Marin Housing Authority, HUD, or the California Department of Fair	**Obtain and distribute materials (see Program H4.D) and respond to complaints**	**Ongoing and in response to complaints**	**This program is appropriate to disseminate information on fair housing. Town Staff did not receive any fair housing complaints directly. The Town posted links to Fair Housing of Marin, Marin Housing Authority, Legal Aid, and Marin Mediation Services on the Town website and obtained and makes fair housing literature available including flyers in multiple languages. HUD Region 9 reported two (2) Fair Housing inquiries for San Anselmo between 01/01/2013 – 03/19/2021 (one for sex and one for disability). While these aren't official cases, there is still value to identify concerns that residents have about possible discrimination. These inquiries may not have been pursued by the resident for any number of reasons. The Town Council has promoted fair housing by proclaiming April to be Fair Housing Month every year and reviewing a report on complaints received. On 12/11/18, the Town Council adopted Ordinance 1131 to prohibit discrimination based on source of income.**

2015-2023 HE: H1.D Provide Information on Housing Programs. The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, and housing rehabilitation through the following means: (a) Creating a link on the Town's website that describes programs available in the Town of San Anselmo and provides direct links to County agencies that administer the programs; (b) Including contact information on County programs in Town newsletters and other general communications that are sent to residents; (c) Maintaining information on programs at the Town's public counter;	**Update website and provide information to residents**	**Review and update website links by September 2015; distribute and post information at least once annually**	**This program is effective. The Town receives information from the Marin Housing Authority on affordable housing availability and shares this information by email and bulletin boards. Town Staff provide informational handouts at Town Hall and on the Town website. The Town promoted the COVID-19 emergency rental assistance program administered by the County in 2021. Information was included in the Town's email newsletter and business newsletter. Letters were mailed to all renters and owners of multifamily property. As of January 2022, the County had received 135 applications from San Anselmo residents and paid 40 cases. Staff promote a County program that offers loans to owners that will create units available to those using Housing Choice Vouchers and other incentives.**
2015-2023 HE: H1.E Community Outreach when Implementing Housing Element Programs. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development. The Town will notify a broad representation of the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings. Specific outreach activities include:	**Conduct outreach and distribute materials**	**Consistent with implementing programs**	**In 2019, the Town considered a draft ordinance to require parties to meet and confer prior to appealing decisions to the Town Council, but it was not adopted. The Town now requires applicants to review plans with neighbors prior to submitting for planning entitlements.**
2015-2023 HE: a. Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.	**See above.**	**See above.**	**The mailing list for the Housing Element Update started in 2021 and was advertised on every mailed notice sent out by Planning Department during the Housing Element Update, estimated at 200 per month, and posted on website.**
2015-2023 HE: b. Post notices at Town Hall, the library, and the Post Office.	**See above.**	**See above.**	**All notices are posted at Town Hall, which is immediately adjacent to the library. There is no place to post a flyer at the Post Office. Instead, notices are placed outside Fire Station 19 of the Ross Valley Fire Department.**
2015-2023 HE: c. Publish notices in the local newspaper.	**See above.**	**See above.**	**Notices are published in the newspaper as required by law.**
2015-2023 HE: d. Post information on the Town's website.	**See above.**	**See above.**	**All agendas are posted on the Town website for any meetings by the Town.**
2015-2023 HE: e. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented.	**See above.**	**See above.**	**No neighborhood meetings were conducted.**

2015-2023 HE: f. Assure that Housing Element Implementation Subcommittee meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.	**See above.**	**See above.**	**The subcommittee only met once, and it was not to consider any programs, and it was not noticed to the public.**
2015-2023 HE: H1.G Establish an Affordable Housing Fund. Establish an Affordable Housing Fund to increase below market rate affordable housing opportunities in San Anselmo. Specific uses of the fund, operating procedures/criteria, sources of funding, decisions on accepting funding or donations, actions tied to obtaining funds, etc., would be developed by the Housing Element Subcommittee and staff, and approved by the Town Council. Potential sources of funds could include, but would not be limited to: a. Marin Workforce Housing Trust; b. Marin Community Foundation; c. Federal Grants; d. Transportation Authority of Marin;	**Accumulation of funds for affordable housing**	**2015**	**This program has not yet been implemented. The funding source identified was the General Fund. The Town has not allocated any funding for the development of affordable housing, and there is no source of revenue for an affordable housing fund. The Town considered an in- lieu housing fee in 2009 but the ordinance did not move forward. The Town Council considered a Development Agreement Ordinance in 2019, but it did not move forward. In 2019 the Town received SB 2 grant funds for an in-lieu housing fee study and housing trust fund. The study was completed in 2021, and the Town will consider the in-lieu housing fee in 2022.**
2015-2023 HE: H1.F Work with the Marin Housing Authority. Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate-income units, and assure that these units remain at an affordable price level.	**Implement agreements to maintain affordability**	**Ongoing.**	**Marin Housing Authority (MHA) continues to manage three below market rate ownership units in San Anselmo at Sohner Court and at Willow Glen. MHA assisted the Town with an agreement for two affordable rental units at 1 Lincoln Park in 2018, and MHA manages the units.**
2015-2023 HE: H1.H Work with Non-Profits on Housing. The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profits in an advisory role to the Town's Housing Element Implementation Subcommittee (see Housing Element Program H1.A) would be desirable in understanding the needs and opportunities for non- profit housing development in the community.	**Working relationship with non-profit housing sponsors**	**As development proposals are submitted and as other opportunities arise.**	**Town Staff has met with non- profit housing developers to review Town-owned affordable housing sites and discuss strategies for development of the sites.**

2015-2023 HE: H2.D Implement Effective Design Review. The Town will continue to conduct design review to assure excellence of design in new development.	**Implement Design Review**	**Ongoing.**	**The Town conducted design review for commercial and residential projects. The Town reorganized the design review regulations and lowered the threshold for design review to require review of all upper-level additions.**
2015-2023 HE: H2.E Amend Zoning to Provide for Single Room Occupancy Units. Amend the Zoning Ordinance to establish development standards for residential buildings containing single- room occupancy (SRO) units and allow SROs as a conditionally permitted use in commercial zoning	**Facilitate housing for extremely low-income individuals**	**2015**	**Completed. Ordinance 1126 adopted on 9/11/2018.**
2015-2023 HE: H2.A Monitor "At Risk" Units. The Town will establish regular contact with the owners of potential "at risk" units to assure long-term coordination. If the units appear to be in danger of conversion or being lost as affordable housing, the Town will establish contact with public and non-profit agencies who may be interested in managing or purchasing the units to inform them of the project's status and inform tenants of any assistance available. In working with other agencies, the Town will ensure that funding sources are identified and timelines for action are executed.	**Establish regular contact with owners of at-risk units to preserve affordable units**	**Annually**	**The Town General Plan identifies no units at risk of conversion during the housing element cycle (see page 42 of Housing Element).**
2015-2023 HE: H2.B Implement Rehabilitation and Energy Loan Programs. Coordinate with the Marin Housing Authority, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners. Promote programs in Town e-newsletters and on the Town's website.	**Loans provided to rehabilitate or improve energy efficiency of housing (8 Residential Rehabilitation loans to very low-income households and 20 PACE loans)**	**Ongoing**	**The Town has met the goal for 20 Property Assessed Clean Energy (PACE) loans. The Town has infrequently promoted the programs and information is not readily available on the Town website. The Town could better publicize information on energy loan programs, including PACE and Energy Upgrade California Loans, provided to rehabilitate or improve energy efficiency of housing. The Planning Department requested, but did not receive, data on the number of Residential Rehabilitation Loan that have been issued by the Marin Housing Authority to San Anselmo property owners in this Housing Element cycle. In 2012 the Town Council approved the Property Assessed Clean Energy (PACE) program. It permits residents and multifamily property owners to participate in PACE programs. PACE programs allow property owners to finance energy and water efficiency projects and solar installations on their property tax bills. In 2015, the Town Council expanded the program. Through 2017: 25 Energy Efficiency Projects, Financed $682,148 three Renewable Energy Projects, Financed $71,530 one Water Conservation Project, Financed $54,220 BayREN Home Upgrades through June 2017: 16 Projects, 3,465 sum of Total kWh Savings, 1,833 Sum of Total Therms Savings**
2015-2023 HE: H2.C Conduct Home Presale Inspections. The Town will continue to inspect and report on all residential units prior to resale, with the report indicating previous Planning discretionary approvals and Building permits, zoning, current use, flood zone, zoning violations, and work performed without permits	**Conduct presale inspections**	**Ongoing**	**The Town Building Department continues to conduct an average of 180 physical inspections of residential sites prior to resale every year to identify health and safety hazards, work performed without permits, and recommended safety corrections. Contract code enforcement staff contact property owners to correct life/safety hazards identified. Year/Number of inspections:** **2015/180** **2016/153** **2017/157** **2018/179** **2019/170** **2020/194** **2021/226** **2022/143** **2023/132**

2015-2023 HE: H3.A Modify Development Standards to Encourage Infill Housing. Review and modify the following development standards based on the most up- to-date empirical studies to allow exceptions and incentives for infill housing located close to transit and services.	Provide flexibility in the application of development standards fitting the location and type of development, consistent with community goals	2016	Since 2017, the Town has implemented California Government Code Section 65913.4 that allows for streamlined review of infill development projects and eliminates parking requirements (2017 SB 35). One duplex was approved pursuant to these regulations in 2018. The Town Council adopted an ordinance to implement California Government Code Sections 65852.21 and 66411.7 (2021 SB 9) and allow multi-unit development in single-family zoning districts on 12/14/21. This allows expedited review, reduced parking, and increased density in infill areas. The Town follows State law requirements for expedited review of projects under the Permit Streamlining Act and specific sections related to housing, such as State ADU regulations. The Town will be considering objective design standards for housing in 2023 that will address parking standards, funded by SB 2 grant.
2015-2023 HE: a. Variable Density Standards. Establish unit densities for studio and one-bedroom units based on "density unit equivalents" or the size of the unit.	See above.	See above.	Variable density has not been considered.
2015-2023 HE: b. Reduce Parking Standards for Senior and Affordable Housing. Provide reduced parking standards to support affordable and senior housing development.	See above.	See above.	Consider this as part of the program to create objective design standards for all housing types in the future.
2015-2023 HE: c. Flexible Parking Strategies. Provide for more flexible parking requirements that help to facilitate infill, affordable, transit-oriented and mixed- use development, while at the same time avoiding off-site parking impacts. Examples include joint use parking, off-site parking (currently allowed), allowances for reduced standards depending upon location (such as near transit), parking stall dimensions, "grandfathering" non-compliant buildings and uses, etc.	See above.	See above.	See above regarding State parking law. Objective design standards for multifamily housing will be under consideration in 2022 and include flexible parking strategies.
2015-2023 HE: d. Modify Parking Standards for Mixed-Use Housing. Adopt as appropriate modified parking standards for mixed-use development in the commercial zoning districts in order to facilitate development of affordable housing.	See above.	See above.	See above.
2015-2023 HE: e. Expedited Review and Fee Waivers or Reductions. Provide expedited review of desired housing developments and waivers or reductions of development fees where feasible.	See above.	See above.	Town Staff follow the expedited review required under State law for housing development projects. In 2020, the Town Council waived building permit fees for ADUs deed-restricted for affordable housing. No one has applied for the fee waiver as of 1/22/2024.

2015-2023 HE: f. Parcel Consolidation. Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, and (4) offering the incentives listed above to promote lot consolidation.	See above.	See above.	A limited number of multifamily sites have been on the market. Staff have contacted property buyers and/or adjacent property owners when they may have interest in sites on the market. One property was purchased by an adjacent property owner in 2021. Few sites had common ownership during the 5th housing element cycle. Staff have alerted affordable housing developers to sites that are on the market. This has not resulted in the purchase of any sites or development of affordable housing.
2015-2023 HE: g. Work with Property Owners. Conduct outreach with property owners in 2015 to identify specific incentives for property owners to pursue parcel consolidation and develop their properties with housing.	See above.	See above.	Town Staff held two public workshops in November 2021 via Zoom. Notice was emailed to the Town's business list (which includes property owners of commercial/ rental sites) and mailed to downtown property owners. Incentives that will be under consideration for housing were discussed, and the Town solicited comments on other incentives.
2015-2023 HE: H3.B Adopt Standards for an "Affordable Housing Overlay Zone." Amend the San Anselmo Zoning Ordinance to establish specific standards and incentives for an affordable housing overlay zone. Specific standards include densities, development standards incentives, parking, building heights, specified level of affordability, etc.	Provide flexibility in the application of development standards for affordable projects	2016	The Town has hired a consultant to draft objective design standards for all housing types, and adoption is expected in 2023. State density bonus law allows significant density incentives, exceptions, and concessions to development regulations for projects that include affordable housing at specified levels.
2015-2023 HE: H3.E Work with Non-Profits and Property Owners on Housing Opportunity Sites. Work with non-profits and property owners to seek opportunities for an affordable housing development on either the Sunnyhills site or the former Redhill School site. Undertake the following actions to encourage development of multifamily, affordable housing at Housing Opportunity Sites:	Development of affordable housing	Undertake items a-d, during 2015. Undertake rezoning, environmental review and other actions during 2016	See below.
2015-2023 HE: a. Work closely with non- profit housing developers (EAH, NPH, others) and property owners to identify housing development opportunities, issues and needs.	See above.	See above.	Town Staff have met with Homeward Bound, Habitat for Humanity, and EAH Housing, all nonprofit housing developers. Property owners were not interested in the development of affordable housing at Side by Side (formerly known as Sunny Hills) and Red Hill School (owned by Ross Valley School District) during 5th Housing Element cycle. EAH Housing interested in partnering with the Town to develop 50 units of affordable housing at Isabel Cook Community Center site. However, the Town would need to fund reconstruction of the community center and offices. Nonprofits were not interested in Town parking lot sites as they are too small to be feasible for affordable housing development. One nonprofit suggested that the Town sell the Town-owned site located above Loma Robles for market rate housing to fund development of affordable housing on parking lot sites.
2015-2023 HE: b. Select the most viable site or sites.	See above.	See above.	See above.

2015-2023 HE: c. Conduct a rezoning study with the intent to rezone at least one of these properties to a zoning district that will enable affordable housing to be built at 20 or more units per acre.	See above.	See above.	Both sites are zoned SPD, Specific Planned Development District, which allows flexibility in development standards, including density of 20 or more units per acre.
2015-2023 HE: d. Undertake community outreach as part of the rezoning and, as appropriate, in coordination with the potential developer and property owner.	See above.	See above.	See above.
2015-2023 HE: e. Undertake environmental review as part of rezoning to address on-and off- site issues so that future affordable housing proposals can be processed expeditiously.	See above.	See above.	The Town has not conducted environmental review due to limited staff and resources.
2015-2023 HE: f. Use the affordable housing overlay zone (when adopted — see Program H3.B) to incentivize affordable housing to be applied to High Potential Housing Opportunity Sites and areas in the Downtown.	See above.	See above.	The Town has not adopted an affordable housing overlay zone due to limited staff time and resources.
2015-2023 HE: g. Complete site planning studies, continue community outreach, and undertake regulatory approvals in coordination with the development application.	See above.	See above.	No development application was submitted.
2015-2023 HE: h. Facilitate development through regulatory incentives, including the establishment of housing as a "use by-right," the reduction or waiver of Town fees, fast-track processing, use of affordable housing funds, implementation of Housing Element Programs H3.A and H3.B, and assistance by Town Planning staff in development review.	See above.	See above.	The Town has hired a consultant to draft objective design standards and will be considering by-right uses for sites in 2023.
2015-2023 HE: i. Target sites in Downtown and surrounding infill areas and, especially properties where lot consolidation is possible, and provide incentives for lot consolidation and property redevelopment with housing.	See above.	See above.	Same as above.

2015-2023 HE: H3.C Adopt Inclusionary Housing Regulations and Establish Housing Impact Fees. Amend the Zoning Ordinance to require residential developments to provide affordable units for very low, low and/or moderate-income housing, pay an in-lieu fee, or pay a housing impact fee. The ordinance should include specific definitions for affordability tied to Area Median Income (AMI), and should cover participation from larger non-residential developments. As part of the annual review of the Housing Element there will be a review as to whether this program has been effective in encouraging very low and low-income housing. The program will be revised if it is deemed to be ineffective. In undertaking	**Provide housing for very low-, low- and moderate- income households**	**2016**	**An ordinance was considered in 2009 but did not move forward. The Town received an SB 2 grant to conduct an in-lieu housing study in 2020, in coordination with other Marin County jurisdictions. The study was completed and presented to the Planning Commission in 2021. Staff received the first draft of regulations in December 2021. Staff worked with other Marin County jurisdictions to hold outreach workshops in Spring 2022 with developers and coordinate standards.**
2015-2023 HE: a.The number of inclusionary units required based on project size, such as: 3-10 units — 10%; 11-20 units — 15%; 21+ units — 20%. b.Inclusionary zoning requirements or housing impact fees will address the need for very low and low-income rental units and moderate-income ownership units. c.The primary intent of the inclusionary requirement is the construction of new units on site. d.The focus is on multifamily housing developments with deed restrictions to support long periods of affordability. e.Second priority for meeting inclusionary requirements is the construction of units off site or the transfer of land and sufficient funding to	**Provide housing for very low-, low- and moderate- income households**	**2016**	**An ordinance was considered in 2009 but did not move forward. The Town received an SB 2 grant to conduct an in-lieu housing study in 2020, in coordination with other Marin County jurisdictions. The study was completed and presented to the Planning Commission in 2021. Staff received the first draft of regulations in December 2021. Staff worked with other Marin County jurisdictions to hold outreach workshops in Spring 2022 with developers and coordinate standards.**

2015-2023 HE: H3.D Junior Second Units. Review and adopt as appropriate standards to allow the creation of junior second units. Standards to review should include, but not be limited to, the following: a.Conversion of existing bedroom required – no building expansion; b.Maximum unit size; c.Limitation on kitchen size and appliances; d.Bathroom requirement; e.Internal and external access; f.Parking; g.Owner occupancy requirement. The Town will work with special districts to reduce or waive fees for junior second units.	**18 new second units, including junior second units, by October 2022**	**Consider adoption of standards in 2015**	**Completed. Final occupancy was granted for 39 new ADUs, including one junior accessory dwelling unit (JADU) as of 12/31/21. Town ADU regulations allowed for development of JADUs prior to the 5th cycle Housing Element. Town regulations were updated in 2019-2020 to develop requirements for JADUs when State law required that the Town approve JADUs and distinguished between ADUs and JADUs. Staff believe there are a limited number of JADU applications because there are fewer restrictions for ADUs, such as no size limit and owner occupancy requirement. In 2017, the Town Council wrote a letter to the Ross Valley Sanitary District to request elimination of connection fees. State law eliminated connection fees for ADUs.**
2015-2023 HE: H4.A Use of Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as the Housing Choice Voucher program and other available rental programs.	**Publicity of Housing Choice Vouchers**	**Ongoing**	**Staff publicized the rental assistance program to property owners via social media posts and a mailer. In 2015, there were 122 Housing Choice Vouchers in use in San Anselmo. In 2022, there are 106 Housing Choice Vouchers in Census tracts within the Town limit, making up less than 10 percent of renter occupied housing units. Links to information are provided on the Town website. Due to limited staff time, publicity was limited, and program was not considered successful due to the decrease in use of the Housing Choice Vouchers over time. The Town Council established protections for tenants in 2021 during the Covid 19 pandemic by freezing rent increases and prohibiting evictions (Ordinances 1154 and 1155). Staff mailed notices of supportive programs to all multifamily property owners and tenants in 2021. The Planning Department staff received one email inquiry about the program from a property owner seeking to return to San Anselmo to a rental unit. The Town publicized the Marin County Covid 19 pandemic Emergency Rental Assistance Program to property owners and tenants via social media and a mailer in 2021. The County received 135 applications from San Anselmo residents and has paid 40 cases in San Anselmo as of 1/7/22. Town publication of the rental assistance program appeared to be successful, based on number of applications received.**
2015-2023 HE: H4.B Investigate Possible Multi-Jurisdictional Emergency Shelter. As the opportunity arises, the Town will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.	**Construction of homeless facility (if determined feasible)**	**As the opportunity arises**	**The Town has not funded any multi-jurisdictional project for an emergency shelter. On October 1, 2017, the County of Marin and local homeless service providers launched a "Coordinated Entry System" for providing people experiencing homelessness with housing and services and have housed approximately 330 people who had been experiencing chronic homelessness. On July 27, 2021, the Town contributed $55,299 to a pool of local city and town resources to create a new "city-funded case management" option, that provides additional case management support for people experiencing chronic homelessness and allows the Town to prioritize the most high-needs people for permanent supportive housing. On April 28, 2015, the Town contributed $14,145 to a joint fund with all the cities and towns of Marin County, to fund a rotating homeless winter emergency shelter program known as the Rotating Emergency Shelter Team (REST). REST was run by San Anselmo churches and community volunteers with the Marin Organizing Committee from November 15 through April 15 from 2015 to 2018, when the program was discontinued. The program served up to 40 homeless men at rotating congregations, including First Presbyterian Church of San Anselmo, and 20 homeless women housed at the County Wellness Center and served by congregations. Although successful, the program provided temporary housing during five winter months only. San Anselmo staff and residents participated in working at the San Anselmo shelter and a San Anselmo church participated by providing the facility.**
2023-2031 HE: Action 1.1a: Continue to implement the agreements with the Marin Housing Authority (MHA), for for-sale units and with local Bay Area and Marin County housing non-profits and affordable housing developers for for-rent units, to manage deed restricted affordable housing developments in San Anselmo.	**Conduct bi-annual coordination calls to ensure continued implementation.**	**Bi-annually**	**The Town will continue to coordinate with MHA as deed-restricted affordable units come online to ensure management of said units in San Anselmo. As of January 2024, no new deed-restricted affordable units have been created in San Anselmo.**

2023-2031 HE: Action 1.1b: Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for extremely low, very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	**Establish a database of properties subject to resale and rental regulations for monitoring purposes.**	**7/1/2025**	**The Town will continue to support and work with MHA, which currently manages all deed-restricted affordable units in San Anselmo, to ensure that the existing deed-restricted affordable units in San Anselmo are rented and resold in accordance with their deed restrictions.**
2023-2031 HE: Action 1.1c: Work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise through Housing Element implementation. Facilitate the participation of non-profits as an advisory role to assist the Town's affordable housing consultant (see Program 1.2) in identifying funding and opportunities for development.	**Conduct quarterly coordination calls to establish open, ongoing communication.**	**Quarterly; Case-by-case basis**	**This action is in progress.**
2023-2031 HE: Action 1.1d: Work with the Marin Municipal Water District (MMWD) and the Ross Valley Sanitary District (RVSD) to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to MMWD and RVSD immediately after adoption.	**Send Housing Element to MMWS and RVSD upon adoption and subsequently as future amendments are adopted.**	**Send Housing Element upon adoption**	**The Town sent a copy of the adopted 2023-2031 Housing Element to MMWD and RVSD via email on January 23, 2024. The Town will send future Housing Element amendments to these agencies as they are adopted.**
2023-2031 HE: Action 1.2a: Provide a report annually to the Town Council to review progress on Housing Element programs. Annually prioritize programs for implementation and include funding in the Town's budget.	**Conduct annual meetings with the Planning Commission and Town Council to report on progress of Housing Element implementation.**	**Annually**	**Implemented. Town staff bring an update of Housing Element implementation to the Town Council annually as part of the Annual Progress Report (APR).**
2023-2031 HE: Action 1.2b: Hire a consultant with expertise in affordable housing to present options for funding affordable housing projects, identifying affordable housing strategies and opportunities in San Anselmo as the Town budget is developed.	**Present affordable housing strategies and opportunities to the Town Council prior to the adoption of each annual budget.**	**Annually**	**This action is in progress. The Town plans to either work independently or collaboratively with the Marin County region to hire a consultant to conduct a study that identifies affordable housing creation strategies and opportunities for local implementation.**

2023-2031 HE: Action 1.2c: Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to provide advice and comment on proposed zoning amendments and other program implementation.	**Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward.** **Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.**	**Annually; Case-by-case basis**	**This action is in progress. The Town plans to advertise recent changes to the Municipal Code and General Plan to implement the 2023-2031 Housing Element via email to non-profit affordable housing developers identified through Action 1.1c.**
2023-2031 HE: Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element planning period and adjust zoning as needed.	**Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments.** **Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.**	**July 2023; Annually**	**Within the Town's online permitting software, eTrakIT, the Town has set up a mechanism that categorizes permits that result in the removal of a housing unit. This mechanism helps Planning Department staff monitor the removal of housing units on an ongoing basis to ensure that no net loss of housing occurs.** **No net loss of housing has occurred, so the Town has not needed to recommend zoning adjustments to the Town Council to ensure no net loss of housing.**
2023-2031 HE: Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	**Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.**	**7/1/2023**	**This action is in progress.**
2023-2031 HE: Action 1.3c: Develop and maintain an up-to-date residential sites inventory and provide interested developers with information on available housing development opportunities and incentives.	**Establish a residential sites inventory as a component of the online dashboard (Action 1.3b). Assign a Planning Department staff person to update the inventory and notify interested developers.**	**July 2023; Quarterly**	**This action is in progress.**
2023-2031 HE: Action 1.3d: Complete an evaluation and report of housing development on a regular basis to ensure that adequate services and facilities, including water, wastewater, and neighborhood infrastructure are available.	**Provide a status report on housing development and infrastructure to the Town Council annually.**	**Annually**	**Implemented. Town staff brings an update of housing development to the Town Council annually as part of the Annual Progress Report (APR).**
2023-2031 HE: Action 2.1a: Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.	**Send public notices related to Housing Element implementation to the Housing Element mailing list.**	**Annually and on an as-needed basis**	**Implemented. The Town sent notices regarding the Housing Element to all effected parties. Pursuant to State law, the Town noticed all affected parties of actions related to implementation of the Housing Element.**
2023-2031 HE: Action 2.1b: Continue to use online tools such as maps. social and Balancing Act to better understand community preferences and collect feedback about specific housing opportunity sites.	**Conduct annual campaigns to promote the use of tools such as map.social and Balancing Act to engage the community on Housing Element implementation.**	**Annually**	**This action is in progress. In particular, the Town will engage the community to determine community preferences using online tools as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**
2023-2031 HE: Action 2.1c: Continue to provide housing related surveys to gather a consensus on housing preferences in San Anselmo.	**Conduct online questionnaires bi-annually to determine whether the Town's housing preferences have evolved.**	**Bi-Annually**	**This action is in progress. In particular, the Town will engage the community through surveys on topics related to housing as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**
2023-2031 HE: Action 2.1d: Work with local schools to share information with the families of students regarding the formulation and review of housing and land use policy issues.	**Coordinate with local schools to send notification to families of students at least once per year regarding new housing and land use policies under consideration and to solicit feedback.**	**Annually and on an as-needed basis**	**Implemented. The Town sent notices on projects to all affected property owners and the school districts pursuant to State law.**

2023-2031 HE: Action 2.2a: Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster, and constructive development planning and review.	**Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.**	**Ongoing as project applications are received**	**Implemented. The Town requires that developers meet with adjacent neighbors early in the land use permit process. This requirement is listed in the Town's Application Submittal Checklist posted on the Town's website: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms.**
2023-2031 HE: Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	**In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.**	**Annually**	**This action is in progress.**
2023-2031 HE: Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	**Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) at least once per year regarding new housing and land use policies under consideration and to solicit feedback.**	**Annually and on an as-needed basis**	**This action is in progress.**
2023-2031 HE: Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	**Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts. The Town estimates that 20 missing middle housing units will be constructed during the planning period, as missing middle housing types were not explicitly permitted by right in these districts previously.**	**7/1/2023**	**Complete. This amendment to the Zoning Code was adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods.	**Adopt objective design standards for all housing types, including missing middle housing types.**	**7/1/2023**	**Complete. This amendment to the Zoning Code was adopted in Town Council Ordinance No. 1180 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30551/Ordinance-No-1180?bidId=.**
2023-2031 HE: Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.	**Adopt pre-approved infill missing middle housing plans.**	**7/1/2024**	**This action is in progress.**

2023-2031 HE: Action 3.2a: Adopt objective design standards for all housing types to clearly communicate San Anselmo's development design standards and streamline development approval processes. Within the objective design standards, include specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process.	**Adopt objective design standards for all housing types including specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process. The Town estimates that 40 units will be created during the planning period through the objective design standards, as streamlined, ministerial housing projects were not previously permitted by right.**	**7/1/2023**	**Complete. This amendment to the Zoning Code was adopted in Town Council Ordinance No. 1180 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30551/Ordinance-No-1180?bidId=.**
2023-2031 HE: Action 3.3a: Amend the Town's Planned Unit Development process to clarify standards for review and streamline processes to better accommodate innovative housing opportunities.	**Adopt amended Planned Unit Development (PUD) standards and procedures. The Town estimates that 25 units will be constructed through the PUD process during the planning period due, in part, to the change in regulations.**	**7/1/2024**	**This action is in progress.**
2023-2031 HE: Action 3.3b: Conduct a feasibility analysis to evaluate the Town's ability to provide affordable housing through an inclusionary housing program that is consistent with the Town's Regional Housing Needs Allocation.	**Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.**	**Completed May 2023 (Presented to the Town Council and Inclusionary Ordinance adopted via Reso- 4497 and Reso-4498)**	**The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.**
2023-2031 HE: Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	**Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district. The Town estimates that 20 SROs will be constructed during the planning period, as SROs were not previously a by-right use in the R-3 zoning district.**	**7/1/2023**	**Complete. This amendment to the Zoning Code was adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 4.1a: Support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.	**As a part of annual budget development, assess opportunities to support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.**	**Annually**	**This action is in progress.**
2023-2031 HE: Action 4.1b: Assess the feasibility of adopting strategies to preserve affordable housing stock, such as Right of First Refusal (to give qualified entities priority to purchase a property with an expiring rental subsidy contract), property tax incentives, a one-to-one replacement ordinance, and housing preservation funds.	**Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.**	**7/1/2025**	**The Town is in the process of preparing rent stabilization and just cause eviction provisions. The Town Council discussed the topic of renter protections at their regular meeting on January 9, 2024. At a future meeting, the Town Council will determine whether to adopt renter protection ordinance(s) or put the topics on the November 2024 ballot for a local vote.**

2023-2031 HE: Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market- rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: •Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk" units at an affordable price. •Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units.	**Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).**	**Ongoing as developments are identified as "at-risk"**	**This action is in progress.**
2023-2031 HE: Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units in order to preserve their affordability.	**Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.**	**July 2023; Annually**	**The Town has assigned a staff member to monitor and track "at risk" units. This action is in progress.**
2023-2031 HE: Action 4.2a: Prohibit conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.	**Establish a mechanism to prohibit conversions of rental developments to condominium ownership except under the identified conditions.**	**7/1/2024**	**Complete. Sections 10-7.06 and 10-7.07 of the San Anselmo Municipal Code implement this regulation.**
2023-2031 HE: Action 4.3a: Coordinate with the MHA, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	**Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.**	**Quarterly**	**This action is in progress.**
2023-2031 HE: Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	**As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.**	**7/1/2025**	**This action will be completed as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**

2023-2031 HE: Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.	7/1/2025	This action is in progress.
2023-2031 HE: Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.	10/1/2024	This action is in progress.
2023-2031 HE: Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate. Assist 40 units with rehabilitation opportunities during the planning period.	7/1/2025	This action is in progress.
2023-2031 HE: Action 5.1a: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.	10/1/2025	The Town has identified Home Match as the provider for Marin County jurisdictions. The Town is in the process of exploring the feasibility (i.e., funding options) of using this provider in San Anselmo.
2023-2031 HE: Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.	10/1/2025	The Town has identified Home Match as the provider for Marin County jurisdictions. The Town is in the process of exploring the feasibility (i.e., funding options) of using this provider in San Anselmo.
2023-2031 HE: Action 5.1c: Work with Marin County and neighboring jurisdiction to explore the feasibility of establishing a multi- lingual flier and/or email blast regarding housing opportunities.	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a multi-lingual flyer and/or email blast regarding housing opportunities.	10/1/2025	This action is in progress.
2023-2031 HE: Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a minimum density of 20 dwelling units per acre and a maximum density of up to 30 dwelling units per acre in accordance with California Government Code section 65583.2, subdivisions (h) and (i). In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2.	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units by right at a density minimum density of 20 and maximum density of up to 30 dwelling units per acre. In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.	7/1/2023	Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).

2023-2031 HE: Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in accordance with California Government Code section 65583.2, subdivisions (h) and (i).	**Adopt Zoning Code amendments to accommodate mixed-use development by right and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in the C-L and C-3 districts.** **Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).**
2023-2031 HE: Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097.	**Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half- mile of public transit.** **Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units within a half-mile of public transit to meet the Town's Regional Housing Needs Allocation.**	**7/1/2023**	**It has been determined that the Town doesn't have any "major transit stops" that meet the definition listed in Section 21155 of the Public Resources Code. Therefore, amendments to the Zoning Code to implement AB 2097 is not required, as the Town is compliant with AB 2097. Complete.**
2023-2031 HE: Action 5.2d: Amend the Zoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, allowing public overnight parking on Town streets, and "grandfathering" non-compliant buildings and uses.	**Adopt Zoning Code amendments to establish minimum parking requirements reductions.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=).**
2023-2031 HE: Action 5.2e: Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, (3) conducting outreach to affordable housing developers, (4) offering expedited permit processing for lot consolidations, and (5) offering fee waivers for the consolidation of housing opportunity sites.	**Conduct an annual assessment to identify priority sites for lot consolidation where common ownership occurs, contact property owners of contiguous vacant and underutilized sites, and conduct outreach to affordable housing developers when property owners are interested in redevelopment.** **Support 10 lot consolidations during the planning period to improve housing mobility and increase the supply of affordable housing in higher opportunity areas.**	**Annually**	**This action is in progress.**

2023-2031 HE: Action 5.2f: Conduct an analysis of fees collected for recent multifamily housing projects and compare to the actual time it took for plan check and inspections by staff and outside consultants to provide expedited review of desired housing developments and waivers or reductions of development fees where feasible and necessary.	**As a part of annual budget development, conduct an analysis of fees collected for recent multifamily housing projects and compare it to the actual time it took for plan check and inspections by staff and outside consultants.**	**Annually**	**This action is implemented on an annual basis as part of the Town's budgeting process at the end of the fiscal year.**
2023-2031 HE: Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code for properties zoned SPD, C-3, and R-3 to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low, very low-income, or extremely low-income households. In addition, the Town will waive the rezoning fees and expedite the permitting process for property owners' requests to be rezoned within the Affordable Housing Overlay District to incentivize affordable housing creation. The	**As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District.** **Facilitate development opportunities for 150 affordable units.**	**7/1/2025**	**This action will be completed as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**
2023-2031 HE: Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	**Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.**	**7/1/2024**	**This action will be completed as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**
2023-2031 HE: Action 5.3c: Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).	**As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be deed restricted to the income group for which it is intended.**	**7/1/2025**	**This action will be completed as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**

2023-2031 HE: Action 5.3d: Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of below market rate housing and senior housing. Work with non-profits and property owners to seek opportunities for affordable housing development on key housing opportunity sites that are close to services, transit, and jobs. Undertake the following actions to encourage development of multi-family, affordable, and senior housing: •Meet with non-profit housing developers and property owners of housing opportunity sites to identify housing development opportunities, issues, and needs during 2023. •Select the most viable	**Develop 150 very low and low income housing units.**	**Actions as identified in the action and development of housing sites by 2030**	**This action is in progress.**
2023-2031 HE: Action 5.4a: Develop a policy to waive a percentage of project review, permit, and impact fees based on the project's level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects.	**As a part of annual budget development, assess the impact of waiving a percentage of project review, permit, and impact fees based on the project's level of affordability and pass waiver allowances, as appropriate.**	**Annually**	**This action is implemented on an annual basis as part of the Town's budgeting process at the end of the fiscal year.**
2023-2031 HE: Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.	**As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.**	**7/1/2025**	**This action is in progress. The Town plans to either work independently or collaboratively with the Marin County region to hire a consultant to conduct a study that identifies affordable housing creation strategies, such as reduction in on- and off-site improvement requirements, and opportunities for local implementation.**
2023-2031 HE: Action 5.5a: Conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee to be levied upon new, above moderate- income housing development and to research and identify funding mechanisms to subsize underground utilities for affordable housing development.	**Hire a consultant to conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee and identify funding mechanisms for undergrounding utilities for affordable housing developments.**	**10/1/2024**	**The Inclusionary Program and In-Lieu Fee Study and Commercial Linkage Study were prepared by Strategic Economics and Vernazza Wolfe Associates in February 2023. The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.**
2023-2031 HE: Action 5.5b: Review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.	**Direct the hired consultant (Action 5.5a) to review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.**	**10/1/2024**	**This research was prepared as part of the Inclusionary Program and In-Lieu Fee Study and Commercial Linkage Study, which were prepared by Strategic Economics and Vernazza Wolfe Associates in February 2023. The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.**

2023-2031 HE: Action 5.5c: Draft potential revised ordinance language and conduct community outreach for feedback.	Direct the hired consultant (Action 5.5a) to draft ordinance language and facilitate public outreach.	1/1/2024	The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.
2023-2031 HE: Action 5.5d: Based on the outcomes of Actions 5.5a through 5.5c, present to Town Council for consideration and adoption, language establishing an Affordable Housing Impact Fee Ordinance.	Direct the hired consultant to revise the draft ordinance language per public feedback received and present the revised language to Town Council for consideration and adoption.	4/1/2025	The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.
2023-2031 HE: Action 5.5e: Upon Town Council approval, establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.	Establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.	4/1/2025	The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.
2023-2031 HE: Action 5.6a: After the adoption of zoning amendments proposed herein, fund and conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings available to the public and interested developers via the Town's website.	Conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings of the study available on the online dashboard (Action 1.3b).	1/1/2023	This action will be completed as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.
2023-2031 HE: Action 5.6b: Using the findings of the study referenced in Action 5.6a, develop a comprehensive program to support reuse of identified sites for housing purposes.	Establish a program to support reuse of identified sites for housing purposes utilizing the online dashboard (Action 1.3b) and housing related outreach efforts (Policy 2).	7/1/2024	This action will be completed as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.
2023-2031 HE: Action 5.7a: Rezone the Opportunity Sites to R-2, R-3, C-L, C-3, or SPD as shown in Appendix B to accommodate the Regional Housing Needs Allocation in accordance with California Government Code section 65583.2, subdivisions (h) and (i)	Amend the Zoning Map and the General Plan Land Use Designation Map. Facilitate development opportunities for 398 lower-income units, 121 moderate-income units, and 314 above moderate-income units to meet the Town's Regional Housing Needs Allocation.	7/1/2023	Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).
2023-2031 HE: Action 5.7b: Amend the standards for the R-3 district to allow up to 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h)	Amended standards for the R-3 district to allow up to 30 dwelling units per acre by right.	7/1/2023	Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).

2023-2031 HE: Action 5.7c: Amend the standards for the C-L district to require 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h)	**Adopt amended standards for the C-L district to allow up to 30 dwelling units per acre by right.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).**
2023-2031 HE: Action 5.7d: Amend the standards for the C-3 district to require 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h)	**Adopt amended standards for the C-3 district require 30 dwelling units per acre by right.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).**
2023-2031 HE: Action 5.7e: Amend the standards for the SPD district to allow up to 30 dwelling units per acre by right. The zoning amendment will include updating other development standards to accommodate additional density in accordance with California Government Code section 65583.2, subdivisions (h)	**Adopt amended standards for the SPD district to allow up to 30 dwelling units per acre by right.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=).**
2023-2031 HE: Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.	**Adopt an inclusionary housing ordinance. The Town estimates that 60 units will be constructed during the planning period, as inclusionary housing units were not previously required by the Town.**	**Completed May 2023 (Presented to the Town Council and adopted via Reso- 4497 and Reso-4498)**	**Complete. The Town Council adopted Resolution No. 4497 adopting affordable housing requirements and program regulations (Link: https://www.townofsananselmo.org/DocumentCenter/View/29957/Reso-4497) and Resolution No. 4498 adopting affordable housing in-lieu fees and commercial/non-residential linkage fees in the master fee schedule (Link: https://www.townofsananselmo.org/DocumentCenter/View/29958/Reso-4498) on May 23, 2023. On June 21, 2023, the Town Council adopted Ordinance No. 1178 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30040/Ordinance-1178) amending the Municipal Code, which involved establishment of a Town-maintained Affordable Housing Fund.**
2023-2031 HE: Action 5.7g: Permit low-barrier navigation centers for residents who need housing as a by-right use in areas that the Town has zoned for mixed uses as well as nonresidential zones that permit multifamily land uses pursuant to AB 101.	**Adopt amendments to the Zoning Code as needed to comply with AB 101.** **Reach out to non-profits and affordable housing developers to provide low-barrier navigation centers in Town.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 5.8a: Amend the Zoning Code to comply with the Lanterman Disabilities Services Act.	**Adopt amendments to the Zoning Code as needed to comply with the Lanterman Disabilities Services Act.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 5.8b: Amend the Density Bonus section of the Zoning Code to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.	**Adopt amendments to the Zoning Code as needed to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 5.8c: Amend the Zoning Code to comply with the Employee Housing Act.	**Adopt amendments to the Zoning Code as needed to comply with the Employee Housing Act.**	**7/1/2023**	**Complete. The Town complies with the Employee Housing Act but will continue to amend local regulations as necessary to accommodate future changes to State law.**

2023-2031 HE: Action 5.8d: Amend the Town's definition of transitional and supportive housing in the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.	**Adopt amendments to the Zoning Code as needed to comply with AB 2162 and other State law pertaining to transitional and supportive housing.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 5.8e: Amend the Town's definition and standards pertaining to emergency shelters to ensure compliance with SB 2, AB 2339, and AB 139.	**Adopt amendments to the Zoning Code as needed to comply with SB 2 and AB 139.**	**7/1/2023**	**Complete. These amendments to the Zoning Code were adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 5.9a: Continue to utilize permit tracking software that is streamlined, user-friendly, web-based, and accessible to applicants 24-hours/day, 365 days/year.	**Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.**	**Annually**	**Complete. The Town utilizes eTrakIT, which is a web-based permit tracking software that meets the requirements listed in this action.**
2023-2031 HE: Action 5.9b: Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).	**Adopt updated housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).**	**7/1/2023**	**Complete. The Town continues to amend housing development-related application forms and make them available on the Town website here: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms.**
2023-2031 HE: Action 5.9c: Continue to evaluate and improve the streamlined processing system to facilitate residential development.	**Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.**	**Annually**	**Implemented and ongoing. In 2023, the Town conducted rezonings, adopted the Objective Design and Development Standards, created a new administrative path (i.e., Minor Exception) for redevelopment/upgrades on properties requiring foundation repairs and in flood zone, and adopted new actions in the Housing Element to streamline residential development. The Town will continue to assess opportunities to streamline residential development annually.**
2023-2031 HE: Action 5.9d: Utilize CEQA exemptions for infill development sites to shorten the entitlement review time.	**As a part of initial application review, assess whether CEQA exemptions can be utilized.**	**Ongoing as applications are received**	**Implemented. The Town continues to utilize appropriate CEQA exemptions for infill development projects as applications are received.**
2023-2031 HE: Action 5.9e: Evaluate and update the design review findings in the Zoning Code to be objective in order to remove barriers to housing development. Remove and replace the following findings with objective findings: •Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. •Provides for protection against noise, odors, and other factors which may make the environment less desirable. •Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area. •Will not unreasonably	**Update the Zoning Code to remove subjective design review findings.**	**7/1/2024**	**This action is in progress.**

2023-2031 HE: Action 6.1a: Conduct community outreach to determine the preferred ADU design style of San Anselmo residents.	**Facilitate at least one in-person event and conduct web-based community outreach to determine the preferred ADU design style of San Anselmo residents. The in-person and online engagement will be scheduled, formatted, and located to be accessible and convenient for community members, both in person and online. The online outreach will use communication techniques to assist those without time to ability to attend in person meetings.**	**7/1/2024**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance regarding ADUs. This action is in progress.**
2023-2031 HE: Action 6.1b: Adopt sample ADU plans for the construction of ADUs throughout San Anselmo, based on the feedback received from Action 6.1a.	**Based on the feedback received during outreach (Action 6.1a) develop ADU plans.**	**10/1/2024**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance regarding ADUs. Services provided by the Napa-Sonoma ADU Center will include the provision of pre-approved plans for ADUs for use in San Anselmo.**
2023-2031 HE: Action 6.1c: Work with the various Town departments to pre-approve the ADU plans.	**Pre-approve the ADU plans developed as a part of Action 6.1b.** **Facilitate the creation of 20 ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.**	**10/1/2024**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance regarding ADUs. Services provided by the Napa-Sonoma ADU Center will include the provision of pre-approved plans for ADUs for use in San Anselmo.**
2023-2031 HE: Action 6.2a: Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to extremely low- and very low-income households.	**As a part of annual budget development, assess the impact of waiving fees associated with the development of deed restricted affordable ADUs and pass waiver allowances, as appropriate.**	**Annually**	**This action is implemented on an annual basis as part of the Town's budgeting process at the end of the fiscal year.**
2023-2031 HE: Action 6.2b: Establish an ADU Review Team comprised of representatives from the Town's various departments including Planning, Fire, and Public Works and conduct regular weekly meetings to ensure efficient review of ADU applications.	**Establish the ADU review team.** **Conduct weekly meetings to review ADU applications, prioritizing review of permits for ADUs proposed in geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.**	**July 2023; Weekly**	**Implemented. The Town's various departments including Planning, Building, Fire, and Public Works have weekly scheduled meetings to discuss ongoing projects, including ADU applications.**
2023-2031 HE: Action 6.2c: Continue to incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval	**Inform property owners of ADU allowances and streamline permitting when applications for new home construction and rehabilitation are received.**	**Ongoing as applications are received**	**Complete. The Town allows applicants to apply for building permits for ADUs and JADUs concurrently with permits for new single-family homes.**
2023-2031 HE: Action 6.2d: Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs. In addition, amend the Zoning Code as needed to comply with State law.	**As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs.**	**July 2025; Ongoing as State ADU law is adopted**	**The Town adopted Ordinance No. 1172 on December 13, 2022, which provides objective, administrative exceptions to maximum lot coverage and maximum floor area ratio requirements in conformance with current State law. In addition, Ordinance No. 1172 provides a path for deviations from the Town's adopted ADU development standards through adherence to objective design standards. Link to Ordinance: https://www.townofsananselmo.org/DocumentCenter/View/29452/Ordinance-1172. The Town will continue to seek opportunities to establish additional administrative exceptions to ADU standards.**

2023-2031 HE: Action 6.2e: Enhance the Town's Summary Guide to ADUs to include diagrams, calculators, and other tools to help walk residents through the ADU/JADU permitting process.	**Hire a consultant to develop an interactive web-based tool to guide residents through the ADU construction process in a streamlined and user-friendly manner.** **Once established, the web-based tool will facilitate the creation of 10 additional ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods**	**4/1/2024**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance regarding ADUs. Services provided by the Napa-Sonoma ADU Center include an interactive website with diagrams, calculators, and other tools to help walk residents through the ADU/JADU permitting process.**
2023-2031 HE: Action 6.2f: Establish an ADU/JADU Information and Resources webpage on the Town's website.	**Update the Town's website to include an ADU/JADU Information and Resources webpage and update it on an as-needed basis.**	**4/1/2023**	**Complete. The Town maintains a webpage on the Town's website dedicated to ADUs here: https://www.townofsananselmo.org/1596/Accessory-Dwelling-Units-ADUs.**
2023-2031 HE: Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	**As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.**	**7/1/2025**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance and best practices guidance regarding ADUs and ADU regulations. This action is in progress.**
2023-2031 HE: Action 6.3b: Based on the findings of Action 6.3a, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.	**As a part of a full ordinance update, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.**	**7/1/2025**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance and best practices guidance regarding ADUs and ADU regulations. This action is in progress.**
2023-2031 HE: Action 6.3c: Present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.	**As a part of a full ordinance update, present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.**	**7/1/2025**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance and best practices guidance regarding ADUs and ADU regulations. This action is in progress.**
2023-2031 HE: Action 6.3d: Amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.	**As a part of a full ordinance update, amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.**	**7/1/2025**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance and best practices guidance regarding ADUs and ADU regulations. This action is in progress.**
2023-2031 HE: Action 6.3e: Conduct a study of jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state to evaluate the feasibility of deed restrictions for ADUs. Based on this study, consider modifying requirements to implement these changes as appropriate.	**After the completion of the full Zoning Code update, assess the feasibility of deed restrictions for ADUs. Present to the Town Council the feasibility study and options for implementation.**	**October 2025; January 2025**	**The Town of San Anselmo, along with other Marin County jurisdictions, is in the process of merging with the Napa-Sonoma ADU Center to provide technical assistance and best practices guidance regarding ADUs and ADU regulations. This action is in progress.**

2023-2031 HE: Action 7.1a: Identify, evaluate, and implement strategies to reduce the number of individuals experiencing homelessness both Town and Countywide in partnership with the Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non- profit organizations.	**Partner with Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations to develop a regional plan to prevent and end homelessness.**	**1/1/2024**	**This action is in progress. The Town plans to work collaboratively with Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non- profit organizations to develop a plan that prevents and ends homelessness.**
2023-2031 HE: Action 7.1b: Work with and promote the Marin County Health and Human Services Crisis Stabilization Unit which provides 24-hour service to Marin County residents and visitors experiencing a mental health crisis.	**Update the Town's website to include information about the Marin County Health and Human Services Crisis Stabilization Unit.**	**7/1/2023**	**This action is in progress.**
2023-2031 HE: Action 7.1c: Work with housing providers to ensure that housing needs for special needs groups are addressed for seniors, persons with disabilities and developmental disabilities, single parent-headed households with children, large households, and extremely low-income households. The Town will seek to meet special housing needs through a combination of regulatory incentives and zoning standards. Actions 5.7a through 5.7 g, 5.3a, and 6.2c contain additional incentives the Town plans to implement.	**Seek funding opportunities beginning in 2024 and annually each year that follows.** **Incentivize and support the creation of 20 units for those with special needs to reduce displacement risk and expand mobility options.**	**January 2024; Annually thereafter**	**The Town adopted amendments to the Zoning Code via Town Council Ordinance No. 1179 on August 22, 2023 (Link: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=) and Town Council Ordinance No. 1184 on January 23, 2024 (Link: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=). These ordinances provide incentives that support the creation of housing units for people with special needs. The Town will seek out additional incentives that support the creation of units for people with special housing needs as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.**
2023-2031 HE: Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.	**Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts. The Town estimates that one residential care facility will be constructed during the planning period due, in part, to the change in regulations.**	**7/1/2023**	**Complete. This amendment to the Zoning Code was adopted in Town Council Ordinance No. 1179 on August 22, 2023: https://www.townofsananselmo.org/DocumentCenter/View/30550/Ordinace-No-1179?bidId=.**
2023-2031 HE: Action 7.2b: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	**Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits.** **The Town estimates that 5 homes will be repaired or renovated annually to combat displacement during the planning period.**	**Annually**	**This action is in progress.**
2023-2031 HE: Action 7.3a: Continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.	**Provide letters of support, as needed, for the use of Marin Community Foundation funds for affordable housing.** **Reaffirm annually the Town's participation in MHA's Housing Stability program.**	**Ongoing as needed; Annually**	**The Town supports the Marin Community Foundation and continues to participate in housing stability programs administered through MHA by virtue of MHA administering the Town's low income housing units.**

2023-2031 HE: Action 7.3b: Work with the MHA to promote the Housing Choice Voucher program regularly through public outreach.	Update the Town's website to include information regarding Housing Choice Vouchers and to promote their acceptance by landlords and use by residents. A total of 20 lower- and moderate-income households access rental opportunities with Section 8 housing assistance to facilitate housing mobility.	7/1/2023	Implemented. The Town promotes the Housing Choice Voucher program on its website here: https://www.townofsananselmo.org/1261/Fair-Housing.
2023-2031 HE: Action 7.4a: Allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.	As a part of annual budget development, consider allocating funds for County and non-profit programs providing emergency shelter and related support services.	Annually	Implemented. The Town allocates funds to the County annually to support homelessness services.
2023-2031 HE: Action 7.4b: Continue to provide resources that support local and regional solutions that meet the needs of individuals experiencing homelessness. Continue to collaborate with other agencies to support shelters and programs, such as Housing First and Rapid Rehousing, and provide housing resources and opportunities for individuals experiencing homelessness and displacement.	As a part of annual budget development, consider allocating funds to support local and regional solutions that meet the needs of individuals experiencing homelessness.	Annually	Implemented. The Town allocates funds to the County annually to support local and regional solutions that meet the needs of individuals experiencing homelessness.
2023-2031 HE: Action 7.5a: Encourage a dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.	As needed, advocate for the dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area.	Ongoing as siting a facility is discussed or considered by the Town, Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non- profit organizations	The Town does not have an over-concentration of shelters for people experiencing homelessness in any given area as the Town does not currently have a shelter. In the future, the Town will site any and all homelessness shelters and services strategically throughout the community to prevent an over-concentration.
2023-2031 HE: Action 7.5b: Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.	As a part of housing related community outreach (Policy 2), provide emergency shelters, transitional housing programs and community care facilities with the opportunity to engage with and build positive relations with San Anselmo residents.	Annually	The Town does not currently have permanent or temporary emergency shelters. The Town actively encourages positive relations between neighbors, requiring community members to meet with adjacent neighbors early in their land use permit process as demonstrated in the Town's Application Submittal Checklist posted on the Town's website: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms. In addition, the Town will provide opportunities for neighbors to engage and build positive relations as part of the General Plan Update, which was initiated by the Town Council on November 14, 2023.
2023-2031 HE: Action 7.5c: As the opportunity arises, the Town will participate in the funding of multi-jurisdictional emergency shelter projects such as the Project Homekey project at 1251 South Eliseo Drive and the Homeward Bound of Marin Workforce and veteran Housing project in Novato.	As a part of annual budget development, consider allocating funds for multi-jurisdictional emergency shelter projects.	Annually	The Town allocates funds to the County annually to support local and regional solutions that meet the needs of individuals experiencing homelessness, such as the development of a multi-jurisdictional emergency shelter or a veteran housing project.

2023-2031 HE: Action 7.5d: Conduct a study to identify appropriate sites in the C-L, C-3, and PF zones with adequate capacity for emergency shelters in accordance with AB 2339	**Engage a consultant to conduct a study to identify appropriate locations in residential areas of the community for emergency shelters.**	**7/1/2024**	**Complete. The Town included the analysis required for conformance with AB 2339 in the adopted 2023-2031 Housing Element.**
2023-2031 HE: Action 8.1a: Enhance communications to residents regarding the required RVFD plan review.	**Update the Town's website to provide clarified information regarding required RVFD plan review.**	**7/1/2023**	**The Town actively communicates the RVFD requirements in communications to residents at the public counter, over the phone, and via email. In addition, the Town's Application Submittal Checklist (posted on the Town's website: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms) clearly states that project applicants should contact RVFD for fire-related project requirements.**
2023-2031 HE: Action 8.1b: Continue to require all new proposed landscape plans on properties in designated WUI areas to submit a vegetation management plan and receive approval by RVFD.	**Update application requirements to ensure that properties in designated WUI areas submit a vegetation management plan and receive approval by RVFD.**	**Ongoing as applications are received**	**Complete. The Town currently requires all new proposed landscape plans on properties in designated WUI areas to submit a vegetation management plan for approval by RVFD. In addition, the Town's Application Submittal Checklist (posted on the Town's website: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms) clearly states that project applicants should contact RVFD for defensible space requirements.**
2023-2031 HE: Action 8.2a: Establish a "Firewise San Anselmo" webpage to provide residents with valuable information about how to stay wildfire ready.	**Update the Town's website to include a "Firewise San Anselmo" webpage.**	**1/1/2023**	**This action is in progress.**
2023-2031 HE: Action 8.2b: Provide a link on the "Firewise San Anselmo" webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.	**Establish, post on the "Firewise San Anselmo" webpage, and regularly update a list of insurance companies that offer discounts for fire hardened homes.**	**1/1/2023**	**This action is in progress.**
2023-2031 HE: Action 8.2c: Consider participation in the Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).	**Assess and present to the Town Council the advantages and disadvantages of participation in the Firewise USA Community program.**	**1/1/2023**	**This action is in progress.**
2023-2031 HE: Action 8.3a: Continue to ensure that RVFD reviews proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and makes recommendations for modifications to reduce fire hazards.	**Update application requirements to ensure that properties in designated WUI areas submit proposed plans for all new buildings and major additions and receive approval by RVFD.**	**Ongoing as project applications are received**	**Implemented. The Town currently requires that properties in designated WUI areas submit proposed plans for all new buildings and major additions and receive approval by RVFD. This is an application requirement in the Town's published application requirements: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms.**
2023-2031 HE: Action 9.1a: Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.	**Annually adopt a resolution to support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.**	**Annually**	**Implemented. The Town adopted Resolution No. 4480 on April 11, 2023 proclaiming April 2023 as Fair Housing Month: https://www.townofsananselmo.org/DocumentCenter/View/29810/Reso-4480.**
2023-2031 HE: Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	**Update the Town's website to include information regarding fair housing for landlords.** **Provide information on a quarterly basis in the Town Manager's newsletter.**	**July 2023; Quarterly**	**Implemented. The Town maintains the Fair Housing webpage on the Town website here: https://www.townofsananselmo.org/1261/Fair-Housing. The Town is in progress of preparing fair housing information for inclusion in the Town Manager's newsletter.**
2023-2031 HE: Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	**As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.**	**Ongoing as requested**	**Implemented. As the Town receives housing-related problems, they refer the parties to the Town's fair housing resources, which are posted on the Town's Fair Housing webpage here: https://www.townofsananselmo.org/1261/Fair-Housing.**

2023-2031 HE: Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	**As needed, direct all complaints related to housing discrimination to the Town Attorney.**	**Ongoing as requested**	**The Town did received complaints related to housing discrimination in 2023.**
2023-2031 HE: Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act. In particular, the Town will revise the reasonable accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval to be consistent with State law.	**Amend Chapter 13 (Reasonable Accommodation) of the Zoning Code to include objective findings and procedures to facilitate adequate housing conditions for persons with disabilities.**	**7/1/2025**	**Complete. The Town amended Title 10 Chapter 13, Reasonable Accommodations, of the Municipal Code via Ordinance No. 1184 on January 23, 2024. A copy of the ordinance is available for review here: https://www.townofsananselmo.org/DocumentCenter/View/31090/Ordinance-No-1184?bidId=.**
2023-2031 HE: Action 9.1f: Provide maximum flexibility in the development of housing for persons with physical disabilities and developmental disabilities. Establish an Administrative Exceptions process to allow for expedited permitting and ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities.	**As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities.** **Assist with the creation of 20 units for those with special needs, including those persons with developmental disabilities, to reduce displacement risk and expand mobility options.**	**7/1/2025**	**This action is in progress.**
2023-2031 HE: Action 9.1g: Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	**Update the Town's website to include information regarding fair housing law.** **Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.**	**July 2023; Annually**	**Implemented. The Town maintains the Fair Housing webpage on the Town website here: https://www.townofsananselmo.org/1261/Fair-Housing.**
2023-2031 HE: Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website	**Update the Town's website to include information regarding reasonable accommodation.**	**7/1/2023**	**Implemented. The Town maintains the application materials for reasonable accommodations on the Town's website here: https://www.townofsananselmo.org/1180/Apply-Online-and-Application-Forms.**

2023-2031 HE: Action 9.1i: Work with the County of Marin and other Marin jurisdictions to develop strategies that protect tenants from rapidly rising rents and displacement. These may include: •Rent stabilization: Currently, the State imposes rent caps on some residential rental properties (AB 1482) through 2030. Evaluate a permanent policy and/or expansion to units not covered by AB 1482, as permitted by law. •Just cause for eviction: AB 1482 also establishes a specific set of reasons that a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5) subletting without permission; 6) refusal to provide access; 7) failure	**Adopt ordinance for tenant protection strategies.**	**12/1/2024**	**The Town is in the process of preparing rent stabilization and just cause eviction provisions. The Town Council discussed the topic of renter protections at their regular meeting on January 9, 2024. At a future meeting, the Town Council will determine whether to adopt renter protection ordinance(s) or put the topics on the November 2024 ballot for a local vote.**
2023-2031 HE: Action 9.1i (continued): The Town will take the following actions: 1.Participate in countywide meetings with planning staff from all Marin jurisdictions to review best practices and develop model ordinances for the tenant protection strategies identified above in 2024. Work with Fair Housing of Northern California and Legal Aid of Marin to develop strategies and prepare model ordinances. 2.Conduct study sessions with the Planning Commission and Town Council to understand needs and best practices for the tenant protection strategies identified above in 2025. Invite Fair Housing of Northern California and Legal Aid of Marin to present at and participate in the study	**Adopt ordinance for tenant protection strategies.**	**12/1/2024**	**The Town is in the process of preparing rent stabilization and just cause eviction provisions. The Town Council discussed the topic of renter protections at their regular meeting on January 9, 2024. At a future meeting, the Town Council will determine whether to adopt renter protection ordinance(s) or put the topics on the November 2024 ballot for a local vote.**
2023-2031 HE: Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	**As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non- English speakers.**	**7/1/2025**	**This action is in progress and is dependent on the adoption of the Affordable Housing Overlay District in Action 5.3a.**
2023-2031 HE: Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	**As a part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multilingual applications be made available and accessible.**	**7/1/2025**	**This action is in progress and is dependent on the adoption of the Affordable Housing Overlay District in Action 5.3a.**

General Comments			

Jurisdiction	San Anselmo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	San Anselmo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Anselmo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	San Anselmo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	San Anselmo		**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Monterey County jurisdictions, please format the APN's as follows:999-999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	San Anselmo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low- Income Deed Restricted**	**Very Low- Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate- Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	San Anselmo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	San Anselmo	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$65,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Environmental Review	$52,790.00		Completed		
Housing Element Mapping	$2,540.00		Completed		
Housing Element Fair Housing Analysis	$1,952.50		Completed		
Housing Element Sites Inventory	$2,415.00		Completed		
Data Collection	$5,302.50		Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		
			Completed		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		**6**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		2
Total Units		**23**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		8
Total Units		**23**

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.5

MEETING DATE: March 2, 2024

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 $3,500 to the San Anselmo Beautification Committee for use in the 2024 hanging flower basket program.

BACKGROUND

In 2018, a group of merchants 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. The Increased cost for the program was due to the increased number of baskets along with the cost of hiring an individual to manage the watering of the baskets.

FUNDING REQUEST

Staff is recommending a contribution of $3,500 towards the program in 2024, which is $500 dollars more than the Town donated towards the program in 2023. The Beautification Committee relies on business and individual donations to keep this valuable program funded. Staff encourages the San Anselmo Beautification Committee to continue to work with interested individuals, the business community, the Chamber of Commerce, and the Town to develop a sustainable funding model to fund and manage the hanging flower basket program.

FISCAL IMPACT

If approved, this donation will be paid from the Town's Downtown Beautification Fund.

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: March 12, 2024

AGENDA TITLE: Report of Checks Issued, January 2024, February 2024

FROM: Robyn Clifford, Senior Accountant/Finance Supervisor

RECOMMENDATION: That Council acknowledges, and files warrant numbers 97104 to 97275 issued during the month of January 2024 and bank draft numbers DFT04916-DFT04918, DFT04921, DFT 04947-DFT0949, DFT04958-DFT04960, DFT04963-DFT04964, DFT04984-DFT04988, DFT05004, DFT05017-DFT05019 in a total amount of $2,282,960.27; as well as warrant numbers 97276 to 97431 issued during the month of February 2024 and bank draft numbers DFT05046-DFT05052, DFT05058-DFT05063, DFT05080-DFT05082 in a total amount of $2,186,963.72.

BACKGROUND

This report is an itemization of payments made to vendors during the months of January and February 2024. It also includes wires to Bank of America for January 2024 and February 2024 payrolls, including payments for retirement and health benefits. The Bank of America account is used for payroll-related items.

The following warrants were voided or canceled in January 2024: 97114, 97115, 97126, 97154, 97177, 97183, 97231, 97237.

The following warrants were voided or cancelled in February 2024: 97244, 97279, 97323, 97344, 97345, 97401.

ATTACHMENTS

Attachment #1: Check Report January 2024
Attachment #2: Check Report February 2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
03322	Juan Landaverde	01/02/2024	Regular	0.00	4,101.63	97104
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1013	Invoice	12/18/2023	12.18.2023 - POWERWASH - HUB BUS ST...	0.00	1,241.00	
	01.42.61506	BLDG. MAINT-OTHER	12.18.2023 - POWERWASH - HU...	1,241.00		
1014	Invoice	12/21/2023	12.21.2023-PAINT/REPAIR-TOWN HALL P...	0.00	2,860.63	
	01.41.61506	BLDG. MAINT-OTHER	12.21.2023-PAINT/REPAIR-TOW...	2,860.63		
00048	Alhambra & Sierra Springs	01/11/2024	Regular	0.00	322.80	97105
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12161581 122023	Invoice	12/20/2023	12.20.2023 - WATER DELIVERY	0.00	79.96	
	01.81.62000	OFFICE SUPPLIES	12.20.2023 - WATER DELIVERY	79.96		
23551470 120723	Invoice	12/07/2023	12.07.2023 - WATER DELIVERY	0.00	242.84	
	21.63.62979	PARKSIDE SUPPLIES	12.07.2023 - WATER DELIVERY	58.96		
	21.63.62987	ROBSON AFTER SCHOOL ...	12.07.2023 - WATER DELIVERY	79.94		
	21.65.62000	OFFICE SUPPLIES	12.07.2023 - WATER DELIVERY	103.94		
02920	Amazon Business	01/11/2024	Regular	0.00	390.77	97106
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
11JR-7Y6Q-CKCM	Invoice	11/27/2023	11.27.2023 - THE COMPLETE NECK PAIN T...	0.00	32.50	
	01.71.62310	Library Zip Grant	11.27.2023 - THE COMPLETE NE...	32.50		
1474-4JQC-TXLK	Invoice	12/18/2023	12.18.2023 - DOLL COUTURE	0.00	38.23	
	01.71.62310	Library Zip Grant	12.18.2023 - DOLL COUTURE	38.23		
1GMR-GYKL-6H...	Invoice	11/24/2023	11.24.2023 - EXTERNAL DVD DRIVE	0.00	21.83	
	01.71.62200	DEPARTMENTAL SUPPLIES	11.24.2023 - EXTERNAL DVD DR...	21.83		
1KCF-MFFT-HPK6	Invoice	12/09/2023	12.09.2023 - INDIANA JONES	0.00	49.08	
	01.71.62307	VIDEOS	11.09.2023 - INDIANA JONES	49.08		
1V4M-1TCP-KX6C	Invoice	12/13/2023	12.13.2023 - MANDALORIAN	0.00	87.32	
	01.71.62307	VIDEOS	12.13.2023 - MANDALORIAN	87.32		
1YDP-XKGV-9HKY	Invoice	12/01/2023	12.01.2023 - COMPOSTABLE PAPER PLATES	0.00	161.81	
	01.21.62202	EMPLOYEE RECOG SUPPL...	12.01.2023 - COMPOSTABLE PA...	161.81		
03299	Answer MTI	01/11/2024	Regular	0.00	395.78	97107
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
000030-981-011	Invoice	12/01/2023	12.01.2023 - CALL CENTER SERVICE	0.00	395.78	
	01.41.61150	OUTSIDE SERVICES-OTHER	12.01.2023 - CALL CENTER SERV...	395.78		
02806	AQUASCAPE POOL SERVICE	01/11/2024	Regular	0.00	209.00	97108
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25717	Invoice	12/31/2023	12.31.2023 - POOL SERVICE - DEC 2023	0.00	209.00	
	14.81.61150	OUTSIDE SERVICES-OTHER	12.31.2023 - POOL SERVICE - DE...	209.00		
03354	Arlette Castellanos	01/11/2024	Regular	0.00	200.00	97109

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		
7	Invoice	12/14/2023	12.14.2023 - BILINGUAL STORYTIME 12.06...	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	12.14.2023 - BILINGUAL STORYT...	200.00		
00408	Astro Jump of Northbay	01/11/2024	Regular	0.00	848.40	97110
14323805	Invoice	12/15/2023	09.18.2023 - WATER SLIDE WEEK 6	0.00	430.45	
	21.63.61184	CAMP KIDMARIN MIGHTY...	12.15.2023 - WATER SLIDE WEEK..	430.45		
17045075	Invoice	12/15/2023	09.18.2023 - WATER SLIDE WEEK 4	0.00	417.95	
	21.63.61179	PARKSIDE SERVICES	12.15.2023 - WATER SLIDE WEEK..	417.95		
00001	AT&T Calnet	01/11/2024	Regular	0.00	2,200.57	97111
574-12102023	Invoice	12/10/2023	574 - ALL DEPTS CENTREX - 11.10.23-12.09...	0.00	1,625.83	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 11.1...	1,625.83		
576-12272023	Invoice	12/27/2023	576 - TH CHAMBERS PHONE - 11.27.23-12...	0.00	8.23	
	41.41.61701	UTILITIES	576 - TH CHAMBERS PHONE - 11...	8.23		
579-12102023	Invoice	12/10/2023	579 - TRAFFIC LIGHT MODEM - 11.10.23-1...	0.00	31.02	
	01.42.61705	UTILITIES-TELEPHONE	579 - TRAFFIC LIGHT MODEM - ...	31.02		
580-12102023	Invoice	12/10/2023	580 - ROBSON HOUSE - 11.10.23-12.09.23	0.00	60.75	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 11.10.23...	60.75		
583-12252023	Invoice	12/25/2023	583 - DPW FAX - 11.25.23-12.24.23	0.00	29.25	
	41.41.61701	UTILITIES	583 - DPW FAX - 11.25.23-12.24...	29.25		
586-12252023	Invoice	12/25/2023	586 - REC DEPT FAX - 11.25.23-12.24-23	0.00	27.70	
	21.65.61705	UTILITIES-TELEPHONE	586 - REC DEPT FAX - 11.25.23-1...	27.70		
634-12202023	Invoice	12/20/2023	634 - TRAFFIC SIGNAL MODEM - 11.20.23-...	0.00	417.79	
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -...	417.79		
02542	Avril Angevine	01/11/2024	Regular	0.00	125.00	97112
INV0011414	Invoice	01/02/2024	01.02.2024 - JANUARY ART TALK GUEST S...	0.00	125.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	01.02.2024 - JANUARY ART TALK...	125.00		
00388	Baker & Taylor	01/11/2024	Regular	0.00	4,066.56	97113
5018651378	Invoice	12/04/2023	12.04.2023 - CHILDRENS BOOKS	0.00	15.21	
	01.71.62302	CHILDRENS BOOKS	12.04.2023 - CHILDRENS BOOKS	15.21		
5018657244	Invoice	12/06/2023	12.06.2023 - CHILDRENS BOOKS	0.00	30.75	
	01.71.62302	CHILDRENS BOOKS	12.06.2023 - CHILDRENS BOOKS	30.75		
5018659015	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS	0.00	2.77	
	01.71.62301	ADULT BOOKS	12.07.2023 - ADULT BOOKS	2.77		
5018659016	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS	0.00	20.81	
	01.71.62301	ADULT BOOKS	12.07.2023 - ADULT BOOKS	20.81		
5018659017	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS	0.00	23.79	
	01.71.62301	ADULT BOOKS	12.07.2023 - ADULT BOOKS	23.79		
5018661999	Invoice	12/11/2023	12.11.2023 - AUDIOBOOKS	0.00	37.26	
	01.71.62304	AUDIO/VISUAL BOOKS	12.11.2023 - AUDIOBOOKS	37.26		
5018664300	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS	0.00	181.50	
	01.71.62301	ADULT BOOKS	12.07.2023 - ADULT BOOKS	181.50		
5018664301	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS	0.00	42.63	
	01.71.62301	ADULT BOOKS	12.07.2023 - ADULT BOOKS	42.63		

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018664302	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS		0.00	23.43	
	01.71.62301	ADULT BOOKS		12.07.2023 - ADULT BOOKS		23.43	
5018664303	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS		0.00	129.51	
	01.71.62301	ADULT BOOKS		12.07.2023 - ADULT BOOKS		129.51	
5018664304	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS		0.00	13.48	
	01.71.62301	ADULT BOOKS		12.07.2023 - ADULT BOOKS		13.48	
5018664305	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS		0.00	19.48	
	01.71.62301	ADULT BOOKS		12.07.2023 - ADULT BOOKS		19.48	
5018664306	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS		0.00	230.72	
	01.71.62301	ADULT BOOKS		12.07.2023 - ADULT BOOKS		230.72	
5018664307	Invoice	12/07/2023	12.07.2023 - ADULT BOOKS		0.00	22.45	
	01.71.62301	ADULT BOOKS		12.07.2023 - ADULT BOOKS		22.45	
5018673674	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	39.69	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		39.69	
5018673675	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	21.15	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		21.15	
5018673676	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	21.45	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		21.45	
5018673677	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	66.57	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		66.57	
5018673678	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	755.40	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		755.40	
5018673679	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	21.49	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		21.49	
5018673680	Invoice	12/13/2023	12.13.2023 - ADULT BOOKS		0.00	15.79	
	01.71.62301	ADULT BOOKS		12.13.2023 - ADULT BOOKS		15.79	
5018676209	Invoice	12/18/2023	12.18.2023 - CHILDRENS BOOKS		0.00	14.57	
	27.71.62301	ADULT BOOKS		12.18.2023 - CHILDRENS BOOKS		14.57	
5018676210	Invoice	12/18/2023	12.18.2023 - CHILDRENS BOOKS		0.00	1.48	
	01.71.62302	CHILDRENS BOOKS		12.18.2023 - CHILDRENS BOOKS		1.48	
5018676825	Invoice	12/15/2023	12.15.2023 - ADULT BOOKS		0.00	19.43	
	01.71.62301	ADULT BOOKS		12.15.2023 - ADULT BOOKS		19.43	
5018676826	Invoice	12/15/2023	12.15.2023 - ADULT BOOKS		0.00	117.92	
	01.71.62301	ADULT BOOKS		12.15.2023 - ADULT BOOKS		117.92	
5018681887	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	21.80	
	01.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		21.80	
5018681888	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	21.15	
	27.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		21.15	
5018681889	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	22.45	
	27.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		22.45	
5018681890	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	21.80	
	01.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		21.80	
5018681891	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	85.57	
	01.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		85.57	
5018681892	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	16.14	
	01.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		16.14	
5018681893	Invoice	12/19/2023	12.19.2023 - ADULT BOOKS		0.00	25.40	
	01.71.62301	ADULT BOOKS		12.19.2023 - ADULT BOOKS		25.40	
5018683225	Invoice	12/19/2023	12.19.2023 - CHILDRENS BOOKS		0.00	222.34	
	01.71.62302	CHILDRENS BOOKS		12.19.2023 - CHILDRENS BOOKS		222.34	
5018683254	Invoice	12/19/2023	12.19.2023 - CHILDRENS BOOKS		0.00	76.07	
	01.71.62302	CHILDRENS BOOKS		12.19.2023 - CHILDRENS BOOKS		76.07	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018683267	Invoice	12/20/2023	12.20.2023 - CHILDRENS BOOKS	0.00	232.97	
	01.71.62302	CHILDRENS BOOKS	12.20.2023 - CHILDRENS BOOKS		232.97	
5018683268	Invoice	12/20/2023	12.20.2023 - CHILDRENS BOOKS	0.00	139.95	
	27.71.62302	CHILDRENS BOOKS	12.20.2023 - CHILDRENS BOOKS		139.95	
5018683269	Invoice	12/20/2023	12.20.2023 - CHILDRENS BOOKS	0.00	163.12	
	01.71.62302	CHILDRENS BOOKS	12.20.2023 - CHILDRENS BOOKS		163.12	
5018683276	Invoice	12/20/2023	12.20.2023 - CHILDRENS BOOKS	0.00	980.63	
	01.71.62302	CHILDRENS BOOKS	12.20.2023 - CHILDRENS BOOKS		980.63	
H66870940	Invoice	11/13/2023	11.13.2023 - VIDEOS	0.00	57.95	
	01.71.62307	VIDEOS	11.13.2023 - VIDEOS		57.95	
H66904010	Invoice	11/15/2023	11.15.2023 - VIDEOS	0.00	44.03	
	01.71.62307	VIDEOS	11.15.2023 - VIDEOS		44.03	
H67057530	Invoice	11/28/2023	11.28.2023 - VIDEOS	0.00	46.46	
	01.71.62307	VIDEOS	11.28.2023 - VIDEOS		46.46	
	Void	01/11/2024	Regular	0.00	0.00	97114
	Void	01/11/2024	Regular	0.00	0.00	97115
00058	Bay Alarm	01/11/2024	Regular	0.00	794.07	97116
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
21082043	Invoice	12/05/2023	12.05.2023 - 550 SF BLVD - SPRINKER INSP...	0.00	600.24	
	01.41.61410	MAINTENANCE OTHER E...	12.05.2023 - 550 SF BLVD - SPRI...		600.24	
21092045	Invoice	12/12/2023	12.12.2023 - 550 SF BLVD - SERVICE CALL	0.00	193.83	
	01.41.61506	BLDG. MAINT-OTHER	12.12.2023 - 550 SF BLVD - SERV...		193.83	
00061	Bill Jacobson	01/11/2024	Regular	0.00	361.25	97117
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1619	Invoice	01/09/2024	01.09.2024 - AUDIO ARCHV SRVR/MNTNC ...	0.00	361.25	
	01.12.61150	OUTSIDE SERVICES-OTHER	01.09.2024 - AUDIO ARCHV SRV...		361.25	
00032	BRADY INDUSTRIES	01/11/2024	Regular	0.00	421.80	97118
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
8555023	Invoice	01/08/2024	01.08.2024 - SAFETY BOOTS/RAIN OVERAL...	0.00	421.80	
	01.42.62920	WORK CLOTHING	01.08.2024 - SAFETY BOOTS/RA...		421.80	
02773	BRIAN COLBERT	01/11/2024	Regular	0.00	582.05	97119
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011478	Invoice	01/05/2024	01.05.2024 - CALCITIES CONFERENCE	0.00	582.05	
	01.11.61000	TRAINING	01.05.2024 - CALCITIES CONFER...		582.05	
064	California Building Standards Commission	01/11/2024	Regular	0.00	372.27	97120
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011475	Invoice	01/05/2024	01.05.2024 - Q4 BSASRF	0.00	372.27	
	01.00.20310	BUILDING: STATE GREEN ...	01.05.2024 - Q4 BSASRF		372.27	
00429	California Infrastructure Consultancy, Inc.	01/11/2024	Regular	0.00	19,672.50	97121
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
20027.112	Invoice	11/02/2023	11.02.2023 - SAN ANSELMO BPMP (NEPA)	0.00	19,672.50	
	14.41.63119	CAPTIAL OUTLAY - BRIDGE..	11.02.2023 - SAN ANSELMO BP...		19,672.50	
00193	CalMat Company	01/11/2024	Regular	0.00	2,085.56	97122

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		
2312-003883	Invoice	12/08/2023	12.08.2023 - BOULDERS/BASKETS/GARDEN..	0.00	2,085.56	
	12.81.63100	CONSTRUCTION	12.08.2023 - BOULDERS/BASKET...	2,085.56		
03447	Christopher Bock	01/11/2024	Regular	0.00	5,000.00	97123
SI-93	Invoice	12/29/2023	12.29.2023 - PROGRESS PAYMENT - VISTA...	0.00	5,000.00	
	21.65.63100	CAPITAL OUTLAY - CONST...	12.29.2023 - PROGRESS PAYME...	5,000.00		
00308	CivicPlus	01/11/2024	Regular	0.00	41,378.17	97124
288265	Invoice	12/31/2023	12.31.2023 - MONSIDO PACKAGE AND SE...	0.00	2,762.00	
	01.21.61150	OUTSIDE SERVICES-OTHER	12.31.2023 - MONSIDO PACKAG...	2,762.00		
288306	Invoice	01/02/2024	01.02.2024 - REC DEPT - MAINTENANCE F...	0.00	413.44	
	21.65.61101	OUTSIDE SERVICES-PROF ...	01.02.2024 - REC DEPT - MAINT...	413.44		
288358	Invoice	01/02/2024	01.02.2024 - REC DEPT - ANNUAL SUBSCRI...	0.00	38,202.73	
	21.65.61101	OUTSIDE SERVICES-PROF ...	01.02.2024 - REC DEPT - ANNUA...	38,202.73		
02315	Coastland Civil Engineering Inc.	01/11/2024	Regular	0.00	17,690.00	97125
58084	Invoice	11/30/2023	11.30.2023-BUILDING INSPECTION SVCS T...	0.00	17,690.00	
	01.41.61157	PLAN CHECKING	11.30.2023-BUILDING INSPECTI...	17,690.00		
02524	Code Source	01/11/2024	Regular	0.00	-14,173.00	97126
02524	Code Source	01/11/2024	Regular	0.00	14,173.00	97126
11533	Invoice	11/02/2023	11.02.2023 - PLAN REVIEW - 61 HILLSIDE	0.00	5,362.00	
	01.41.61157	PLAN CHECKING	11.02.2023 - PLAN REVIEW - 61 ...	5,362.00		
115336	Invoice	11/07/2023	11.07.2023 - PLAN REVIEW - 209 SAN FRA...	0.00	3,385.00	
	01.41.61157	PLAN CHECKING	11.07.2023 - PLAN REVIEW - 209...	3,385.00		
11536	Invoice	11/07/2023	11.07.2023 - PLAN REVIEW - SELLENRIEK R...	0.00	3,385.00	
	01.41.61157	PLAN CHECKING	11.07.2023 - PLAN REVIEW - SEL...	3,385.00		
11552	Invoice	12/13/2023	12.13.2023 - PLAN REVIEW - WOODS BRE...	0.00	1,346.00	
	01.41.61157	PLAN CHECKING	12.13.2023 - PLAN REVIEW - W...	1,346.00		
11565	Invoice	01/05/2024	01.05.2024 - PLAN REVISIONS - 7 WILLOW...	0.00	695.00	
	01.41.61157	PLAN CHECKING	01.05.2024 - PLAN REVISIONS - 7..	695.00		
00072	Comcast	01/11/2024	Regular	0.00	733.20	97127
049-12222023	Invoice	12/22/2023	049 - TH CABLE TV - 12.27.23-01.26.24	0.00	170.81	
	42.21.63003	COMPUTER HARDWARE/...	049 - TH CABLE TV - 12.27.23-01...	170.81		
426-12142023	Invoice	12/14/2023	426 - CREEK CAMERA - 12.14.23-01.13.24	0.00	296.69	
	42.21.61150	OUTSIDE SERVICES-OTHER	426 - CREEK CAMERA - 12.14.23...	296.69		
583-12162023	Invoice	12/16/2023	583 - CORPYARD INTERNET - 12.21.23-01....	0.00	265.70	
	41.41.61701	UTILITIES	583 - CORPYARD INTERNET - 12....	265.70		
00462	County of Marin - Marin.Org	01/11/2024	Regular	0.00	8,534.70	97128

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		
2295	Invoice	12/31/2023	12.31.2023 - AT&T MIDAS NETWORK - OCT..	0.00	8,534.70	
	21.65.61106	OUTSIDE SVCS-MGT INFO...	12.31.2023 - AT&T MIDAS NET...	1,450.90		
	42.21.63003	COMPUTER HARDWARE/...	12.31.2023 - AT&T MIDAS NET...	7,083.80		
03567	DARCY BELL	01/11/2024	Regular	0.00	930.00	97129
14947	Invoice	12/18/2023	12.18.2023 - SOFTBALL BANNER/POSTERS	0.00	295.00	
	21.61.62965	SOFTBALL SUPPLIES	12.18.2023 - SOFTBALL BANNER...	295.00		
14950	Invoice	12/18/2023	12.18.2023 - SOFTBALL BANNER DOUBLE-S..	0.00	155.00	
	21.61.62965	SOFTBALL SUPPLIES	12.18.2023 - SOFTBALL BANNER...	155.00		
14960	Invoice	12/18/2023	12.18.2023 - SOFTBALL SIGNS	0.00	480.00	
	21.61.62965	SOFTBALL SUPPLIES	12.18.2023 - SOFTBALL SIGNS	480.00		
00533	Davis Sign Company	01/11/2024	Regular	0.00	3,488.24	97130
37306	Invoice	10/24/2023	10.24.2023 - LIBRARY PROGRAM BANNER	0.00	103.79	
	01.41.62200	DEPARTMENTAL SUPPLIES	10.24.2023 - LIBRARY PROGRAM...	103.79		
37501	Invoice	12/15/2023	12.15.2023 - DRIVEWAY CLOSED SIGN	0.00	256.74	
	34.41.62200	DEPARTMENTAL SUPPLIES	12.15.2023 - DRIVEWAY CLOSED...	256.74		
37502	Invoice	12/15/2023	12.15.2023 - BACK IN ANGLE PARKING SIG...	0.00	1,065.19	
	01.81.62200	DEPARTMENTAL SUPPLIES	12.15.2023 - BACK IN ANGLE PA...	1,065.19		
37503	Invoice	12/15/2023	12.15.2023 - SURVEILLANCE/NO SMOKING...	0.00	1,161.20	
	01.12.62200	DEPARTMENTAL SUPPLIES	12.15.2023 - SURVEILLANCE/NO...	580.60		
	01.81.62200	DEPARTMENTAL SUPPLIES	12.15.2023 - SURVEILLANCE/NO...	580.60		
37504	Invoice	12/15/2023	12.15.2023 - HOLIDAY FREE PARKING/A F...	0.00	491.63	
	01.42.62200	DEPARTMENTAL SUPPLIES	12.15.2023 - HOLIDAY FREE PAR...	491.63		
37505	Invoice	12/15/2023	12.15.2023 - FIELDS CLOSED SIGNS/AFRA...	0.00	409.69	
	01.81.62200	DEPARTMENTAL SUPPLIES	12.15.2023 - FIELDS CLOSED SIG...	409.69		
01320	DC Electric Group Inc	01/11/2024	Regular	0.00	4,889.57	97131
471632	Invoice	11/30/2023	11.30.2023 - M5007 SL ROUTINE - MAINT...	0.00	668.17	
	01.42.61131	OUTSIDE SVCS-STREET LI...	11.30.2023 - M5007 SL ROUTINE...	668.17		
471718	Invoice	11/30/2023	11.30.2023 - M1007 TS ROUTINE - MAINT...	0.00	2,281.44	
	01.42.61130	OUTSIDE SVCS-SIGNALS	11.30.2023 - M1007 TS ROUTINE..	2,281.44		
471719	Invoice	11/30/2023	11.30.2023 - M1008 TS RESPONSE - REPAI...	0.00	1,939.96	
	01.42.61130	OUTSIDE SVCS-SIGNALS	11.30.2023 - M1008 TS RESPON...	1,939.96		
00035	Demco Inc	01/11/2024	Regular	0.00	519.47	97132
7408649	Invoice	12/07/2023	12.07.2023 - LABELS/FRAMES/BOOKTRUCK..	0.00	519.47	
	01.71.62200	DEPARTMENTAL SUPPLIES	12.07.2023 - LABELS/FRAMES/B...	519.47		
01689	Department of Conservation	01/11/2024	Regular	0.00	512.69	97133
INV0011476	Invoice	01/05/2024	01.05.2024 - Q4 STRONG MOTION INST/SE...	0.00	512.69	
	01.00.20302	BUILDING: STATE SEISMIC...	01.05.2024 - Q4 STRONG MOTI...	512.69		
00080	Department of Justice	01/11/2024	Regular	0.00	64.00	97134

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
699851	Invoice	12/05/2023	12.05.2023 - FINGERPRINT APPS	0.00	64.00	
	01.41.61806	MISC HIRING EXPENSES	12.05.2023 - FINGERPRINT APPS	64.00		
02732	Diesel Direct West	01/11/2024	Regular	0.00	1,788.82	97135
85538692	Invoice	12/07/2023	12.07.2023 - CLEAR RENEWABLE DIESEL - ...	0.00	320.72	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.07.2023 - CLEAR RENEWABLE...	320.72		
85538697	Invoice	12/07/2023	12.07.2023 - GASOLINE UNL - 219.7 GAL	0.00	1,063.55	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.07.2023 - GASOLINE UNL - 21...	1,063.55		
85552726	Invoice	12/14/2023	12.14.2023 - GASOLINE UNL - 88.2 GAL	0.00	404.55	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	12.14.2023 - GASOLINE UNL - 88...	404.55		
03520	DM Brent & Associates, Inc.	01/11/2024	Regular	0.00	5,615.00	97136
TOSACP09	Invoice	01/11/2024	Construction Management Services - Creek..	0.00	5,145.00	
	71.81.61150	OUTSIDE SERVICES-OTHER	Construction Management Servi...	5,145.00		
TOSAFS2009	Invoice	01/11/2024	Construction Management Services - FS20	0.00	470.00	
	45.41.61150	OUTSIDE SERVICES-OTHER	Construction Management Servi...	470.00		
00266	Edwin P Gurka, Jr	01/11/2024	Regular	0.00	910.00	97137
36-2023	Invoice	12/22/2023	12.22.2023 - SITE VISITS & ARBORIST REP...	0.00	910.00	
	01.42.61105	OUTSIDE SERVICES-TREES	12.22.2023 - SITE VISITS & ARB...	455.00		
	01.81.61105	OUTSIDE SERVICES-TREES	12.22.2023 - SITE VISITS & ARB...	455.00		
00087	Elite Tree Service	01/11/2024	Regular	0.00	3,080.00	97138
2023-12-10	Invoice	12/22/2023	12.22.2023 - VIEW CLEARING - S CURVE	0.00	880.00	
	01.81.61105	OUTSIDE SERVICES-TREES	12.22.2023 - VIEW CLEARING - S...	880.00		
2023-12-9	Invoice	12/15/2023	12.15.2023 - ICC BUILDING - LIQUID AMBE...	0.00	2,200.00	
	31.41.61506	BLDG. MAINT-OTHER	12.15.2023 - ICC BUILDING - LIQ...	2,200.00		
03396	Emily B. Stucky	01/11/2024	Regular	0.00	300.00	97139
015	Invoice	01/03/2024	01.03.2024 - SING AND STOMP - 12.01.23-...	0.00	300.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	01.03.2024 - SING AND STOMP -...	300.00		
02973	Environmental Science Associates	01/11/2024	Regular	0.00	2,025.00	97140
190964	Invoice	01/11/2024	San Anselmo Flood Management Projecti...	0.00	720.00	
	01.41.61150	OUTSIDE SERVICES-OTHER	San Anselmo Flood Management..	720.00		
191794	Invoice	01/11/2024	San Anselmo Flood Management Project	0.00	1,305.00	
	71.81.61150	OUTSIDE SERVICES-OTHER	San Anselmo Flood Management..	1,305.00		
02622	Epstein Holtzapple Christo LLP	01/11/2024	Regular	0.00	25,492.50	97141
7139	Invoice	12/17/2023	12.17.2023 - GENERAL LEGAL COUNSEL	0.00	23,897.50	
	01.16.61138	GENERAL COUNSEL LEGAL..	12.17.2023 - GENERAL LEGAL C...	23,897.50		
7140	Invoice	12/17/2023	12.17.2023 - GENERAL LEGAL COUNSEL	0.00	1,540.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.16.61138 GENERAL COUNSEL LEGAL..		12.17.2023 - GENERAL LEGAL C...		1,540.00	
7141	Invoice	12/17/2023	12.17.2023 - BENSON V TSA - MEDIATION ...	0.00	55.00	
	01.16.61138 GENERAL COUNSEL LEGAL..		12.17.2023 - BENSON V TSA - M...		55.00	
00092	Ewing Irrigation Products	01/11/2024	Regular	0.00	104.91	97142
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
21353195	Invoice	01/08/2024	01.08.2024 - CHEST SPREADER	0.00	104.91	
	01.81.62200	DEPARTMENTAL SUPPLIES	01.08.2024 - CHEST SPREADER	104.91		
00017	Fairfax Building Supply Co. Inc.	01/11/2024	Regular	0.00	172.07	97143
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
275578	Invoice	12/18/2023	12.18.2023 - TOWELS,DRILL,NAIL PULLER, ...	0.00	165.75	
	01.42.62200	DEPARTMENTAL SUPPLIES	12.18.2023 - TOWELS,DRILL,NAIL..	165.75		
276243	Invoice	01/08/2024	01.08.2024 - POLY BAGGED FASTENERS	0.00	6.32	
	01.81.62200	DEPARTMENTAL SUPPLIES	01.08.2024 - POLY BAGGED FAS...	6.32		
02278	Gardeners' Guild	01/11/2024	Regular	0.00	5,347.00	97144
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
115492	Invoice	01/01/2024	01.01.2024 - SIR FRANCIS DRAKE MEDIANS...	0.00	1,099.00	
	01.42.61144	Medians	01.01.2024 - SIR FRANCIS DRAKE...	1,099.00		
115535	Invoice	01/01/2024	01.01.2024 - RED HILL MEDIAN - JAN MAI...	0.00	2,178.00	
	01.42.61144	Medians	01.01.2024 - RED HILL MEDIAN - ..	2,178.00		
115536	Invoice	01/01/2024	01.01.2024 - MNTNC - IMG PK, TH PK, MA...	0.00	2,070.00	
	14.81.61150	OUTSIDE SERVICES-OTHER	01.01.2024 - MNTNC - IMG PK, ...	2,070.00		
02917	Global Office	01/11/2024	Regular	0.00	1,312.34	97145
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
AR27763	Invoice	12/05/2023	12.05.2023 - CANON COPIER - LEASE CON...	0.00	1,312.34	
	42.21.63003	COMPUTER HARDWARE/...	12.05.2023 - CANON COPIER - L...	1,312.34		
00021	Good & Clean Company Inc	01/11/2024	Regular	0.00	12,005.00	97146
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
69708	Invoice	01/02/2024	01.02.2024 - GENERAL CLEANING	0.00	12,005.00	
	01.41.61501	BLDG. MAINT-JANITORIAL	01.02.2024 - GENERAL CLEANING	3,235.00		
	01.81.61501	BLDG. MAINT-JANITORIAL	01.02.2024 - GENERAL CLEANING	3,580.00		
	31.41.61501	BLDG. MAINT-JANITORIAL	01.02.2024 - GENERAL CLEANING	2,825.00		
	34.41.61501	BLDG. MAINT-JANITORIAL	01.02.2024 - GENERAL CLEANING	1,775.00		
	60.14.62903	LIVE ON THE AVENUE	01.02.2024 - GENERAL CLEANING	590.00		
01526	Granicus Inc	01/11/2024	Regular	0.00	1,157.58	97147
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
175838	Invoice	11/29/2023	11.29.2023 - CLEARCASTER/LIVECAST	0.00	1,157.58	
	42.21.63003	COMPUTER HARDWARE/...	11.29.2023 - CLEARCASTER/LIVE...	1,157.58		
00020	Hannibal's Inc Electrical Construction	01/11/2024	Regular	0.00	11,336.87	97148
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25116	Invoice	12/11/2023	12.11.2023 - IMAGINATION PK - REPLACE ...	0.00	1,319.16	
	14.81.61701	UTILITIES-ELECTRICITY	12.11.2023 - IMAGINATION PK -...	1,319.16		
25118	Invoice	12/11/2023	12.11.2023 - POLICE - GRINDING NOISE A...	0.00	236.25	
	01.41.61506	BLDG. MAINT-OTHER	12.11.2023 - POLICE - GRINDING...	236.25		
25119	Invoice	01/08/2024	01.08.2024 - TOWN HALL TRELLIS XMAS LI...	0.00	9,592.46	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	41.41.61506 PUBLIC WORKS CAPITAL ...		01.08.2024 - TOWN HALL TRELLI...		9,592.46	
25123	Invoice	01/08/2024	01.08.2024 - SOLAR INSTALL TRANSFORM...	0.00	189.00	
	01.41.61506 BLDG. MAINT-OTHER		01.08.2024 - SOLAR INSTALL TR...		189.00	
02586	HdL Software LLC	01/11/2024	Regular	0.00	467.50	97149
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN034482	Invoice	11/30/2023	11.30.2023 - NEW ACCOUNTS PROCESSED	0.00	467.50	
	01.12.61150	OUTSIDE SERVICES-OTHER	11.30.2023 - NEW ACCOUNTS P...		467.50	
02410	Hinderliter de Llamas & Associates	01/11/2024	Regular	0.00	1,546.20	97150
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN034214	Invoice	12/27/2023	12.27.2023 - CONTRACT SERVICES SALES T...	0.00	1,546.20	
	01.12.61150	OUTSIDE SERVICES-OTHER	12.27.2023 - CONTRACT SERVIC...		1,546.20	
02236	HooplaDigital	01/11/2024	Regular	0.00	739.17	97151
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
504859203	Invoice	12/31/2023	12.31.2023 - DIGITAL ACCOUNT - DEC 2023	0.00	739.17	
	27.71.62309	E BOOKS	12.31.2023 - DIGITAL ACCOUNT -..		739.17	
03124	ID Cards, Inc	01/11/2024	Regular	0.00	23.00	97152
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
556474	Invoice	12/13/2023	12.13.2023 - PVC CARDS - CUSTOM PRINT...	0.00	23.00	
	01.41.62200	DEPARTMENTAL SUPPLIES	12.13.2024 - PVC CARDS - CUST...		23.00	
00022	Jackson's Hardware Inc.	01/11/2024	Regular	0.00	269.71	97153
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
140663	Invoice	10/16/2023	10.16.2023 - SAW,SHOVELS,RAKES	0.00	269.71	
	01.42.62200	DEPARTMENTAL SUPPLIES	10.16.2023 - SAW,SHOVELS,RAK...		269.71	
00022	Jackson's Hardware Inc.	01/11/2024	Regular	0.00	343.37	97154
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
J82851	Invoice	12/28/2023	12.28.2023 - PUMP,VALVE,DISCHARGE HO...	0.00	343.37	
	01.42.62200	DEPARTMENTAL SUPPLIES	12.28.2023 - PUMP,VALVE,DISC...		343.37	
00022	Jackson's Hardware Inc.	01/11/2024	Regular	0.00	-343.37	97154
03621	Jones Garage Door Co. Inc	01/11/2024	Regular	0.00	8,040.00	97155
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
50366	Invoice	12/15/2023	12.15.2023 - FRONT DOOR/OPERATOR RE...	0.00	8,040.00	
	01.32.61506	BLDG. MAINT-OTHER	12.15.2023 - FRONT DOOR/OPE...		8,040.00	
03412	Juliana M.Kohl	01/11/2024	Regular	0.00	1,890.00	97156
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011412	Invoice	12/20/2023	12.20.2023 - PRIVATE MUSIC LESSONS - D...	0.00	1,890.00	
	21.62.61175	KIDS CULTURE SERVICES	12.20.2023 - PRIVATE MUSIC LE...		1,890.00	
02558	Kanopy	01/11/2024	Regular	0.00	863.00	97157
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
381748	Invoice	12/31/2023	12.31.2023 - VIDEOS - LIBRARY - DEC	0.00	863.00	
	27.71.62307	VIDEOS	12.31.2023 - VIDEOS - LIBRARY -...		863.00	
03626	Kimberly Butler	01/11/2024	Regular	0.00	341.00	97158

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
63571633	Invoice	12/19/2023	12.19.2023 - CREDIT REFUND	0.00	341.00	
	21.63.48124	CAMP SPORTS	12.19.2023 - CREDIT REFUND	341.00		
02470	L & M DISTRIBUTION INC	01/11/2024	Regular	0.00	1,123.12	97159
4014319	Invoice	01/03/2024	04.04.2023 - TENNIS COURT NET INSTALL...	0.00	1,123.12	
	21.65.63100	CAPITAL OUTLAY - CONST...	04.04.2023 - TENNIS COURT NET...	1,123.12		
03407	Lefler Engineering, Inc	01/11/2024	Regular	0.00	1,962.50	97160
47815	Invoice	12/27/2023	12.27.2023 - TOWN HALL HVAC	0.00	1,962.50	
	45.41.61150	OUTSIDE SERVICES-OTHER	12.27.2023 - TOWN HALL HVAC	1,962.50		
02500	MacLeod Watts Inc.	01/11/2024	Regular	0.00	1,950.00	97161
083123TOSA	Invoice	08/31/2023	08.31.2023 - GASB 75 ACTUARIAL REPORT...	0.00	1,950.00	
	01.12.61103	OUTSIDE SVCS - HUMAN ...	08.31.2023 - GASB 75 ACTUARIA...	1,950.00		
01837	Marin Chinese Cultural Association	01/11/2024	Regular	0.00	200.00	97162
INV0011413	Invoice	12/06/2023	12.06.2023 - LION DANCE PERFORMANCE -..	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	12.06.2023 - LION DANCE PERF...	200.00		
00330	Marin General Services Authority	01/11/2024	Regular	0.00	73,354.00	97163
INV0011396	Invoice	12/27/2023	12.27.2023 - ANIMAL SERVICES MBR CON...	0.00	73,354.00	
	01.21.61116	OUTSIDE SVCS-ANIMAL C...	12.27.2023 - ANIMAL SERVICES...	73,354.00		
00029	Marin IT	01/11/2024	Regular	0.00	24,780.71	97164
2023-122081	Invoice	12/18/2023	12.18.2023 - ETHERNET/PATCH CABLES/C...	0.00	688.91	
	42.21.62200	DEPARTMENTAL SUPPLIES	12.18.2023 - ETHERNET/PATCH ...	688.91		
2023-122096	Invoice	12/20/2023	12.20.2023 - BATTERY BACKUP FOR NET...	0.00	2,578.25	
	42.21.62200	DEPARTMENTAL SUPPLIES	12.20.2023 - BATTERY BACKUP ...	2,578.25		
2023-122135	Invoice	12/27/2023	12.27.2023 - AGREEMENT MANAGED OFFI...	0.00	1,305.38	
	42.21.61150	OUTSIDE SERVICES-OTHER	12.27.2023 - AGREEMENT MAN...	1,305.38		
2023-122138	Invoice	12/27/2023	12.27.2023 - AGREEMENT ONSITE SUPPO...	0.00	5,720.00	
	42.21.61150	OUTSIDE SERVICES-OTHER	12.27.2023 - AGREEMENT ONSI...	5,720.00		
2023-122139	Invoice	12/27/2023	12.27.2023 - AGREEMENT AUTOMATE RE...	0.00	2,117.50	
	42.21.61150	OUTSIDE SERVICES-OTHER	12.27.2023 - AGREEMENT AUT...	2,117.50		
2023-122140	Invoice	12/27/2023	12.27.2023 - AGREEMENT IT MGMT SUPP...	0.00	5,026.67	
	42.21.61150	OUTSIDE SERVICES-OTHER	12.27.2023 - AGREEMENT IT M...	5,026.67		
2023-25474	Invoice	12/08/2023	12.08.2023 - AUVIK NETWORK MONITORI...	0.00	5,400.00	
	42.21.61150	OUTSIDE SERVICES-OTHER	12.08.2023 - AUVIK NETWORK ...	5,400.00		
2023-25488	Invoice	12/08/2023	12.08.2023 - KNOWBE4 DIAMOND	0.00	1,944.00	
	42.21.61150	OUTSIDE SERVICES-OTHER	12.08.2023 - KNOWBE4 DIAMO...	1,944.00		
00142	Marin Municipal Water District	01/11/2024	Regular	0.00	83.34	97165

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		
624-11142023	Invoice	11/14/2023	624 - IMAGINATION PARK - 11.13.23-12.08..	0.00	83.34	
	14.81.61150	OUTSIDE SERVICES-OTHER	624 - IMAGINATION PARK - 11.1...	83.34		
01036	Matrix HG Inc	01/11/2024	Regular	0.00	976.00	97166
173825	Invoice	12/21/2023	12.21.2023 - QTRLY PREV. MAINTENANCE -..	0.00	667.00	
	01.41.61506	BLDG. MAINT-OTHER	12.21.2023 - QTRLY PREV. MAIN...	667.00		
173863	Invoice	12/21/2023	12.21.2023 - SEMI-ANNUAL PREV. MAINT...	0.00	309.00	
	31.41.61506	BLDG. MAINT-OTHER	12.21.2023 - SEMI-ANNUAL PRE...	309.00		
02323	Maze & Associates	01/11/2024	Regular	0.00	2,000.00	97167
52900	Invoice	12/29/2023	12.29.2023 - ANNUAL REPORT - FINANCIAL..	0.00	2,000.00	
	01.12.61107	OUTSIDE SVCS-ACCOUNT...	12.29.2023 - ANNUAL REPORT - ...	2,000.00		
02476	Metropolitan Transportation Commission	01/11/2024	Regular	0.00	2,000.00	97168
4926-AR13162	Invoice	01/11/2024	StreetSaver Annual Subscription	0.00	2,000.00	
	01.41.61150	OUTSIDE SERVICES-OTHER	StreetSaver Annual Subscription	2,000.00		
03228	MGE Engineering Inc	01/11/2024	Regular	0.00	20,682.50	97169
661.06	Invoice	11/01/2023	11.01.2023 - PRJ ENGINEER 4HR-CREEK PA...	0.00	15,562.50	
	71.81.61150	OUTSIDE SERVICES-OTHER	11.01.2023 - PRJ ENGINEER 4HR...	15,562.50		
663.08	Invoice	11/02/2023	11.02.2023 - MADRONE/NOKOMIS BRIDGE..	0.00	5,120.00	
	15.41.63119	BRIDGE DESIGN	11.02.2023 - MADRONE/NOKOM..	5,120.00		
01256	Miksis Services Inc	01/11/2024	Regular	0.00	41,780.00	97170
110539	Invoice	10/12/2023	10.12.2023 - CLEAN/TV CMP STORM DRAI...	0.00	41,780.00	
	15.41.63113	UNPROGRAMMED DRAI...	10.12.2023 - CLEAN/TV CMP ST...	41,780.00		
00372	Miller Pacific	01/11/2024	Regular	0.00	832.00	97171
35142	Invoice	01/11/2024	San Anselmo On-Call Geotechnical Servcies	0.00	832.00	
	01.41.61150	OUTSIDE SERVICES-OTHER	San Anselmo On-Call Geotechni...	832.00		
01388	NCSI	01/11/2024	Regular	0.00	37.00	97172
41236	Invoice	01/01/2024	01.01.2024 - BACKGROUND CHECKS - REC...	0.00	37.00	
	21.65.61137	FINGERPRINTING	01.01.2024 - BACKGROUND CHE...	37.00		
03524	Northwest Cascade, Inc.	01/11/2024	Regular	0.00	2,679.73	97173
0553901749	Invoice	12/15/2023	12.15.2023 - ADA COMPLIANT PORTAPOT...	0.00	1,394.49	
	01.41.61506	BLDG. MAINT-OTHER	12.15.2023 -	1,394.49		
0553907130	Invoice	12/19/2023	12.19.2023 - ADA PORTAPOTTY - 649 SAN ...	0.00	1,285.24	
	01.81.61150	OUTSIDE SERVICES-OTHER	12.19.2023 - ADA PORTAPOTTY -...	1,285.24		
03211	ODP Business Solutions LLC	01/11/2024	Regular	0.00	123.70	97174

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
346771934001	Invoice	12/14/2023	12.14.2023 - ADMIN - FOLDERS/ENVELOP...		0.00	83.47	
	01.12.62000	OFFICE SUPPLIES	12.14.2023 - ADMIN - FOLDERS/...		108.93		
	01.12.62000	OFFICE SUPPLIES	12.14.2023 - ADMIN - FOLDERS/...		-25.46		
346774848001	Invoice	12/14/2023	12.14.2023 - MINI BINDER CLIPS, CERTIFIC...		0.00	40.23	
	01.12.62000	OFFICE SUPPLIES	12.14.2023 - MINI BINDER CLIPS,...		40.23		
00128	Pacific Gas & Electric		01/11/2024	Regular	0.00	160.81	97175
216-12132023	Invoice	12/13/2023	216 - IMAGINATION PARK - 11.06.23-12.05..		0.00	160.81	
	14.81.61701	UTILITIES-ELECTRICITY	216 - IMAGINATION PARK - 11.0...		160.81		
00165	Pacific Telemanagement Services - PTS		01/11/2024	Regular	0.00	93.00	97176
2115717	Invoice	12/14/2023	12.14.2023 - TH PAYPHONE - 01.01.24-01....		0.00	93.00	
	01.42.61705	UTILITIES-TELEPHONE	12.14.2023 - TH PAYPHONE - 01....		93.00		
03397	Patrick O' Neill		01/11/2024	Regular	0.00	20,263.00	97177
6038	Invoice	12/22/2023	12.22.2023 - ROBSON HOUSE GROUNDS ...		0.00	11,813.00	
	01.81.61150	OUTSIDE SERVICES-OTHER	12.22.2023 - ROBSON HOUSE G...		11,813.00		
6220596	Invoice	11/22/2023	11.22.2023 - FIVE YEAR INSPECTION - COR...		0.00	1,800.00	
	01.42.61506	BLDG. MAINT-OTHER	11.22.2023 - FIVE YEAR INSPECT...		1,800.00		
ALDERNET/COR...	Invoice	12/22/2023	12.22.2023 - SITE MEETINGS/DESIGN SERV...		0.00	6,650.00	
	15.41.63122	BIKE AND PEDESTRIAL C...	12.22.2023 - SITE MEETINGS/DE...		6,650.00		
03397	Patrick O' Neill		01/11/2024	Regular	0.00	-20,263.00	97177
00893	Perfect Timing Personnel Services, Inc.		01/11/2024	Regular	0.00	3,895.93	97178
52853	Invoice	12/18/2023	12.18.2023 - ADMINISTRATIVE SUPPORT		0.00	1,212.35	
	01.41.60010	TEMPORARY HELP	12.18.2023 - ADMINISTRATIVE ...		1,212.35		
52885	Invoice	12/26/2023	12.26.2023 - ADMINISTRATIVE SUPPORT		0.00	1,420.72	
	01.41.60010	TEMPORARY HELP	12.26.2023 - ADMINISTRATIVE ...		1,420.72		
52899	Invoice	01/02/2024	01.02.2024 - ADMINISTRATIVE SUPPORT		0.00	454.63	
	01.41.60010	TEMPORARY HELP	01.02.2024 - ADMINISTRATIVE ...		454.63		
52919	Invoice	01/08/2024	01.08.2024 - ADMINISTRATIVE SUPPORT		0.00	808.23	
	01.41.60010	TEMPORARY HELP	01.08.2024 - ADMINISTRATIVE ...		808.23		
00558	Peterson		01/11/2024	Regular	0.00	4,712.20	97179
SW270058400	Invoice	12/12/2023	12.12.2023 - POLICE - GASKET RPLCMT/LO...		0.00	2,397.81	
	01.41.61506	BLDG. MAINT-OTHER	12.12.2023 - POLICE - GASKET R...		2,397.81		
SW270058447	Invoice	12/22/2023	12.22.2023 - LOAD BANK TEST ASSISTANCE		0.00	2,314.39	
	01.32.61506	BLDG. MAINT-OTHER	12.22.2023 - LOAD BANK TEST A...		2,314.39		
02956	PUBLIC RISK, INNOVATION, SOLUTIONS AND M/		01/11/2024	Regular	0.00	395.16	97180
24400919	Invoice	01/03/2024	01.03.2024 - EMPLOYEE ASSISTANCE PRO...		0.00	395.16	
	40.21.60202	EMPLOYEE ASST PRG PR...	01.03.2024 - EMPLOYEE ASSIST...		395.16		
02839	Quadient Finance USA, Inc		01/11/2024	Regular	0.00	556.58	97181

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274-12212023	Invoice	12/21/2023	12.21.2023 - TOWN HALL POSTAGE		0.00	556.58	
01.12.62003		POSTAGE		12.21.2023 - TOWN HALL POST...		111.32	
01.18.62003		POSTAGE		12.21.2023 - TOWN HALL POST...		111.32	
01.41.62003		POSTAGE		12.21.2023 - TOWN HALL POST...		111.32	
01.71.62003		POSTAGE		12.21.2023 - TOWN HALL POST...		111.30	
01.82.62003		POSTAGE		12.21.2023 - TOWN HALL POST...		111.32	
01497	Quadient, Inc.		01/11/2024	Regular	0.00	174.71	97182
60686052	Invoice	12/16/2023	12.16.2023 - TH NEOFUNDS POSTAGE ME...		0.00	174.71	
01.12.62003		POSTAGE		12.16.2023 - TH NEOFUNDS POS...		34.94	
01.18.62003		POSTAGE		12.16.2023 - TH NEOFUNDS POS...		34.94	
01.41.62003		POSTAGE		12.16.2023 - TH NEOFUNDS POS...		34.95	
01.71.62003		POSTAGE		12.16.2023 - TH NEOFUNDS POS...		34.94	
01.82.62003		POSTAGE		12.16.2023 - TH NEOFUNDS POS...		34.94	
02213	Rebecca Roudman		01/11/2024	Regular	0.00	14,231.36	97183
TOSAMP06	Invoice	01/11/2024	Construction Managment Memorial Park		0.00	12,598.86	
12.81.61150		OUTSIDE SERVICES-OTHER		Construction Managment Memo..		12,598.86	
TOSATH09	Invoice	01/11/2024	Construction Management Services - Town..		0.00	1,632.50	
45.41.61150		OUTSIDE SERVICES-OTHER		Construction Management Servi...		1,632.50	
02213	Rebecca Roudman		01/11/2024	Regular	0.00	-14,231.36	97183
00339	Redwood Security Systems		01/11/2024	Regular	0.00	825.00	97184
4137181	Invoice	01/01/2024	01.01.2024 - FIRE MONITORING/MAINTE...		0.00	825.00	
01.41.61506		BLDG. MAINT-OTHER		01.01.2024 - FIRE MONITORING...		615.00	
34.41.61506		BLDG. MAINT-OTHER		01.01.2024 - FIRE MONITORING...		210.00	
02870	RHAA		01/11/2024	Regular	0.00	41,977.95	97185
0025298-R	Invoice	01/11/2024	Phase 8 - 90% Construction Documents		0.00	41,977.95	
71.81.61150		OUTSIDE SERVICES-OTHER		Phase 8 - 90% Construction Doc...		41,977.95	
02903	ROBYN CLIFFORD		01/11/2024	Regular	0.00	69.00	97186
INV0011349	Invoice	12/04/2023	12.04.2023 - REIMB - EXCEL CLASS		0.00	69.00	
01.12.61000		TRAINING		12.04.2023 - REIMB - EXCEL CLA...		69.00	
00181	Ross Valley Fire Department		01/11/2024	Regular	0.00	4,585.50	97187
INV0011352	Invoice	12/18/2023	12.18.2023 - RVFD FEES COLLECTED - NOV...		0.00	4,585.50	
01.00.20354		DUE TO ROSS VALLEY FIRE..		12.18.2023 - RVFD FEES COLLEC...		4,585.50	
00184	Safeway Inc		01/11/2024	Regular	0.00	505.08	97188
667700-121123-...	Invoice	12/11/2023	12.11.2023 - FOOD ITEMS		0.00	49.13	
21.63.62979		PARKSIDE SUPPLIES		12.11.2023 - FOOD ITEMS		49.13	
668997-121923-...	Invoice	12/19/2023	12.19.2023 - JUICE/COOKIES		0.00	66.92	
21.63.62979		PARKSIDE SUPPLIES		12.19.2023 - JUICE/COOKIES		66.92	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
802451-122023-...	Invoice	12/20/2023	12.20.2023 - JUICE, COOKIE TRAYS	0.00	52.36	
	21.63.62979	PARKSIDE SUPPLIES	12.20.2023 - JUICE, COOKIE TRA...	52.36		
807683-121123-...	Invoice	12/11/2023	12.11.2023 - CAKE SUPPLIES	0.00	58.08	
	21.63.62979	PARKSIDE SUPPLIES	12.11.2023 - CAKE SUPPLIES	58.08		
808868-121323-...	Invoice	12/13/2023	12.13.2023 - COOKIES, CUTLERY,	0.00	278.59	
	21.63.62987	ROBSON AFTER SCHOOL ...	12.13.2023 - COOKIES, CUTLERY,	278.59		
03346	Sage Energy Consulting - NV5 Inc.	01/11/2024	Regular	0.00	12,867.50	97189
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
000000362482	Invoice	01/11/2024	Town of San Anselmo Municipal Resiliency...	0.00	11,283.75	
	90.41.61100	OUTSIDE SERVICES	Town of San Anselmo Municipal...	11,283.75		
000000367464	Invoice	01/03/2024	01.03.2024 - MUNI RESILIENCY CENTER - ...	0.00	1,583.75	
	90.41.61100	OUTSIDE SERVICES	01.03.2024 - MUNI RESILIENCY ...	1,583.75		
02996	Scientific Art Studio, Inc	01/11/2024	Regular	0.00	9,393.50	97190
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1964	Invoice	01/02/2024	01.02.2024 - DESIGN - MILLENNIUM/HILL...	0.00	9,393.50	
	15.81.63100	CONSTRUCTION	01.02.2024 - DESIGN - MILLENN...	9,393.50		
03623	Shillingsburg Ventures	01/11/2024	Regular	0.00	9,062.00	97191
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
31979	Invoice	12/19/2023	12.19.2023 - BUILDING MAINTENANCE	0.00	9,062.00	
	01.41.61506	BLDG. MAINT-OTHER	12.19.2023 - BUILDING MAINTE...	9,062.00		
01359	Siegfried Engineering Inc	01/11/2024	Regular	0.00	26,004.75	97192
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
46635	Invoice	12/11/2023	12.11.2023 - ENGINEERING SVCS - 24 PAV...	0.00	26,004.75	
	15.41.63107	PAVING	12.11.2023 - ENGINEERING SVCS...	26,004.75		
02936	SMITH'S PEST MANAGEMENT	01/11/2024	Regular	0.00	300.00	97193
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
104323B	Invoice	01/02/2024	01.02.2024 - PEST CONTROL - TOWN HALL	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHER	01.02.2024 - PEST CONTROL - T...	300.00		
03624	Spencer Quint	01/11/2024	Regular	0.00	2,986.15	97194
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R14855	Invoice	01/02/2024	01.02.2024 - PLANNING REFUND - 324 SC...	0.00	2,986.15	
	01.00.48057	PLANNING FEES	01.02.2024 - PLANNING REFUND...	2,901.00		
	01.00.48059	PLANNING TRAINING FEE	01.02.2024 - PLANNING REFUND...	85.15		
03627	Stephanie Mozur-Smith	01/11/2024	Regular	0.00	3,750.00	97195
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R13658	Invoice	12/21/2023	12.21.2023 - ROAD BOND - 44 LAUREL AVE	0.00	3,750.00	
	01.00.20314	ROAD BOND	12.21.2023 - ROAD BOND - 44 L...	3,750.00		
00652	Stephen Flatland Land Surveying	01/11/2024	Regular	0.00	2,500.00	97196
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011482	Invoice	01/11/2024	237 Crescent Road - Topographic Survey &...	0.00	2,500.00	
	41.41.61701	UTILITIES	237 Crescent Road - Topographic..	2,500.00		
00024	T & B Sports Inc	01/11/2024	Regular	0.00	4,652.41	97197

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		
0000175610	Invoice	01/03/2024	01.03.2024 - BASKETBALL UNIFORMS	0.00	4,652.41	
	21.61.62961	BASKETBALL SUPPLIES	01.03.2024 - BASKETBALL UNIF...	4,652.41		
03557	Tamalpais Environmental Consultants	01/11/2024	Regular	0.00	1,180.00	97198
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
931	Invoice	12/26/2023	12.26.2023 - MEMORIAL PARK GROUND...	0.00	1,180.00	
	15.81.61150	OUTSIDE SERVICES-OTHER	12.26.2023 - MEMORIAL PARK ...	1,180.00		
03415	Tom Frillman	01/11/2024	Regular	0.00	112.43	97199
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011348	Invoice	12/15/2023	12.14.2023 - TARP/POSTS FOR COMMUNI...	0.00	112.43	
	01.00.20317	DOG PARK DONATIONS	12.14.2023 - TARP/POSTS FOR ...	112.43		
03207	Toni DeFrancis	01/11/2024	Regular	0.00	140.00	97200
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-TC1212	Invoice	12/19/2023	12.19.2023 - TRANSCRIPTION - TC 12.12.23	0.00	140.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	12.19.2023 - TRANSCRIPTION - T...	140.00		
00215	Transbay Lock	01/11/2024	Regular	0.00	148.58	97201
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
89494	Invoice	12/19/2023	12.19.2023 - KEYS	0.00	148.58	
	01.41.61506	BLDG. MAINT-OTHER	12.19.2023 - KEYS	148.58		
03094	TRC Companies	01/11/2024	Regular	0.00	1,782.00	97202
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
42593	Invoice	01/11/2024	San Anselmo On-Call Inspection	0.00	1,782.00	
	01.41.61150	OUTSIDE SERVICES-OTHER	San Anselmo On-Call Inspection	1,782.00		
00384	Van Midde & Son Concrete	01/11/2024	Regular	0.00	7,500.00	97203
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14814	Invoice	12/22/2023	12.22.2023 - DRIVEWAY REPLACEMENT - ...	0.00	7,500.00	
	19.41.63109	UNPROGRAMMED RESUR...	12.22.2023 - DRIVEWAY REPLAC...	7,500.00		
02905	Wells Fargo Vendor Financial Services, LLC	01/11/2024	Regular	0.00	925.01	97204
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5027867383	Invoice	12/12/2023	12.12.2023 - COPIER LEASE - 12.07.23-01....	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/...	12.12.2023 - COPIER LEASE - 12....	925.01		
03454	Willdan Engineering	01/11/2024	Regular	0.00	3,645.00	97205
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
002-30514	Invoice	12/22/2023	12.22.2023 - PLAN CHECK SERVICES - NOV...	0.00	3,645.00	
	01.41.61157	PLAN CHECKING	12.22.2023 - PLAN CHECK SERVI...	3,645.00		
03052	ZUMAR	01/11/2024	Regular	0.00	459.09	97206
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
45977	Invoice	12/29/2023	12.29.2023 - DO NOT ENTER/WRONG WAY..	0.00	459.09	
	01.81.62200	DEPARTMENTAL SUPPLIES	12.29.2023 - DO NOT ENTER/W...	459.09		
00048	Alhambra & Sierra Springs	01/11/2024	Regular	0.00	51.97	97207

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		
23551470 010424	Invoice	01/04/2024	01.04.2024 - WATER DELIVERY - ROBSON	0.00	51.97	
	21.63.62987	ROBSON AFTER SCHOOL ...	01.04.2024 - WATER DELIVERY - ...	51.97		
00196	Altec Systems, Inc	01/11/2024	Regular	0.00	52.00	97208
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
61644	Invoice	01/10/2024	01.10.2024 - ORIGINAL FICHE - SUBMISSI...	0.00	52.00	
	01.00.20313	PLAN STORAGE FEE	01.10.2024 - ORIGINAL FICHE - ...	52.00		
03629	Chloe Ray-Price	01/11/2024	Regular	0.00	73.90	97209
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011483	Invoice	01/09/2024	01.09.2024 - CPR/AED BLS TRAINING REI...	0.00	73.90	
	21.65.61000	TRAINING	01.09.2024 - CPR/AED BLS TRAIN..	73.90		
03057	GLOSAGE ENGINEERING INC	01/11/2024	Regular	0.00	3,000.00	97210
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10122357282	Invoice	01/05/2024	01.05.2024 - ROAD BOND REFUND - 60 N...	0.00	1,500.00	
	01.00.20314	ROAD BOND	01.05.2024 - ROAD BOND REFU...	1,500.00		
R14305	Invoice	01/05/2024	01.05.2024 - ROAD BOND REFUND - 417 S...	0.00	1,500.00	
	01.00.20314	ROAD BOND	01.05.2024 - ROAD BOND REFU...	1,500.00		
02606	Halleh Besharati	01/11/2024	Regular	0.00	1,312.50	97211
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
01092024	Invoice	01/08/2024	01.08.2024 - PLUSHIES TEACHER CAMP - W..	0.00	1,312.50	
	21.62.61175	KIDS CULTURE SERVICES	01.08.2024 - PLUSHIES TEACHER...	1,312.50		
00113	Juan Olsen Sanchez	01/11/2024	Regular	0.00	7,300.00	97212
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WINTER24-1	Invoice	01/09/2024	01.09.2024 - GYMNASTICS PAYMENT 5 - W..	0.00	7,300.00	
	21.61.61167	TUMBLING SERVICES	01.09.2024 - GYMNASTICS PAY...	7,300.00		
00113	Juan Olsen Sanchez	01/11/2024	Regular	0.00	733.63	97213
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
FALL23-FINAL	Invoice	01/09/2024	01.09.2024 - GYMNASTICS PAYMENT 8 - F...	0.00	733.63	
	21.61.61167	TUMBLING SERVICES	01.09.2024 - GYMNASTICS PAY...	733.63		
00142	Marin Municipal Water District	01/11/2024	Regular	0.00	79.54	97214
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
073-01092024	Invoice	01/09/2024	073 - CENTER/FORREST - 11.04.23-01.04.24	0.00	79.54	
	01.81.61703	UTILITIES-WATER	073 - CENTER/FORREST - 11.04....	79.54		
03628	O'Connor Plumbing & Fire Protection	01/11/2024	Regular	0.00	1,800.00	97215
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6220596	Invoice	11/22/2023	11.22.2023 - 5YR INSPECTION - FIRE SPRIN...	0.00	1,800.00	
	01.42.61506	BLDG. MAINT-OTHER	11.22.2023 - 5YR INSPECTION - F...	1,800.00		
02554	Parkmobile LLC	01/11/2024	Regular	0.00	68.80	97216

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		
INV36749	Invoice	12/31/2023	12.31.2023 - END USER FEES	0.00	68.80	
	13.42.61114	OUTSIDE SRV: PARKING ...	12.31.2023 - END USER FEES	68.80		
03579	Recreation Reimagined Inc	01/11/2024	Regular	0.00	1,496.25	97217
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
01082024	Invoice	01/08/2024	01.08.2024 - BABYSITTER TRAINING - 01.0...	0.00	1,496.25	
	21.62.61175	KIDS CULTURE SERVICES	01.08.2024 - BABYSITTER TRAIN...	1,496.25		
00384	Van Midde & Son Concrete	01/11/2024	Regular	0.00	8,600.00	97218
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14668	Invoice	10/03/2023	10.03.2023 - CURB/GUTTER RPLCMT - 118...	0.00	4,762.50	
	01.00.20304	CONCRETE CONTRACT	10.03.2023 - CURB/GUTTER RPL...	4,762.50		
14712	Invoice	10/24/2023	10.24.2023 - CURB/GUTTER RPLCMT - 72 ...	0.00	3,837.50	
	01.00.20304	CONCRETE CONTRACT	10.24.2023 - CURB/GUTTER RPL...	3,837.50		
03402	San Anselmo Open Space Committee	01/11/2024	Regular	0.00	200.00	97219
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011484	Invoice	12/27/2023	12.27.2023 - STEPHEN & JULIE KIMBALL D...	0.00	200.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	01.11.2024 - STEPHEN & JULIE K...	200.00		
03520	DM Brent & Associates, Inc.	01/11/2024	Regular	0.00	14,231.36	97220
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
TOSATH09	Invoice	01/11/2024	Construction Management Servcies Town...	0.00	14,231.36	
	12.81.63100	CONSTRUCTION	Construction Management Servc..	12,598.86		
	45.41.61150	OUTSIDE SERVICES-OTHER	Construction Management Servc..	1,632.50		
02524	Code Source	01/11/2024	Regular	0.00	10,788.00	97221
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11533.	Invoice	11/02/2023	11.02.2023 - PLAN REVIEW - 61 HILLSIDE ...	0.00	5,362.00	
	01.41.61157	PLAN CHECKING	11.02.2023 - PLAN REVIEW - 61 ...	5,362.00		
11536.	Invoice	11/07/2023	11.07.2023 - PLAN REVIEW - 209 SAN FRA...	0.00	3,385.00	
	01.41.61157	PLAN CHECKING	11.07.2023 - PLAN REVIEW - 209...	3,385.00		
11552.	Invoice	12/13/2023	12.13.2023 - PLAN REVIEW - 647 SAN ANS...	0.00	1,346.00	
	01.41.61157	PLAN CHECKING	12.13.2023 - PLAN REVIEW - 647...	1,346.00		
11565.	Invoice	01/05/2024	01.05.2024 - PLAN REVISIONS - 7 WILLOW...	0.00	695.00	
	01.41.61157	PLAN CHECKING	01.05.2024 - PLAN REVISIONS - 7..	695.00		
03397	Patrick O' Neill	01/11/2024	Regular	0.00	18,463.00	97222
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6038 - ROBSON ...	Invoice	12/22/2023	12.22.2023 - BENCH INSTALLATION	0.00	11,813.00	
	01.81.61150	OUTSIDE SERVICES-OTHER	12.22.2023 - BENCH INSTALLATI...	11,813.00		
ALDERNEY/COR...	Invoice	12/22/2023	12.22.2023 - RAMP MOCKUP/LEAF LITTER	0.00	6,650.00	
	19.41.63122	BIKE AND PEDESTRIAL C...	12.22.2023 - RAMP MOCKUP/LE...	6,650.00		
02411	23 ELEPHANTS THEATRE COMPANY	01/25/2024	Regular	0.00	9,800.00	97223
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011579	Invoice	01/22/2024	01.22.2024 - WINTER 2024 - PAYMENT 1	0.00	9,800.00	
	21.62.61175	KIDS CULTURE SERVICES	01.22.2024 - WINTER 2024 - PA...	9,800.00		
00048	Alhambra & Sierra Springs	01/25/2024	Regular	0.00	128.93	97224

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		
12161581 011724	Invoice	01/17/2024	01.17.2024 - CORPYARD - WATER DELIVERY	0.00	128.93	
	01.81.61150	OUTSIDE SERVICES-OTHER	01.17.2024 - CORPYARD - WATE...	128.93		
00050	All Star Rents	01/25/2024	Regular	0.00	62.64	97225
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1223963-3	Invoice	01/11/2024	01.11.2024 - STEP LADDER RENTAL	0.00	62.64	
	01.81.61156	EQUIPMENT RENTAL	01.11.2024 - STEP LADDER REN...	62.64		
00004	Alpine Awards Inc.	01/25/2024	Regular	0.00	1,985.77	97226
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6105634	Invoice	01/16/2024	01.16.2024 - BASKETBALL TROPHIES AND...	0.00	1,985.77	
	21.61.62961	BASKETBALL SUPPLIES	01.16.2024 - BASKETBALL TROPH..	1,985.77		
02920	Amazon Business	01/25/2024	Regular	0.00	163.47	97227
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
131P-1GQ7-LHCC	Invoice	01/07/2024	01.07.2024 - ROCK TUMBLER REFILL KIT - L...	0.00	83.55	
	01.71.62200	DEPARTMENTAL SUPPLIES	01.07.2024 - ROCK TUMBLER RE...	83.55		
16GX-YLGD-VYGC	Invoice	01/07/2024	01.07.2024 - MINI YARN, BAMBOO KNITTI...	0.00	21.02	
	01.71.62200	DEPARTMENTAL SUPPLIES	01.07.2024 - MINI YARN, BAMB...	21.02		
17GW-6YYG-LFL4	Invoice	12/29/2023	12.29.2023 - CONSTABLE COUNTRY	0.00	25.55	
	01.71.62310	Library Zip Grant	12.29.2023 - CONSTABLE COUN...	25.55		
1QKT-V9P7-K7CD	Invoice	12/13/2023	12.13.2023 - LOLA IN THE MIRROR	0.00	33.35	
	01.71.62310	Library Zip Grant	12.13.2023 - LOLA IN THE MIRR...	33.35		
03299	Answer MTI	01/25/2024	Regular	0.00	197.89	97228
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000031-230-091	Invoice	01/01/2024	01.01.2024 - CALL CENTER SERVICE	0.00	197.89	
	01.41.61150	OUTSIDE SERVICES-OTHER	01.01.2024 - CALL CENTER SERV...	197.89		
00001	AT&T Calnet	01/25/2024	Regular	0.00	1,616.94	97229
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
574-01102024	Invoice	01/10/2024	574 - ALL DEPTS CENTREX - 12.10.23-01.09...	0.00	1,530.49	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 12.1...	1,530.49		
579-01102024	Invoice	01/10/2024	579 - TRAFFIC LIGHT MODEM - 12.10.23-0...	0.00	29.25	
	01.42.61705	UTILITIES-TELEPHONE	579 - TRAFFIC LIGHT MODEM - ...	29.25		
580-01102024	Invoice	01/10/2024	580 - ROBSON HOUSE - 12.10.23-01.09.24	0.00	57.20	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 12.10.23...	57.20		
00388	Baker & Taylor	01/25/2024	Regular	0.00	1,565.78	97230
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5018694337	Invoice	01/02/2024	01.02.2024 - ADULT BOOKS	0.00	21.81	
	27.71.62301	ADULT BOOKS	01.02.2024 - ADULT BOOKS	21.81		
5018694338	Invoice	01/02/2024	01.02.2024 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	01.02.2024 - ADULT BOOKS	22.45		
5018694339	Invoice	01/02/2024	01.02.2024 - ADULT BOOKS	0.00	38.91	
	01.71.62301	ADULT BOOKS	01.02.2024 - ADULT BOOKS	38.91		
5018694340	Invoice	01/02/2024	01.02.2024 - ADULT BOOKS	0.00	43.74	
	01.71.62301	ADULT BOOKS	01.02.2024 - ADULT BOOKS	43.74		
5018694341	Invoice	01/02/2024	01.02.2024 - ADULT BOOKS	0.00	315.30	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301 ADULT BOOKS		01.02.2024 - ADULT BOOKS		315.30	
5018694342	Invoice	01/02/2024	01.02.2024 - ADULT BOOKS	0.00	22.12	
	01.71.62301 ADULT BOOKS		01.02.2024 - ADULT BOOKS		22.12	
5018698585	Invoice	01/09/2024	01.09.2024 - CHILDRENS BOOKS	0.00	6.13	
	27.71.62302 CHILDRENS BOOKS		01.09.2024 - CHILDRENS BOOKS		6.13	
5018698586	Invoice	01/09/2024	01.09.2024 - CHILDRENS BOOKS	0.00	30.07	
	27.71.62302 CHILDRENS BOOKS		01.09.2024 - CHILDRENS BOOKS		30.07	
5018698587	Invoice	01/09/2024	01.09.2024 - CHILDRENS BOOKS	0.00	26.95	
	27.71.62302 CHILDRENS BOOKS		01.09.2024 - CHILDRENS BOOKS		26.95	
5018698747	Invoice	01/09/2024	01.09.2024 - CHILDRENS BOOKS	0.00	6.22	
	27.71.62302 CHILDRENS BOOKS		01.09.2024 - CHILDRENS BOOKS		6.22	
5018703559	Invoice	01/05/2024	01.05.2024 - CHILDRENS BOOKS	0.00	36.67	
	27.71.62302 CHILDRENS BOOKS		01.05.2024 - CHILDRENS BOOKS		36.67	
5018706953	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	107.71	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		107.71	
5018706954	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	233.97	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		233.97	
5018706955	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	21.50	
	27.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		21.50	
5018706956	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	20.50	
	27.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		20.50	
5018706957	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	21.15	
	27.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		21.15	
5018706958	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	24.71	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		24.71	
5018706959	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	22.44	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		22.44	
5018706960	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	34.47	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		34.47	
5018706961	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	23.79	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		23.79	
5018706962	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	58.56	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		58.56	
5018706963	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	38.63	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		38.63	
5018706964	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	24.67	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		24.67	
5018706965	Invoice	01/10/2024	01.10.2024 - ADULT BOOKS	0.00	49.86	
	01.71.62301 ADULT BOOKS		01.10.2024 - ADULT BOOKS		49.86	
H67195270	Invoice	12/08/2023	12.08.2023 - VIDEOS	0.00	110.85	
	01.71.62307 VIDEOS		12.08.2023 - VIDEOS		110.85	
H67211410	Invoice	12/09/2023	12.09.2023 - VIDEOS	0.00	116.16	
	01.71.62307 VIDEOS		12.09.2023 - VIDEOS		116.16	
H67272590	Invoice	12/13/2023	12.13.2023 - VIDEOS	0.00	31.45	
	01.71.62307 VIDEOS		12.13.2023 - VIDEOS		31.45	
H67313990	Invoice	12/15/2023	12.15.2023 - VIDEOS	0.00	54.99	
	01.71.62307 VIDEOS		12.15.2023 - VIDEOS		54.99	
	Void	01/25/2024	Regular	0.00	0.00	97231
03361	Bob Deutsch	01/25/2024	Regular	0.00	285.00	97232

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		
01222024	Invoice	01/22/2024	01.22.2024 - CHESS CLASS ASE - WINTER 2...	0.00	285.00	
	21.63.61180	AFTER SCHOOL ENRICHM...	01.22.2024 - CHESS CLASS ASE -...	285.00		
00032	BRADY INDUSTRIES	01/25/2024	Regular	0.00	332.15	97233
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
8563517	Invoice	01/10/2024	01.10.2024 - SAFETY BOOTS/RAIN OVERAL...	0.00	332.15	
	01.42.62920	WORK CLOTHING	01.10.2024 - SAFETY BOOTS/RA...	332.15		
03633	Charles McLaughlin	01/25/2024	Regular	0.00	7,607.30	97234
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R10222	Invoice	01/24/2024	01.24.2024 - ROAD BOND REFUND - 48 VI...	0.00	7,607.30	
	01.00.20314	ROAD BOND	01.24.2024 - ROAD BOND REFU...	7,607.30		
02315	Coastland Civil Engineering Inc.	01/25/2024	Regular	0.00	13,630.00	97235
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
58298	Invoice	12/31/2023	12.31.2023 - BUILDING DEPT SERVICES	0.00	13,630.00	
	01.41.61157	PLAN CHECKING	12.31.2023 - BUILDING DEPT SE...	13,630.00		
02524	Code Source	01/25/2024	Regular	0.00	2,255.00	97236
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11568	Invoice	01/10/2024	01.10.2024 - PLAN REVIEW - 139 BARBER ...	0.00	2,255.00	
	01.41.61157	PLAN CHECKING	01.10.2024 - PLAN REVIEW - 139...	2,255.00		
00072	Comcast	01/25/2024	Regular	0.00	150.02	97237
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
426-01092024	Invoice	01/09/2024	426 - CREEK CAMERA - 01.04.24-02.13.24	0.00	150.02	
	42.21.61150	OUTSIDE SERVICES-OTHER	426 - CREEK CAMERA - 01.04.24...	150.02		
00072	Comcast	01/25/2024	Regular	0.00	-150.02	97237
01348	Community Media Center of Marin	01/25/2024	Regular	0.00	2,850.00	97238
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
190793-FFN	Invoice	01/09/2024	01.09.2024 - VIDEO PRODUCTION - TC/PC	0.00	2,850.00	
	01.12.61194	OUTSIDE SERVICES - GRA...	01.09.2024 - VIDEO PRODUCTIO...	2,327.50		
	01.18.61194	OUTSIDE SERVICES - GRA...	01.09.2024 - VIDEO PRODUCTIO...	522.50		
03631	David Kalk	01/25/2024	Regular	0.00	2,340.00	97239
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R15020	Invoice	01/22/2024	01.22.2024 - ROAD BOND - 50 SAIS AVE	0.00	2,340.00	
	01.00.20314	ROAD BOND	01.22.2024 - ROAD BOND - 50 SA..	2,340.00		
01320	DC Electric Group Inc	01/25/2024	Regular	0.00	3,809.17	97240
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
471973	Invoice	12/31/2023	12.31.2023 - M1007 - TS ROUTINE - DEC 2...	0.00	2,944.92	
	01.42.61708	UTILITIES-STREET LIGHTS	12.31.2023 - M1007 - TS ROUTI...	2,944.92		
471974	Invoice	12/31/2023	12.31.2023 - M1008 - TS REPONSE - DEC E...	0.00	864.25	
	01.42.61708	UTILITIES-STREET LIGHTS	12.31.2023 - M1008 - TS REPON...	864.25		
00035	Demco Inc	01/25/2024	Regular	0.00	105.81	97241

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		
7421264	Invoice	01/11/2024	01.11.2024 - MEDIA POUCHES - LIBRARY	0.00	105.81	
	01.71.62200	DEPARTMENTAL SUPPLIES	01.11.2024 - MEDIA POUCHES - L..	105.81		
00080	Department of Justice	01/25/2024	Regular	0.00	106.00	97242
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
679593	Invoice	09/06/2023	09.06.2023 - LIVESCANS - PARKSIDE PRES...	0.00	32.00	
	21.65.61137	FINGERPRINTING	09.06.2023 - LIVESCANS - PARKS...	32.00		
693589	Invoice	11/03/2023	11.03.2023 - LIVESCANS - PARKSIDE PRES...	0.00	74.00	
	21.65.61137	FINGERPRINTING	11.03.2023 - LIVESCANS - PARKS...	74.00		
02732	Diesel Direct West	01/25/2024	Regular	0.00	1,212.86	97243
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
85602000	Invoice	01/11/2024	01.11.2024 - GASOLINE UNL - 116.2 GAL	0.00	536.67	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	01.11.2024 - GASOLINE UNL - 11...	536.67		
85614819	Invoice	01/18/2024	01.18.2024 - CLEAR RENEWABLE DIESEL - ...	0.00	128.51	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	01.18.2024 - CLEAR RENEWABLE...	128.51		
85614825	Invoice	01/18/2024	01.18.2024 - GASOLINE UNL - 115.1 GAL	0.00	547.68	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	01.18.2024 - GASOLINE UNL - 11...	547.68		
03520	DM Brent & Associates, Inc.	01/25/2024	Regular	0.00	12,598.86	97244
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
TOSAMP06	Invoice	11/30/2023	11.30.2023 - MEMORIAL PARK - CONSTRU...	0.00	12,598.86	
	12.81.61150	OUTSIDE SERVICES-OTHER	11.30.2023 - MEMORIAL PARK - ...	12,598.86		
00087	Elite Tree Service	01/25/2024	Regular	0.00	280.00	97245
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-01-6	Invoice	01/20/2024	01.20.2024 - TOWN HALL DINING AREA - T...	0.00	280.00	
	01.81.61105	OUTSIDE SERVICES-TREES	01.20.2024 - TOWN HALL DININ...	280.00		
02622	Epstein Holtzapple Christo LLP	01/25/2024	Regular	0.00	32,984.50	97246
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
7194	Invoice	01/17/2024	01.17.2024 - GENERAL LEGAL COUNSEL - ...	0.00	30,069.50	
	01.16.61138	GENERAL COUNSEL LEGAL..	01.17.2024 - GENERAL LEGAL C...	30,069.50		
7195	Invoice	01/12/2024	01.12.2024 - ADU ORDINANCE REVIEW/A...	0.00	1,705.00	
	01.16.61138	GENERAL COUNSEL LEGAL..	01.12.2024 - ADU ORDINANCE R...	1,705.00		
7196	Invoice	01/17/2024	01.17.2024 - TENSON V TSA/PCB LITIGATI...	0.00	1,210.00	
	01.16.61138	GENERAL COUNSEL LEGAL..	01.17.2024 - TENSON V TSA/PCB...	1,210.00		
00017	Fairfax Building Supply Co. Inc.	01/25/2024	Regular	0.00	271.58	97247
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
276354	Invoice	01/10/2024	01.10.2024 - PRUNERS/LOPPER/TARPS/SCI...	0.00	192.09	
	01.42.62200	DEPARTMENTAL SUPPLIES	01.10.2024 - PRUNERS/LOPPER/...	192.09		
276385	Invoice	01/11/2024	01.11.2024 - OCCUPANY SENSOR/SWITCH	0.00	30.56	
	31.41.61506	BLDG. MAINT-OTHER	01.11.2024 - OCCUPANY SENSO...	30.56		
276403	Invoice	01/11/2024	01.11.2024 - TUBE/FLANGE/SINK TAILPIEC...	0.00	41.75	
	01.41.61506	BLDG. MAINT-OTHER	01.11.2024 - TUBE/FLANGE/SINK..	41.75		
276428	Invoice	01/11/2024	01.11.2024 - PVC DRAIN CONNECTOR	0.00	7.18	
	01.41.62200	DEPARTMENTAL SUPPLIES	01.11.2024 - PVC DRAIN CONNE...	7.18		
02069	FAST SIGNS	01/25/2024	Regular	0.00	185.39	97248

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		
105-115207	Invoice	01/12/2024	01.12.2024 - BASKETBALL SIGNS	0.00	185.39	
	21.61.62961	BASKETBALL SUPPLIES	01.12.2024 - BASKETBALL SIGNS	185.39		
00245	Ghilotti Bros Construction Inc	01/25/2024	Regular	0.00	409,846.41	97249
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23420-03	Invoice	01/11/2024	01.11.2024 - 2023 MEMORIAL PK PARKING..	0.00	409,846.41	
	01.21.61150	OUTSIDE SERVICES-OTHER	01.11.2024 - 2023 MEMORIAL P...	326,555.41		
	12.81.63100	CONSTRUCTION	01.11.2024 - 2023 MEMORIAL P...	83,291.00		
00104	Grier Argall Plumbing Inc	01/25/2024	Regular	0.00	510.75	97250
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
16855A	Invoice	10/17/2023	10.17.2023 - BACKFLOW TESTS	0.00	510.75	
	01.41.61506	BLDG. MAINT-OTHER	10.17.2023 - BACKFLOW TESTS	510.75		
00020	Hannibal's Inc Electrical Construction	01/25/2024	Regular	0.00	438.75	97251
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25136	Invoice	01/22/2024	01.22.2024 - REPROGRAM CLOCK/COUNCI...	0.00	195.00	
	01.41.61506	BLDG. MAINT-OTHER	01.22.2024 - REPROGRAM CLOC...	195.00		
25140	Invoice	01/22/2024	01.22.2024 - EV CHARGER REPAIR	0.00	243.75	
	01.42.61410	MAINTENANCE OTHER E...	01.22.2024 - EV CHARGER REPAIR	243.75		
02410	Hinderliter de Llamas & Associates	01/25/2024	Regular	0.00	600.00	97252
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN034701	Invoice	12/31/2023	12.31.2023 - CONTRACT SERVICES - OCT-D...	0.00	600.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	12.31.2023 - CONTRACT SERVIC...	600.00		
03412	Juliana M.Kohl	01/25/2024	Regular	0.00	1,995.00	97253
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011580	Invoice	01/23/2024	01.23.2024 - PRIVATE MUSIC LESSONS - J...	0.00	1,995.00	
	21.62.61175	KIDS CULTURE SERVICES	01.23.2024 - PRIVATE MUSIC LE...	1,995.00		
00691	League of California Cities	01/25/2024	Regular	0.00	6,742.00	97254
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV-12049-D3W...	Invoice	01/01/2024	01.10.2024 - ANNUAL MEMBERSHIP DUES...	0.00	6,742.00	
	01.12.61302	DUES	01.10.2024 - ANNUAL MEMBER...	6,742.00		
03630	Maria G. Tausch	01/25/2024	Regular	0.00	729.00	97255
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4561	Invoice	01/12/2024	01.12.2024 - SPANISH STORYTIME SUB 02....	0.00	729.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	01.12.2024 - SPANISH STORYTI...	729.00		
00149	Marin County Sheriff's Department	01/25/2024	Regular	0.00	30.00	97256
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12426	Invoice	01/11/2024	01.11.2024 - LIVESCAN - PARKSIDE PRESC...	0.00	30.00	
	21.65.61137	FINGERPRINTING	01.11.2024 - LIVESCAN - PARKSI...	30.00		
00029	Marin IT	01/25/2024	Regular	0.00	6,178.00	97257

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-122212	Invoice	01/05/2024	01.05.2024 - AGREEMENT HOSTED BACKU...	0.00	1,000.00	
	42.21.61150	OUTSIDE SERVICES-OTHER	01.05.2024 - AGREEMENT HOST...	1,000.00		
2024-122274	Invoice	01/16/2024	01.16.2024 - CABLING FOR PD CAMERAS	0.00	5,178.00	
	01.21.61150	OUTSIDE SERVICES-OTHER	01.16.2024 - CABLING FOR PD C...	5,178.00		
00142	Marin Municipal Water District	01/25/2024	Regular	0.00	7,963.72	97258
119-01162024	Invoice	01/16/2024	119 - MULTIPLE - 11.09.23-01.10.24	0.00	2,600.90	
	01.81.61703	UTILITIES-WATER	119 - MULTIPLE - 11.09.23-01.10...	2,600.90		
120-01162024	Invoice	01/16/2024	120 - MULTIPLE - 11.09.23-01.10.24	0.00	1,837.50	
	01.81.61703	UTILITIES-WATER	120 - MULTIPLE - 11.09.23-01.10...	1,837.50		
152-01162024	Invoice	01/16/2024	152 - SAN FRAN BLVD - 11.09.23-01.10.24	0.00	521.20	
	01.42.61703	UTILITIES-WATER	152 - SAN FRAN BLVD - 11.09.23...	521.20		
216-01112024	Invoice	01/11/2024	216 - 237 CRESCENT - 11.07.23-01.08.24	0.00	334.17	
	01.81.61703	UTILITIES-WATER	216 - 237 CRESCENT - 11.07.23-...	334.17		
307-01112024	Invoice	01/11/2024	307 - 237 CRESCENT - 11.07.23-01.08.24	0.00	97.60	
	01.81.61703	UTILITIES-WATER	307 - 237 CRESCENT - 11.07.23-...	97.60		
495-01162024	Invoice	01/16/2024	495 - MAGNOLIA AVE - 11.09.23-01.10.24	0.00	247.78	
	01.42.61703	UTILITIES-WATER	495 - MAGNOLIA AVE - 11.09.23...	247.78		
495-11142023	Invoice	11/14/2023	495 - MAGNOLIA AVE - 09.13.23-12.12.23	0.00	168.24	
	01.42.61703	UTILITIES-WATER	495 - MAGNOLIA AVE - 09.13.23...	168.24		
665-01162024	Invoice	01/16/2024	665 - SAN FRAN BLVD - 11.09.23-01.10.24	0.00	157.55	
	01.42.61703	UTILITIES-WATER	665 - SAN FRAN BLVD - 11.09.23...	157.55		
752-01162024	Invoice	01/16/2024	752 - SUNNY HILLS DR - 11.09.23-01.10.20...	0.00	544.26	
	01.81.61703	UTILITIES-WATER	752 - SUNNY HILLS DR - 11.09.23...	544.26		
761-01162024	Invoice	01/16/2024	761 - RED HILL/SEQUOIA - 11.09.23-01.10....	0.00	179.12	
	01.81.61703	UTILITIES-WATER	761 - RED HILL/SEQUOIA - 11.09...	179.12		
808-01162024	Invoice	01/16/2024	808 - 525 SAN ANSELMO AV - 11.09.23-01...	0.00	697.26	
	41.41.61701	UTILITIES	808 - 525 SAN ANSELMO AV - 11...	697.26		
939-01162024	Invoice	01/16/2024	939 - 634 SAN ANSELMO AVE - 11.09.23-0...	0.00	79.54	
	01.81.61703	UTILITIES-WATER	939 - 634 SAN ANSELMO AVE - 1...	79.54		
943-01162024	Invoice	01/16/2024	943 - 237 CRESCENT RD - 11.09.23-01.10.24	0.00	498.60	
	01.81.61703	UTILITIES-WATER	943 - 237 CRESCENT RD - 11.09....	249.30		
	32.81.61703	UTILITIES-WATER	943 - 237 CRESCENT RD - 11.09....	249.30		
01036	Matrix HG Inc	01/25/2024	Regular	0.00	213.00	97259
174353	Invoice	01/18/2024	01.18.2024 - QRTRLY PREVENTATIVE MAI...	0.00	213.00	
	01.81.61501	BLDG. MAINT-JANITORIAL	01.18.2024 - QRTRLY PREVENTA...	213.00		
03419	MMANC	01/25/2024	Regular	0.00	2,095.00	97260
9283	Invoice	01/11/2024	01.11.2024 - UPNEXT TRAINING/MEMBER...	0.00	2,095.00	
	01.18.61000	TRAINING	01.11.2024 - UPNEXT TRAINING...	2,095.00		
03524	Northwest Cascade, Inc.	01/25/2024	Regular	0.00	262.19	97261
0553950949	Invoice	01/12/2024	01.12.2024 - ON CALL SERVICE	0.00	60.00	
	01.41.61506	BLDG. MAINT-OTHER	01.12.2024 - ON CALL SERVICE	60.00		
0553955855	Invoice	01/16/2024	01.16.2024 - PORTA POTTY SVC - 01.16.24...	0.00	202.19	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.81.61150 OUTSIDE SERVICES-OTHER		01.16.2024 - PORTA POTTY SVC -...		202.19	
03211	ODP Business Solutions LLC	01/25/2024	Regular	0.00	1,228.87	97262
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
342081769001	Invoice	11/28/2023	11.28.2023 - TAPE - LIBRARY	0.00	190.08	
	01.71.62000	OFFICE SUPPLIES	11.28.2023 - TAPE - LIBRARY		190.08	
342083731001	Invoice	11/28/2023	11.28.2023 - INK/TONER/LAMINATING PO...	0.00	456.41	
	01.71.62000	OFFICE SUPPLIES	11.28.2023 - INK/TONER/LAMIN...		456.41	
342083733001	Invoice	11/28/2023	11.28.2023 - DATER - LIBRARY	0.00	8.88	
	01.71.62000	OFFICE SUPPLIES	11.28.2023 - DATER - LIBRARY		8.88	
342083747001	Invoice	11/29/2023	11.29.2023 - DISINFECTING WIPES - LIBRA...	0.00	63.90	
	01.71.62000	OFFICE SUPPLIES	11.29.2023 - DISINFECTING WIP...		63.90	
348613502001	Invoice	12/29/2023	12.29.2023 - INK, TONER, PLANNER,TAPE -...	0.00	285.72	
	01.71.62000	OFFICE SUPPLIES	12.29.2023 - INK, TONER, PLAN...		285.72	
348615811001	Invoice	12/29/2023	12.29.2023 - HEATER - LIBRARY	0.00	38.23	
	01.71.62000	OFFICE SUPPLIES	12.29.2023 - HEATER - LIBRARY		38.23	
348615812001	Invoice	12/29/2023	12.29.2023 - DETERGENT, LABELS - LIBRARY	0.00	112.46	
	01.71.62000	OFFICE SUPPLIES	12.29.2023 - DETERGENT, LABEL...		112.46	
350445296001	Invoice	01/12/2024	01.12.2024 - DATER STAMP	0.00	73.19	
	01.12.62000	OFFICE SUPPLIES	01.12.2024 - DATER STAMP		73.19	
00128	Pacific Gas & Electric	01/25/2024	Regular	0.00	154.25	97263
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
216-01112024	Invoice	01/11/2024	216 - IMAGINATION PARK - 12.07.23-01.05..	0.00	154.25	
	14.81.61701	UTILITIES-ELECTRICITY	216 - IMAGINATION PARK - 12.0...		154.25	
00165	Pacific Telemanagement Services - PTS	01/25/2024	Regular	0.00	105.30	97264
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2116999	Invoice	01/11/2024	01.11.2024 - TH PAYPHONE - 02.01.24-02....	0.00	105.30	
	01.42.61705	UTILITIES-TELEPHONE	01.11.2024 - TH PAYPHONE - 02....		105.30	
00893	Perfect Timing Personnel Services, Inc.	01/25/2024	Regular	0.00	1,212.35	97265
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
52970	Invoice	01/22/2024	01.22.2024 - ADMIN SUPPORT	0.00	1,212.35	
	01.41.61103	OUTSIDE SVCS - HUMAN ...	01.22.2024 - ADMIN SUPPORT		1,212.35	
00181	Ross Valley Fire Department	01/25/2024	Regular	0.00	2,030.66	97266
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011567	Invoice	01/23/2024	01.23.2024 - RVFD FEES COLLECTED - DEC ...	0.00	2,030.66	
	01.00.20354	DUE TO ROSS VALLEY FIRE..	01.23.2024 - RVFD FEES COLLEC...		2,030.66	
01359	Siegfried Engineering Inc	01/25/2024	Regular	0.00	12,773.75	97267
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
46836	Invoice	01/12/2024	01.12.2024 - ENGINEERING SVCS - PVMT R...	0.00	12,773.75	
	15.41.63107	PAVING	01.12.2024 - ENGINEERING SVCS...		12,773.75	
03632	Susan Giorgi	01/25/2024	Regular	0.00	496.50	97268
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011568	Invoice	01/23/2024	01.23.2024 - DESIGN REVIEW REFUND - 85...	0.00	496.50	
	01.00.48057	PLANNING FEES	01.23.2024 - DESIGN REVIEW RE...		496.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03207	Toni DeFrancis	01/25/2024	Regular	0.00	180.00	97269

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2023-PC1204	Invoice	12/10/2023	12.10.2023 - TRANSCRIPTION - PLANNING...	0.00	180.00
	01.18.61150	OUTSIDE SERVICES-OTHER	12.10.2023 - TRANSCRIPTION - P...	180.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00215	Transbay Lock	01/25/2024	Regular	0.00	685.63	97270

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
89266	Invoice	01/08/2024	01.08.2024 - REKEYING TENNIS COURTS - ...	0.00	685.63
	31.41.61506	BLDG. MAINT-OTHER	01.08.2024 - REKEYING TENNIS ...	685.63	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01852	United California Access & Security	01/25/2024	Regular	0.00	5,928.75	97271

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
130622	Invoice	12/29/2023	12.29.2023 - ADA OPERATOR REPAIR	0.00	5,928.75
	01.41.61505	BLDG. MAINT-HEAT/AIR	12.29.2023 - ADA OPERATOR RE...	5,928.75	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00384	Van Midde & Son Concrete	01/25/2024	Regular	0.00	18,900.00	97272

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
14831	Invoice	01/12/2024	01.12.2024 - MONO AVE CATCH BASIN/ C...	0.00	18,900.00
	15.41.63113	UNPROGRAMMED DRAI...	01.12.2024 - MONO AVE CATCH...	10,700.00	
	19.41.63109	UNPROGRAMMED RESUR...	01.12.2024 - MONO AVE CATCH...	8,200.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03581	WEE YOGIS	01/25/2024	Regular	0.00	150.00	97273

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2	Invoice	01/12/2024	01.12.2024 - SING & STOMP SUB	0.00	150.00
	01.71.61132	OUTSIDE SVCS-PROGRA...	01.12.2024 - SING & STOMP SUB	150.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03454	Willdan Engineering	01/25/2024	Regular	0.00	5,501.25	97274

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
002-30992	Invoice	01/19/2024	01.19.2024 - PLAN CHECK SERVICES - DEC ...	0.00	5,501.25
	01.41.61157	PLAN CHECKING	01.19.2024 - PLAN CHECK SERVI...	5,501.25	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03454	Willdan Engineering	01/25/2024	Regular	0.00	303.75	97275

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
002-30992A	Invoice	01/19/2024	01.19.2024 - PLAN CHECK SERVICES - ADJ...	0.00	303.75
	01.41.61157	PLAN CHECKING	01.19.2024 - PLAN CHECK SERVI...	303.75	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	01/03/2024	Bank Draft	0.00	430.23	DFT04916

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
355-12262023	Invoice	12/26/2023	355 - CORPYARD UTILITIES - 11.05.23-12.0...	0.00	430.23
	41.41.61701	UTILITIES	355 - CORPYARD UTILITIES - 11....	430.23	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	01/03/2024	Bank Draft	0.00	15,773.55	DFT04917

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
461-12272023	Invoice	12/27/2023	461 - TH UTILITIES - 11.02.23-12.01.23	0.00	15,773.55
	21.65.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 11.02.23-12...	474.78	
	21.65.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 11.02.23-12...	738.20	
	31.41.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 11.02.23-12...	1,310.78	
	31.41.61702	UTILITIES-GAS	461 - TH UTILITIES - 11.02.23-12...	829.69	
	34.41.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 11.02.23-12...	296.54	
	34.41.61702	UTILITIES-GAS	461 - TH UTILITIES - 11.02.23-12...	189.28	
	41.41.61701	UTILITIES	461 - TH UTILITIES - 11.02.23-12...	11,934.28	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	01/03/2024	Bank Draft	0.00	2,332.06	DFT04918

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
146-12272023	Invoice	12/27/2023	146 - EV CHARGING - 11.06.23-12.05.23	0.00	2,332.06
	13.42.61114	OUTSIDE SRV: PARKING ...	146 - EV CHARGING - 11.06.23-1...	2,332.06	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	01/05/2024	Bank Draft	0.00	160.81	DFT04921

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
216-01022024	Invoice	01/02/2024	216 - ROBSON HOUSE - 11.06.23-12-05.23	0.00	160.81
	41.41.61701	UTILITIES	216 - ROBSON HOUSE - 11.06.23...	160.81	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00362	Town of San Anselmo	01/05/2024	Bank Draft	0.00	272,634.53	DFT04947

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0011463	Invoice	01/05/2024	1-15-2024 TSA To Fund Payroll	0.00	272,634.53
	01.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	190,404.97	
	01.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	3,716.92	
	01.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	-1,403.67	
	15.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	3,816.16	
	15.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	-40.00	
	19.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	22,657.90	
	21.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	41,612.05	
	21.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	-215.00	
	27.00.20299	PAYROLL PAYABLE	1-15-2024 TSA To Fund Payroll	12,085.20	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03303	U.S. Bank Corporate Trust	01/09/2024	Bank Draft	0.00	87,716.52	DFT04948

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2458401	Invoice	01/22/2024	01.22.2024 - PENSION OBLIGATION BONDS..	0.00	87,716.52
	01.40.64100	DEBT SERVICE: INTEREST ...	01.22.2024 - PENSION OBLIGATI...	87,716.52	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01078	The Bank of New York Mellon	01/09/2024	Bank Draft	0.00	8,628.13	DFT04949

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0011477	Invoice	01/29/2024	01.29.2024 - GOB BONDS 2011 - LOAN# S...	0.00	8,628.13
	29.40.64100	DEBT SERVICE: INTEREST ...	01.29.2024 - GOB BONDS 2011 -...	8,628.13	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03344	CSG Forte Payments Inc.	01/10/2024	Bank Draft	0.00	2,485.43	DFT04958

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0011516539	Invoice	01/10/2024	12.31.2023 - CREDIT CARD PROCESSING	0.00	2,485.43
	21.65.61177	CHG CARDS	12.31.2023 - CREDIT CARD PROC...	2,485.43	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03344	CSG Forte Payments Inc.	01/10/2024	Bank Draft	0.00	883.66	DFT04959

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0011516540	Invoice	01/10/2024	12.31.2023 - CREDIT CARD PROCESSING - ...	0.00	883.66
	21.65.61177	CHG CARDS	12.31.2023 - CREDIT CARD PROC...	883.66	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	01/10/2024	Bank Draft	0.00	202.86	DFT04960

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
717-01102024	Invoice	01/10/2024	717 - CORPYARD NATURAL GAS - 11.04.23...	0.00	202.86
	41.41.61701	UTILITIES	717 - CORPYARD NATURAL GAS -...	202.86	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01281	Payroll Resources Group	01/18/2024	Bank Draft	0.00	270.00	DFT04963

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date	Payment Date / Payable Description / Account Name	Payment Type / Item Description	Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
17568	Invoice	01/12/2024	01.12.2024 - S125/S132 PRCSSNG/DISCRI...		0.00	270.00	
01.12.61107			OUTSIDE SVCS-ACCOUNT...	01.12.2024 - S125/S132 PRCSSN...		270.00	
00402	US Bank		01/05/2024	Bank Draft	0.00	23,474.77	DFT04964
INV0011378	Invoice	01/12/2024	12.01.2023 - AVILA - LGC		0.00	700.00	
01.12.61000			TRAINING	12.01.2023 - AVILA - LGC		700.00	
INV0011379	Invoice	01/12/2024	12.05.2023 - AVILA - LGC		0.00	700.00	
01.12.61000			TRAINING	12.05.2023 - AVILA - LGC		700.00	
INV0011380	Invoice	01/12/2024	12.06.2023 - AVILA - YOSEMITE NP VALLEY...		0.00	674.56	
01.12.61000			TRAINING	12.06.2023 - AVILA - YOSEMITE ...		674.56	
INV0011381	Invoice	01/12/2024	12.09.2023 - AVILA - CREEKSIDE PIZZA		0.00	100.00	
01.11.62200			DEPARTMENTAL SUPPLIES	12.09.2023 - AVILA - CREEKSIDE ...		100.00	
INV0011382	Invoice	01/12/2024	12.08.2023 - AVILA - THE FIG GARDEN		0.00	6.56	
01.11.62200			DEPARTMENTAL SUPPLIES	12.08.2023 - AVILA - THE FIG GA...		6.56	
INV0011383	Invoice	01/12/2024	12.11.2023 - AVILA - MI PUEBLO		0.00	110.31	
01.11.62200			DEPARTMENTAL SUPPLIES	12.11.2023 - AVILA - MI PUEBLO		110.31	
INV0011384	Invoice	01/12/2024	12.11.2023 - AVILA - MI PUEBLO		0.00	10.11	
01.11.62200			DEPARTMENTAL SUPPLIES	12.11.2023 - AVILA - MI PUEBLO		10.11	
INV0011385	Invoice	01/12/2024	12.10.2023 - AVILA - LAOS KITCHEN		0.00	70.74	
01.11.62200			DEPARTMENTAL SUPPLIES	12.10.2023 - AVILA - LAOS KITC...		70.74	
INV0011386	Invoice	01/12/2024	12.11.2023 - AVILA - COSTCO		0.00	11.29	
01.11.62200			DEPARTMENTAL SUPPLIES	12.11.2023 - AVILA - COSTCO		11.29	
INV0011387	Invoice	01/12/2024	12.12.2023 - AVILA - MI PUEBLO		0.00	15.50	
01.11.62200			DEPARTMENTAL SUPPLIES	12.12.2023 - AVILA - MI PUEBLO		15.50	
INV0011388	Invoice	01/12/2024	12.12.2023 - AVILA - SAFEWAY		0.00	4.79	
01.11.62200			DEPARTMENTAL SUPPLIES	12.12.2023 - AVILA - SAFEWAY		4.79	
INV0011389	Invoice	01/12/2024	12.19.2023 - AVILA - S&H CLEANERS		0.00	294.50	
01.12.62208			JANITORIAL SUPPLIES	12.19.2023 - AVILA - S&H CLEAN...		294.50	
INV0011390	Invoice	01/12/2024	12.14.2023 - WARNER - ACE HARDWARE		0.00	13.10	
01.12.62200			DEPARTMENTAL SUPPLIES	12.14.2023 - WARNER - ACE HA...		13.10	
INV0011391	Invoice	01/12/2024	11.29.2023 - CLIFFORD - MARIN IJ		0.00	14.00	
01.12.61302			DUES	11.29.2023 - CLIFFORD - MARIN IJ		14.00	
INV0011392	Invoice	01/12/2024	12.06.2023 - CLIFFORD - ADOBE		0.00	726.30	
42.21.63003			COMPUTER HARDWARE/...	12.06.2023 - CLIFFORD - ADOBE		726.30	
INV0011393	Invoice	01/12/2024	12.07.2023 - CLIFFORD - T2 SYSTEMS		0.00	2.00	
13.42.61114			OUTSIDE SRV: PARKING ...	12.07.2023 - CLIFFORD - T2 SYST...		2.00	
INV0011394	Invoice	01/12/2024	12.16.2023 - CLIFFORD - AMAZON		0.00	54.40	
01.12.61302			DUES	12.16.2023 - CLIFFORD - AMAZ...		54.40	
INV0011395	Invoice	01/12/2024	12.16.2023 - CLIFFORD - COMCAST		0.00	173.70	
42.21.63003			COMPUTER HARDWARE/...	12.16.2023 - CLIFFORD - COMCA...		173.70	
INV0011397	Invoice	01/12/2024	11.29.2023 - MAUK - AMAZON		0.00	75.53	
21.65.62000			OFFICE SUPPLIES	11.29.2023 - MAUK - AMAZON		75.53	
INV0011398	Invoice	01/12/2024	11.30.2023 - MAUK - AMAZON		0.00	16.38	
21.65.62000			OFFICE SUPPLIES	11.30.2023 - MAUK - AMAZON		16.38	
INV0011399	Invoice	01/12/2024	12.01.2023 - MAUK - AMAZON		0.00	43.69	
21.65.62000			OFFICE SUPPLIES	12.01.2023 - MAUK - AMAZON		43.69	
INV0011400	Invoice	01/12/2024	12.05.2023 - MAUK - AMAZON		0.00	29.24	
21.65.62000			OFFICE SUPPLIES	12.05.2023 - MAUK - AMAZON		29.24	
INV0011401	Invoice	01/12/2024	12.06.2023 - MAUK - AMAZON		0.00	21.99	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.65.62000 OFFICE SUPPLIES		12.06.2023 - MAUK - AMAZON		21.99	
INV0011402	Invoice	01/12/2024	12.06.2023 - MAUK - AMAZON	0.00	38.23	
	21.65.62000 OFFICE SUPPLIES		12.06.2023 - MAUK - AMAZON		38.23	
INV0011403	Invoice	01/12/2024	12.06.2023 - MAUK - AMAZON	0.00	22.99	
	21.65.62000 OFFICE SUPPLIES		12.06.2023 - MAUK - AMAZON		22.99	
INV0011404	Invoice	01/12/2024	12.06.2023 - MAUK - AMAZON	0.00	110.30	
	21.65.62000 OFFICE SUPPLIES		12.06.2023 - MAUK - AMAZON		110.30	
INV0011405	Invoice	01/12/2024	12.06.2023 - MAUK - AMAZON	0.00	93.94	
	21.65.62000 OFFICE SUPPLIES		12.06.2023 - MAUK - AMAZON		93.94	
INV0011406	Invoice	01/12/2024	12.12.2023 - MAUK - LSA	0.00	743.45	
	32.00.49027 Garden Dues		12.12.2023 - MAUK - LSA		743.45	
INV0011407	Invoice	01/12/2024	12.12.2023 - MAUK - AMAZON	0.00	98.31	
	21.65.62000 OFFICE SUPPLIES		12.12.2023 - MAUK - AMAZON		98.31	
INV0011408	Invoice	01/12/2024	12.12.2023 - MAUK - AMAZON	0.00	79.74	
	21.65.62000 OFFICE SUPPLIES		12.12.2023 - MAUK - AMAZON		79.74	
INV0011409	Invoice	01/12/2024	12.12.2023 - MAUK - AMAZON	0.00	18.99	
	21.65.62000 OFFICE SUPPLIES		12.12.2023 - MAUK - AMAZON		18.99	
INV0011410	Invoice	01/12/2024	12.14.2023 - MAUK - AMAZON	0.00	115.79	
	21.65.62000 OFFICE SUPPLIES		12.14.2023 - MAUK - AMAZON		115.79	
INV0011411	Invoice	01/12/2024	12.15.2023 - MAUK - AMAZON	0.00	21.99	
	21.65.62000 OFFICE SUPPLIES		12.15.2023 - MAUK - AMAZON		21.99	
INV0011416	Invoice	01/12/2024	11.30.2023 - KENTON - BRANDEDITEMS	0.00	2,063.76	
	01.21.62202 EMPLOYEE RECOG SUPPL...		11.30.2023 - KENTON - BRANDE...		2,063.76	
INV0011417	Invoice	01/12/2024	12.04.2023 - KENTON - TRADER JOE'S	0.00	16.35	
	01.71.62000 OFFICE SUPPLIES		12.04.2023 - KENTON - TRADER ...		16.35	
INV0011418	Invoice	01/12/2024	12.13.2023 - KENTON - LEAGUE OF CA CITI...	0.00	675.00	
	01.11.61000 TRAINING		12.13.2023 - KENTON - LEAGUE ...		675.00	
INV0011419	Invoice	01/12/2024	12.13.2023 - KENTON - LEAGUE OF CA CITI...	0.00	675.00	
	01.11.61000 TRAINING		12.13.2023 - KENTON - LEAGUE ...		675.00	
INV0011420	Invoice	01/12/2024	12.13.2023 - KENTON - LEAGUE OF CA CITI...	0.00	675.00	
	01.11.61000 TRAINING		12.13.2023 - KENTON - LEAGUE ...		675.00	
INV0011421	Invoice	01/12/2024	12.20.2023 - KENTON - WAYFINDER BOOKS	0.00	39.20	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.20.2023 - KENTON - WAYFIN...		39.20	
INV0011422	Invoice	01/12/2024	11.22.2023 - WASKEY - REDBUBBLE	0.00	33.24	
	01.71.61132 OUTSIDE SVCS-PROGRA...		11.22.2023 - WASKEY - REDBUB...		33.24	
INV0011423	Invoice	01/12/2024	12.01.2023 - WASKEY - STEFANOS	0.00	26.91	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.01.2023 - WASKEY - STEFAN...		26.91	
INV0011424	Invoice	01/12/2024	12.05.2023 - WASKEY - ANDRONICO'S	0.00	5.17	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.05.2023 - WASKEY - ANDRON...		5.17	
INV0011425	Invoice	01/12/2024	12.08.2023 - WASKEY - ANDRONICO'S	0.00	24.97	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.08.2023 - WASKEY - ANDRON...		24.97	
INV0011426	Invoice	01/12/2024	12.15.2023 - WASKEY - SMART & FINAL	0.00	166.32	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.15.2023 - WASKEY - SMART &..		166.32	
INV0011427	Invoice	01/12/2024	12.16.2023 - WASKEY - SAFEWAY	0.00	22.96	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.16.2023 - WASKEY - SAFEWAY		22.96	
INV0011428	Invoice	01/12/2024	12.18.2023 - WASKEY - MICHAEL'S	0.00	4.91	
	01.71.61132 OUTSIDE SVCS-PROGRA...		12.18.2023 - WASKEY - MICHAEL...		4.91	
INV0011429	Invoice	01/12/2024	11.27.2023 - LEYLAND - ORIENTAL TRADI...	0.00	25.74	
	01.71.61132 OUTSIDE SVCS-PROGRA...		11.27.2023 - LEYLAND - ORIENT...		25.74	
INV0011430	Invoice	01/12/2024	11.29.2023 - LEYLAND - MERCHOLOGY	0.00	724.66	
	01.71.61150 OUTSIDE SERVICES-OTHER		11.29.2023 - LEYLAND - MERCH...		724.66	
INV0011464	Invoice	01/12/2024	11.26.2023 - DOBRONYI - AMAZON	0.00	205.27	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.41.62200 DEPARTMENTAL SUPPLIES		11.26.2023 - DOBRONYI - AMAZ...		205.27	
INV0011465	Invoice	01/12/2024	12.06.2023 - DOBRONYI - AMAZON	0.00	43.21	
	01.41.62000 OFFICE SUPPLIES		12.06.2023 - DOBRONYI - AMAZ...		43.21	
INV0011466	Invoice	01/12/2024	12.08.2023 - DOBRONYI - AMAZON	0.00	155.04	
	01.41.62000 OFFICE SUPPLIES		12.08.2023 - DOBRONYI - AMAZ...		155.04	
INV0011467	Invoice	01/12/2024	12.07.2023 - DOBRONYI - AMAZON	0.00	173.74	
	01.41.62000 OFFICE SUPPLIES		12.07.2023 - DOBRONYI - AMAZ...		173.74	
INV0011468	Invoice	01/12/2024	12.13.2023 - DOBRONYI - AMAZON	0.00	17.04	
	01.41.62000 OFFICE SUPPLIES		12.13.2023 - DOBRONYI - AMAZ...		17.04	
INV0011469	Invoice	01/12/2024	12.13.2023 - DOBRONYI - AMAZON	0.00	151.33	
	01.41.62000 OFFICE SUPPLIES		12.13.2023 - DOBRONYI - AMAZ...		151.33	
INV0011470	Invoice	01/12/2024	11.30.2023 - DONERY - KEINTZ HALL	0.00	79.48	
	01.11.61000 TRAINING		11.30.2023 - DONERY - KEINTZ ...		79.48	
INV0011471	Invoice	01/12/2024	12.01.2023 - DONERY - INSALATAS	0.00	75.27	
	01.11.61000 TRAINING		12.01.2023 - DONERY - INSALAT...		75.27	
INV0011472	Invoice	01/12/2024	12.01.2023 - DONERY - IOTUM.COM	0.00	9.99	
	01.12.61150 OUTSIDE SERVICES-OTHER		12.01.2023 - DONERY - IOTUM....		9.99	
INV0011473	Invoice	01/12/2024	12.13.2023 - DONERY - SMART & FINAL	0.00	125.50	
	01.21.62202 EMPLOYEE RECOG SUPPL...		12.13.2023 - DONERY - SMART &..		125.50	
INV0011474	Invoice	01/12/2024	12.14.2023 - DONERY - SAFEWAY	0.00	10.90	
	01.21.62202 EMPLOYEE RECOG SUPPL...		12.14.2023 - DONERY - SAFEWAY		10.90	
INV0011479	Invoice	01/12/2024	12.03.2023 - SCOBLE - FEDEX	0.00	88.59	
	01.18.62003 POSTAGE		12.03.2023 - SCOBLE - FEDEX		88.59	
INV0011480	Invoice	01/12/2024	12.08.2023 - SCOBLE - FEDEX	0.00	52.36	
	01.18.62003 POSTAGE		12.08.2023 - SCOBLE - FEDEX		52.36	
INV0011481	Invoice	01/12/2024	12.14.2023 - SCOBLE - MMANC	0.00	95.00	
	01.18.61302 DUES		12.14.2023 - SCOBLE - MMANC		95.00	
INV0011485	Invoice	01/12/2024	11.23.2023 - O'GRADY - AMAZON	0.00	192.82	
	21.63.62978 TODDLER ENRICHMENT S...		11.23.2023 - O'GRADY - AMAZON		192.82	
INV0011486	Invoice	01/12/2024	11.28.2023 - O'GRADY - AMAZON	0.00	57.70	
	60.14.62915 Holiday Tree Lighting		11.28.2023 - O'GRADY - AMAZON		57.70	
INV0011487	Invoice	01/12/2024	11.30.2023 - O'GRADY - COMCAST	0.00	93.75	
	21.63.61187 ROBSON AFTER SCHOOL ...		11.30.2023 - O'GRADY - COMCA...		93.75	
INV0011488	Invoice	01/12/2024	11.29.2023 - O'GRADY - AMAZON	0.00	103.26	
	60.14.62915 Holiday Tree Lighting		11.29.2023 - O'GRADY - AMAZON		103.26	
INV0011489	Invoice	01/12/2024	11.30.2023 - O'GRADY - TARGET	0.00	25.39	
	21.63.62987 ROBSON AFTER SCHOOL ...		11.30.2023 - O'GRADY - TARGET		25.39	
INV0011490	Invoice	01/12/2024	11.30.2023 - O'GRADY - TARGET	0.00	329.75	
	21.63.62987 ROBSON AFTER SCHOOL ...		11.30.2023 - O'GRADY - TARGET		329.75	
INV0011491	Invoice	01/12/2024	11.30.2023 - O'GRADY - AMAZON	0.00	23.57	
	21.63.62987 ROBSON AFTER SCHOOL ...		11.30.2023 - O'GRADY - AMAZON		23.57	
INV0011492	Invoice	01/12/2024	12.03.2023 - O'GRADY - AMAZON	0.00	235.44	
	21.63.62987 ROBSON AFTER SCHOOL ...		12.03.2023 - O'GRADY - AMAZON		235.44	
INV0011493	Invoice	01/12/2024	12.01.2023 - O'GRADY - INDEED	0.00	348.00	
	21.65.61806 MISC HIRING EXPENSES		12.01.2023 - O'GRADY - INDEED		348.00	
INV0011494	Invoice	01/12/2024	12.08.2023 - O'GRADY - CANVA	0.00	119.99	
	21.65.61905 PROMOTION/MARKETING		12.08.2023 - O'GRADY - CANVA		119.99	
INV0011495	Invoice	01/12/2024	12.10.2023 - O'GRADY - AMAZON	0.00	23.09	
	21.63.62987 ROBSON AFTER SCHOOL ...		12.10.2023 - O'GRADY - AMAZON		23.09	
INV0011496	Invoice	01/12/2024	12.10.2023 - O'GRADY - AMAZON	0.00	168.01	
	21.63.62987 ROBSON AFTER SCHOOL ...		12.10.2023 - O'GRADY - AMAZON		168.01	
INV0011497	Invoice	01/12/2024	12.17.2023 - O'GRADY - AMAZON	0.00	309.21	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.63.62987	ROBSON AFTER SCHOOL ...	12.17.2023 - O'GRADY - AMAZON		309.21	
INV0011498	Invoice	01/12/2024	12.19.2023 - O'GRADY - AMAZON	0.00	9.82	
	21.63.62987	ROBSON AFTER SCHOOL ...	12.19.2023 - O'GRADY - AMAZON		9.82	
INV0011499	Invoice	01/12/2024	12.19.2023 - O'GRADY - AMAZON	0.00	4.36	
	21.63.62987	ROBSON AFTER SCHOOL ...	12.19.2023 - O'GRADY - AMAZON		4.36	
INV0011500	Invoice	01/12/2024	11.23.2023 - MIHAN - AMAZON	0.00	32.66	
	60.14.62926	BREAKFAST WITH SANTA ...	11.23.2023 - MIHAN - AMAZON		32.66	
INV0011501	Invoice	01/12/2024	11.23.2023 - MIHAN - AMAZON	0.00	13.00	
	21.61.62961	BASKETBALL SUPPLIES	11.23.2023 - MIHAN - AMAZON		13.00	
INV0011502	Invoice	01/12/2024	12.03.2023 - MIHAN - AMAZON	0.00	16.37	
	21.65.62000	OFFICE SUPPLIES	12.03.2023 - MIHAN - AMAZON		16.37	
INV0011503	Invoice	01/12/2024	12.02.2023 - MIHAN - AMAZON	0.00	26.75	
	60.14.62926	BREAKFAST WITH SANTA ...	12.02.2023 - MIHAN - AMAZON		26.75	
INV0011505	Invoice	01/12/2024	12.07.2023 - MIHAN - CVS	0.00	18.55	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - CVS		18.55	
INV0011506	Invoice	01/12/2024	12.07.2023 - MIHAN - SMART & FINAL	0.00	89.97	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - SMART & ...		89.97	
INV0011507	Invoice	01/12/2024	12.07.2023 - MIHAN - CHEF STORE	0.00	445.32	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - CHEF STO...		445.32	
INV0011508	Invoice	01/12/2024	12.08.2023 - MIHAN - TARGET	0.00	152.91	
	60.14.62926	BREAKFAST WITH SANTA ...	12.08.2023 - MIHAN - TARGET		152.91	
INV0011509	Invoice	01/12/2024	12.07.2023 - MIHAN - SAFEWAY	0.00	119.20	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - SAFEWAY		119.20	
INV0011510	Invoice	01/12/2024	12.07.2023 - MIHAN - QUICK & EASY	0.00	15.16	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - QUICK & ...		15.16	
INV0011512	Invoice	01/12/2024	12.07.2023 - MIHAN - PARTY CENTER	0.00	1,827.48	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - PARTY CE...		1,958.38	
	60.14.62926	BREAKFAST WITH SANTA ...	12.07.2023 - MIHAN - PARTY CE...		-130.90	
INV0011513	Invoice	01/12/2024	12.08.2023 - MIHAN - EAST BAY RESTAUR...	0.00	136.69	
	60.14.62926	BREAKFAST WITH SANTA ...	12.08.2023 - MIHAN - EAST BAY ...		136.69	
INV0011514	Invoice	01/12/2024	12.11.2023 - MIHAN - HOME DEPOT	0.00	43.68	
	60.14.62926	BREAKFAST WITH SANTA ...	12.11.2023 - MIHAN - HOME DE...		43.68	
INV0011515	Invoice	01/12/2024	12.13.2023 - MIHAN - ACE HARDWARE	0.00	48.03	
	21.65.62000	OFFICE SUPPLIES	12.13.2023 - MIHAN - ACE HAR...		48.03	
INV0011516	Invoice	01/12/2024	12.14.2023 - MIHAN - SAFEWAY	0.00	6.00	
	21.61.62961	BASKETBALL SUPPLIES	12.14.2023 - MIHAN - SAFEWAY		6.00	
INV0011517	Invoice	01/12/2024	12.04.2023 - JONES - AMAZON	0.00	37.12	
	21.63.62979	PARKSIDE SUPPLIES	12.04.2023 - JONES - AMAZON		37.12	
INV0011518	Invoice	01/12/2024	12.05.2023 - JONES - AMAZON	0.00	55.86	
	21.63.62979	PARKSIDE SUPPLIES	12.05.2023 - JONES - AMAZON		55.86	
INV0011519	Invoice	01/12/2024	12.05.2023 - JONES - AMAZON	0.00	62.21	
	21.63.62979	PARKSIDE SUPPLIES	12.05.2023 - JONES - AMAZON		62.21	
INV0011520	Invoice	01/12/2024	12.07.2023 - JONES - AMAZON	0.00	7.64	
	21.63.62979	PARKSIDE SUPPLIES	12.07.2023 - JONES - AMAZON		7.64	
INV0011521	Invoice	01/12/2024	12.10.2023 - JONES - AMAZON	0.00	13.06	
	21.63.62979	PARKSIDE SUPPLIES	12.10.2023 - JONES - AMAZON		13.06	
INV0011522	Invoice	01/12/2024	12.16.2023 - JONES - MOUNTAIN MIKE'S	0.00	106.83	
	21.63.62979	PARKSIDE SUPPLIES	12.16.2023 - JONES - MOUNTAIN..		106.83	
INV0011523	Invoice	01/12/2024	12.17.2023 - JONES - AMAZON	0.00	28.28	
	21.63.62979	PARKSIDE SUPPLIES	12.17.2023 - JONES - AMAZON		28.28	
INV0011524	Invoice	01/12/2024	12.19.2023 - JONES - DOLLAR TREE	0.00	39.80	
	21.63.62979	PARKSIDE SUPPLIES	12.19.2023 - JONES - DOLLAR TR...		39.80	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0011525	Invoice	01/12/2024	12.19.2023 - JONES - ADAMS SAFETY	0.00	1,000.00	
21.65.61000	TRAINING		12.19.2023 - HONES - ADAMS S...		1,000.00	
INV0011526	Invoice	01/12/2024	12.05.2023 - STEVENSON - HWC PACKAGI...	0.00	38.30	
01.42.62200	DEPARTMENTAL SUPPLIES		12.05.2023 - STEVENSON - HWC...		38.30	
INV0011527	Invoice	01/12/2024	11.24.2023 - SHAW - AMAZON	0.00	13.19	
01.42.62200	DEPARTMENTAL SUPPLIES		11.24.2023 - SHAW - AMAZON		13.19	
INV0011528	Invoice	01/12/2024	11.29.2023 - SHAW - GRAINGER	0.00	471.32	
01.81.62200	DEPARTMENTAL SUPPLIES		11.29.2023 - SHAW - GRAINGER		471.32	
INV0011529	Invoice	01/12/2024	12.04.2023 - SHAW - HOME DEPOT	0.00	488.30	
01.42.62200	DEPARTMENTAL SUPPLIES		12.04.2023 - SHAW - HOME DE...		488.30	
INV0011530	Invoice	01/12/2024	12.12.2023 - SHAW - AMAZON	0.00	29.59	
01.42.62200	DEPARTMENTAL SUPPLIES		12.12.2023 - SHAW - AMAZON		29.59	
INV0011531	Invoice	01/12/2024	12.12.2023 - SHAW - AMAZON	0.00	16.15	
01.42.62200	DEPARTMENTAL SUPPLIES		12.12.2023 - SHAW - AMAZON		16.15	
INV0011532	Invoice	01/12/2024	12.12.2023 - SHAW - AMAZON	0.00	25.49	
01.42.62200	DEPARTMENTAL SUPPLIES		12.12.2023 - SHAW - AMAZON		25.49	
INV0011533	Invoice	01/12/2024	12.18.2023 - SHAW - NORTH BAY NISSAN	0.00	444.95	
01.41.61602	VEHICLE MAINTENANCE/...		12.18.2023 - SHAW - NORTH BAY..		444.95	
INV0011534	Invoice	01/12/2024	12.19.2023 - SHAW - TAP PLASTIC	0.00	40.42	
01.42.62200	DEPARTMENTAL SUPPLIES		12.19.2023 - TAP PLASTIC		40.42	
INV0011535	Invoice	01/12/2024	12.19.2023 - SHAW - AMAZON	0.00	109.23	
01.42.62988	VEHICLE-FUEL/OIL/TIRES		12.19.2023 - SHAW - AMAZON		109.23	
INV0011536	Invoice	01/12/2024	11.27.2023 - HEALY - MARIN FORD	0.00	392.89	
01.81.62988	VEHICLE-FUEL/OIL/TIRES		11.27.2023 - HEALY - MARIN FO...		392.89	
INV0011537	Invoice	01/12/2024	11.29.2023 - HEALY - GRAINGER	0.00	34.67	
01.41.61506	BLDG. MAINT-OTHER		11.29.2023 - HEALY - GRAINGER		3,570.95	
01.41.61506	BLDG. MAINT-OTHER		11.29.2023 - HEALY - GRAINGER		-3,536.28	
INV0011538	Invoice	01/12/2024	12.06.2023 - HEALY - JACKSON'S HARDWA...	0.00	114.69	
01.42.62920	WORK CLOTHING		12.06.2023 - HEALY - JACKSON'S...		114.69	
INV0011539	Invoice	01/12/2024	12.06.2023 - HEALY - STAPLES	0.00	24.02	
01.81.62000	OFFICE SUPPLIES		12.06.2023 - HEALY - STAPLES		24.02	
INV0011540	Invoice	01/12/2024	12.14.2023 - HEALY - NORTH BAY NISSAN	0.00	938.92	
01.41.61602	VEHICLE MAINTENANCE/...		12.14.2023 - HEALY - NORTH BAY..		938.92	
INV0011541	Invoice	01/12/2024	12.14.2023 - HEALY - NORTH BAY NISSAN	0.00	972.79	
01.41.61602	VEHICLE MAINTENANCE/...		12.14.2023 - HEALY - NORTH BAY..		972.79	
INV0011542	Invoice	01/12/2024	11.30.2023 - CONDRY - CHINA VILLA	0.00	42.10	
01.41.62200	DEPARTMENTAL SUPPLIES		11.30.2023 - CONDRY - CHINA VI...		42.10	
INV0011543	Invoice	01/12/2024	12.04.2023 - CONDRY - TRAININNG	0.00	250.00	
01.41.61000	TRAINING		12.04.2023 - CONDRY - TRAININ...		250.00	
INV0011544	Invoice	01/12/2024	12.06.2023 - CONDRY - MICROSOFT	0.00	19.99	
01.41.62200	DEPARTMENTAL SUPPLIES		12.06.2023 - CONDRY - MICROS...		19.99	
INV0011545	Invoice	01/12/2024	12.06.2023 - CONDRY - AMAZON	0.00	327.74	
01.41.61154	OUTSIDE SERVICES - FLO...		12.06.2023 - CONDRY - AMAZON		327.74	
INV0011546	Invoice	01/12/2024	12.06.2023 - CONDRY - AMAZON	0.00	16.88	
01.41.62200	DEPARTMENTAL SUPPLIES		12.06.2023 - CONDRY - AMAZON		16.88	
INV0011547	Invoice	01/12/2024	12.07.2023 - CONDRY - CREEKSIDE PIZZA	0.00	562.63	
01.41.62200	DEPARTMENTAL SUPPLIES		12.07.2023 - CONDRY - CREEKSI...		562.63	
INV0011548	Invoice	01/12/2024	12.17.2023 - CONDRY - AMAZON	0.00	39.45	
01.41.62200	DEPARTMENTAL SUPPLIES		12.17.2023 - CONDRY - AMAZON		39.45	
00362	Town of San Anselmo	01/22/2024	Bank Draft	0.00	226,256.26	DFT04984

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		
INV0011566	Invoice	01/22/2024	1-31-2024 TSA To Fund Payroll	0.00	226,256.26	
	01.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	152,848.22		
	01.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	3,715.09		
	01.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	-1,420.09		
	15.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	3,129.65		
	15.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	-40.00		
	19.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	30,316.58		
	21.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	29,437.98		
	21.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	-215.00		
	27.00.20299	PAYROLL PAYABLE	1-31-2024 TSA To Fund Payroll	8,483.83		
00128	Pacific Gas & Electric	01/17/2024	Bank Draft	0.00	533.85	DFT04985
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
355-01172024	Invoice	01/17/2024	355 - CORPYARD - 12.05.23-01.04.24	0.00	533.85	
	41.41.61701	UTILITIES	355 - CORPYARD - 12.05.23-01.0...	533.85		
00181	Ross Valley Fire Department	01/24/2024	Bank Draft	0.00	419,893.50	DFT04986
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011581	Invoice	01/24/2024	01.24.2024 - JANUARY RVFD MEMBER DU...	0.00	419,893.50	
	01.32.61139	RVFS CONTRACT	01.24.2024 - JANUARY RVFD M...	419,893.50		
00128	Pacific Gas & Electric	01/24/2024	Bank Draft	0.00	2,075.22	DFT04987
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
146-01172024	Invoice	01/17/2024	146 - EV CHARGING - 12.06.23-01.05.24	0.00	2,075.22	
	13.42.61114	OUTSIDE SRV: PARKING ...	146 - EV CHARGING - 12.06.23-0...	2,075.22		
00072	Comcast	01/25/2024	Bank Draft	0.00	-150.02	DFT04988
00072	Comcast	01/25/2024	Bank Draft	0.00	150.02	DFT04988
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
426-01092024	Invoice	01/09/2024	426 - CREEK CAMERA - 01.04.24-02.13.24	0.00	150.02	
	42.21.61150	OUTSIDE SERVICES-OTHER	426 - CREEK CAMERA - 01.04.24...	150.02		
00128	Pacific Gas & Electric	01/29/2024	Bank Draft	0.00	18,198.42	DFT05004
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
461-01292024	Invoice	01/29/2024	461 - TOWN HALL UTILITIES - 12.02.23-01....	0.00	18,198.42	
	21.65.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 12...	547.77		
	21.65.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 12...	851.69		
	31.41.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 12...	1,512.29		
	31.41.61702	UTILITIES-GAS	461 - TOWN HALL UTILITIES - 12...	957.24		
	34.41.61701	UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 12...	342.13		
	34.41.61702	UTILITIES-GAS	461 - TOWN HALL UTILITIES - 12...	218.38		
	41.41.61701	UTILITIES	461 - TOWN HALL UTILITIES - 12...	13,768.92		
03554	Doc Bailey Construction Equipment Inc	01/16/2024	Bank Draft	0.00	4,882.50	DFT05017
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
40648	Invoice	01/16/2024	Bucket Truck Rental	0.00	4,882.50	
	40.21.61906	LIABILITY INSURANCE CLA...	Bucket Truck Rental	4,882.50		
00351	The Bank of New York Mellon Trust Company, N	01/29/2024	Bank Draft	0.00	17,800.00	DFT05018

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**		
	INV0011623 Invoice	01/29/2024	2020 General Obligation Refunding Bonds ...	0.00	17,800.00	
	28.40.64100	DEBT SERVICE: INTEREST ...	2020 General Obligation Refund...	17,800.00		
00391	Verizon Wireless	01/03/2024	Bank Draft	0.00	806.44	DFT05019
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
	INV0011624 Invoice	01/03/2024	CELLULAR December - January	0.00	806.44	
	01.12.61705	UTILITIES-TELEPHONE	Verizon Wireless January	51.63		
	01.18.61705	UTILITIES-TELEPHONE	Verizon Wireless January	38.01		
	01.41.61705	UTILITIES-TELEPHONE	Verizon Wireless January	348.94		
	01.42.61705	UTILITIES-TELEPHONE	Verizon Wireless January	263.30		
	21.63.61179	PARKSIDE SERVICES	Verizon Wireless January	52.28		
	21.63.61187	ROBSON AFTER SCHOOL ...	Verizon Wireless January	52.28		

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	346	169	0.00	1,226,682.28
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-49,160.75
Bank Drafts	144	22	0.00	1,105,438.74
EFT's	0	0	0.00	0.00
	490	**199**	**0.00**	**2,282,960.27**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	346	169	0.00	1,226,682.28
Manual Checks	0	0	0.00	0.00
Voided Checks	0	8	0.00	-49,160.75
Bank Drafts	144	22	0.00	1,105,438.74
EFT's	0	0	0.00	0.00
	490	**199**	**0.00**	**2,282,960.27**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	1/2024	2,282,960.27
			2,282,960.27

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
03520	DM Brent & Associates, Inc.	02/01/2024	Regular	0.00	-12,598.86	97244
02920	Amazon Business	02/08/2024	Regular	0.00	110.75	97276

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1F4H-9HJH-FJ6L	Invoice	01/31/2024	01.31.2024 - PARIS TO NEW YORK	0.00	45.89
	01.71.62310	Library Zip Grant	01.31.2024 - PARIS TO NEW YO...	45.89	
1QT7-XHM9-NM...	Invoice	01/16/2024	01.16.2024 - WANDERFUL	0.00	16.23
	01.71.62310	Library Zip Grant	01.16.2024 - WANDERFUL	16.23	
1R69-T3VG-LQYC	Invoice	01/11/2024	01.11.2024 - KIT AND MODERN TIMBER F...	0.00	26.84
	01.71.62310	Library Zip Grant	01.11.2024 - KIT AND MODERN T..	26.84	
1XLF-H17T-4VHV	Invoice	01/19/2024	01.19.2024 - FOCUS ON WHAT MATTERS	0.00	21.79
	01.71.62310	Library Zip Grant	01.19.2024 - FOCUS ON WHAT ...	21.79	

00001	AT&T Calnet	02/08/2024	Regular	0.00	485.23	97277

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
576-01272024	Invoice	01/27/2024	576 - TH CHAMBERS PHONE - 12.27.23-01...	0.00	8.45
	41.41.61701	UTILITIES	576 - TH CHAMBERS PHONE - 12...	8.45	
583-01252024	Invoice	01/25/2024	583 - DPW FAX - 12.25.23-01.24.24	0.00	29.36
	41.41.61701	UTILITIES	583 - DPW FAX - 12.25.23-01.24...	29.36	
586-01252024	Invoice	01/25/2024	586 - REC DEPT FAX - 12.25.23-01.24.24	0.00	27.80
	21.65.61705	UTILITIES-TELEPHONE	586 - REC DEPT FAX - 12.25.23-0...	27.80	
634-01202204	Invoice	01/20/2024	634 - TRAFFIC SIGNAL MODEM - 12.20.23-...	0.00	419.62
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -...	419.62	

00388	Baker & Taylor	02/08/2024	Regular	0.00	1,503.36	97278

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
5018713798	Invoice	01/15/2024	01.15.2024 - CHILDRENS BOOKS	0.00	15.22
	27.71.62302	CHILDRENS BOOKS	01.15.2024 - CHILDRENS BOOKS	15.22	
5018713799	Invoice	01/15/2024	01.15.2024 - CHILDRENS BOOKS	0.00	14.57
	01.71.62302	CHILDRENS BOOKS	01.15.2024 - CHILDRENS BOOKS	14.57	
5018713800	Invoice	01/15/2024	01.15.2024 - CHILDRENS BOOKS	0.00	29.82
	27.71.62302	CHILDRENS BOOKS	01.15.2024 - CHILDRENS BOOKS	29.82	
5018715396	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	21.80
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	21.80	
5018715397	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	43.61
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	43.61	
5018715398	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	170.52
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	170.52	
5018715399	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	20.50
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	20.50	
5018715400	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	64.77
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	64.77	
5018715401	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	20.49
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	20.49	
5018715402	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	22.45
	01.71.62301	ADULT BOOKS	01.15.2024 - ADULT BOOKS	22.45	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018715403	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	43.62	
01.71.62301	ADULT BOOKS		01.15.2024 - ADULT BOOKS		43.62	
5018715404	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	22.45	
01.71.62301	ADULT BOOKS		01.15.2024 - ADULT BOOKS		22.45	
5018715405	Invoice	01/15/2024	01.15.2024 - ADULT BOOKS	0.00	42.95	
01.71.62301	ADULT BOOKS		01.15.2024 - ADULT BOOKS		42.95	
5018721005	Invoice	01/17/2024	01.17.2024 - CHILDRENS BOOKS	0.00	17.57	
27.71.62302	CHILDRENS BOOKS		01.17.2024 - CHILDRENS BOOKS		17.57	
5018721006	Invoice	01/17/2024	01.17.2024 - CHILDRENS BOOK	0.00	105.36	
01.71.62302	CHILDRENS BOOKS		01.17.2024 - CHILDRENS BOOK		105.36	
5018727577	Invoice	01/23/2024	01.23.2024 - TEEN BOOKS	0.00	240.84	
27.71.62302	CHILDRENS BOOKS		01.23.2024 - TEEN BOOKS		240.84	
5018728053	Invoice	01/24/2024	01.24.2024 - CHILDRENS BOOKS	0.00	34.42	
01.71.62302	CHILDRENS BOOKS		01.24.2024 - CHILDRENS BOOKS		34.42	
5018728054	Invoice	01/24/2024	01.24.2024 - CHILDRENS BOOK	0.00	423.37	
01.71.62302	CHILDRENS BOOKS		01.24.2024 - CHILDRENS BOOK		423.37	
5018736330	Invoice	01/30/2024	01.30.2024 - TEEN BOOKS	0.00	91.60	
01.71.62302	CHILDRENS BOOKS		01.30.2024 - TEEN BOOKS		91.60	
H67314960	Invoice	12/15/2023	12.15.2023 - VIDEOS	0.00	38.31	
01.71.62307	VIDEOS		12.15.2023 - VIDEOS		38.31	
H67357890	Invoice	12/18/2023	12.18.2023 - VIDEOS	0.00	19.12	
01.71.62307	VIDEOS		12.18.2023 - VIDEOS		19.12	
	Void	02/08/2024	Regular	0.00	0.00	97279
00007	Bay Cities Joint Power Insurance Authority	02/08/2024	Regular	0.00	1,886.04	97280
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
BCJPIA-00079-20...	Invoice	01/31/2024	01.31.2024 - GENERAL LIABILITY/WORKER'...	0.00	1,886.04	
40.21.61907	WORKERS COMPENSATI...		01.31.2024 - GENERAL LIABILITY...	1,886.04		
03336	Bill Johnson	02/08/2024	Regular	0.00	27,000.00	97281
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
R7693-2	Invoice	01/31/2024	01.31.2024 - ROAD BOND REFUND - 348 ...	0.00	27,000.00	
01.00.20314	ROAD BOND		01.31.2024 - ROAD BOND REFU...	27,000.00		
00032	BRADY INDUSTRIES	02/08/2024	Regular	0.00	3,137.37	97282
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
8603976	Invoice	01/26/2024	01.26.2024 - TOWELS/TISSUES - REC DEPT	0.00	325.53	
01.41.61501	BLDG. MAINT-JANITORIAL		01.26.2024 - TOWELS/TISSUES - ...	325.53		
8603977	Invoice	01/26/2024	01.26.2024 - TOWELS/SEAT COVERS/TISS...	0.00	528.35	
31.41.61501	BLDG. MAINT-JANITORIAL		01.26.2024 - TOWELS/SEAT COV...	528.35		
8603978	Invoice	01/26/2024	01.26.2024 - TOWELS/TISSUES - REC DEPT	0.00	535.68	
31.41.61501	BLDG. MAINT-JANITORIAL		01.26.2024 - TOWELS/TISSUES - ...	535.68		
8603979	Invoice	01/26/2024	01.26.2024 - TOWELS/TISSUES/LINERS - R...	0.00	524.74	
01.41.61501	BLDG. MAINT-JANITORIAL		01.26.2024 - TOWELS/TISSUES/L...	524.74		
8603980	Invoice	01/26/2024	01.26.2024 - TOWELS/TISSUES - REC DEPT	0.00	292.39	
34.41.61501	BLDG. MAINT-JANITORIAL		01.26.2024 - TOWELS/TISSUES	292.39		
8603981	Invoice	01/26/2024	01.26.2024 - TOWELS/TISSUES/LINERS - R...	0.00	832.27	
01.81.61501	BLDG. MAINT-JANITORIAL		01.26.2024 - TOWELS/TISSUES/L...	832.27		
8612033	Invoice	01/31/2024	01.31.2024 - FLEECE LINER/RAIN OVERALLS	0.00	98.41	
01.42.62920	WORK CLOTHING		01.31.2024 - FLEECE LINER/RAIN...	98.41		
01631	Caine Starelli	02/08/2024	Regular	0.00	624.00	97283

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		
012920244	Invoice	01/30/2024	01.30.2024 - MAH JONGG LESSONS 01.11....	0.00	624.00	
	21.62.61170	ADULT ART & CULTURE S...	01.30.2024 - MAH JONGG LESS...	624.00		
00193	CalMat Company	02/08/2024	Regular	0.00	1,555.84	97284
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2402-023235	Invoice	02/01/2024	02.01.2024 - FILL SAND	0.00	1,555.84	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.01.2024 - FILL SAND	1,555.84		
03135	CentralSquare Technologies	02/08/2024	Regular	0.00	5,685.38	97285
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
402512	Invoice	02/01/2024	02.01.2024 - HORIZON CLOUD/TRAK SERV...	0.00	5,685.38	
	01.41.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - HORIZON CLOUD/T...	5,685.38		
03151	City of San Rafael - Finance Dept	02/08/2024	Regular	0.00	3,623.58	97286
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
3442	Invoice	01/29/2024	01.29.2024 - MCCMC ADVOCACY SVCS/LE...	0.00	3,623.58	
	01.21.61302	DUES	01.29.2024 - MCCMC ADVOCACY..	3,623.58		
00308	CivicPlus	02/08/2024	Regular	0.00	1,875.00	97287
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
291313	Invoice	01/31/2024	01.31.2024 - SYSTEM TRAINING	0.00	1,875.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - SYSTEM TRAINING	1,875.00		
02524	Code Source	02/08/2024	Regular	0.00	2,138.00	97288
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11584	Invoice	01/23/2024	01.23.2024 - PLAN REVIEW - 42 RUTHERF...	0.00	2,138.00	
	01.41.61157	PLAN CHECKING	01.23.2024 - PLAN REVIEW - 42 ...	2,138.00		
00072	Comcast	02/08/2024	Regular	0.00	448.41	97289
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
049-01222024	Invoice	01/22/2024	049 - TH CABLE TV - 01.27.24-02.26.24	0.00	179.43	
	42.21.63003	COMPUTER HARDWARE/...	049 - TH CABLE TV - 01.27.24-02...	179.43		
583-01162024	Invoice	01/16/2024	583 - CORPYARD INTERNET - 01.21.24-02....	0.00	268.98	
	41.41.61701	UTILITIES	583 - CORPYARD INTERNET - 01....	268.98		
00533	Davis Sign Company	02/08/2024	Regular	0.00	1,851.79	97290
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
37693	Invoice	02/01/2024	02.01.2024 - REFLECTIVE CYCLISTS STOP S...	0.00	1,114.35	
	01.42.61707	UTILITIES-SIGNALS	02.01.2024 - REFLECTIVE CYCLIS...	1,114.35		
37694	Invoice	02/01/2024	02.01.2024 - IMAGINATION PARK - RESTO...	0.00	573.56	
	14.81.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - IMAGINATION PAR...	573.56		
37695	Invoice	02/01/2024	02.01.2024 - MEMORIAL PARK LOT - ANGL...	0.00	163.88	
	01.21.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - MEMORIAL PARK L...	163.88		
02732	Diesel Direct West	02/08/2024	Regular	0.00	805.19	97291
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
85627958	Invoice	01/25/2024	01.25.2024 - CLEAR RENEWABLE DIESEL - ...	0.00	149.23	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	01.25.2024 - CLEAR RENEWABLE...	149.23		
85627963	Invoice	01/25/2024	01.25.2024 - GASOLINE UNL - 7.5 GAL	0.00	36.07	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	01.25.2024 - GASOLINE UNL - 7.5..		36.07	
85641588	Invoice	02/01/2024	02.01.2024 - GASOLINE UNL - 128 GAL	0.00	619.89	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	02.01.2024 - GASOLINE UNL - 12...		619.89	
03520	DM Brent & Associates, Inc.	02/08/2024	Regular	0.00	3,904.00	97292
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
TOSACP04	Invoice	01/31/2024	01.31.2024 - CONSTRUCTION MANAGEM...	0.00	2,331.50	
	01.81.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - CONSTRUCTION M...		2,331.50	
TOSAFS2006-B	Invoice	01/31/2024	01.31.2024 - STATION 20 - CONSTRUCTION..	0.00	1,572.50	
	45.41.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - STATION 20 - CONS...		1,572.50	
00266	Edwin P Gurka, Jr	02/08/2024	Regular	0.00	197.50	97293
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3-2024	Invoice	01/24/2024	01.24.2024 - EMERGENCY SITE VISIT - 3 M...	0.00	197.50	
	01.42.61105	OUTSIDE SERVICES-TREES	01.24.2024 - EMERGENCY SITE V...		197.50	
02777	Elizabeth Flanagan	02/08/2024	Regular	0.00	273.00	97294
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
012920243	Invoice	01/30/2024	01.30.2024 - PAINTING WORKSHOPS - JAN...	0.00	273.00	
	21.62.61170	ADULT ART & CULTURE S...	01.30.2024 - PAINTING WORKS...		273.00	
03396	Emily B. Stucky	02/08/2024	Regular	0.00	200.00	97295
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
016	Invoice	01/30/2024	01.30.2024 - SING AND STOMP - 01.19.24-...	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	01.30.2024 - SING AND STOMP -...		200.00	
00092	Ewing Irrigation Products	02/08/2024	Regular	0.00	528.26	97296
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
21434577	Invoice	01/25/2024	01.25.2024 - IMAGINATION PK - IRRIGATI...	0.00	414.48	
	14.81.61150	OUTSIDE SERVICES-OTHER	01.25.2024 - IMAGINATION PK - ...		414.48	
21436925	Invoice	01/26/2024	01.26.2024 - TEFLON TAPE/PVC CAPS	0.00	23.62	
	14.81.61150	OUTSIDE SERVICES-OTHER	01.26.2024 - TEFLON TAPE/PVC ...		23.62	
21442224	Invoice	01/27/2024	01.27.2024 - 1806-RAINBIRD PRES REG POP	0.00	90.16	
	14.81.61150	OUTSIDE SERVICES-OTHER	01.27.2024 - 1806-RAINBIRD PR...		90.16	
00017	Fairfax Building Supply Co. Inc.	02/08/2024	Regular	0.00	564.63	97297
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
277083	Invoice	01/25/2024	01.25.2024 - CUPBOARD TURN, LEDS	0.00	44.94	
	34.41.61506	BLDG. MAINT-OTHER	01.25.2024 - CUPBOARD TURN, ...		44.94	
277418	Invoice	02/02/2024	02.02.2024 - FLUSH LEVER/FAUCET HOLE ...	0.00	15.28	
	01.41.61506	BLDG. MAINT-OTHER	02.02.2024 - FLUSH LEVER/FAU...		15.28	
277604	Invoice	02/06/2024	02.06.2024 - STAPLES/CABINET/T-POST/S...	0.00	504.41	
	01.81.62200	DEPARTMENTAL SUPPLIES	02.06.2024 - STAPLES/CABINET/...		504.41	
01586	Fourth Street Press	02/08/2024	Regular	0.00	218.00	97298
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
28481	Invoice	11/17/2023	11.17.2023 - NAME PLATES/HOLDERS - QT...	0.00	218.00	
	01.18.62000	OFFICE SUPPLIES	11.17.2023 - NAME PLATES/HO...		218.00	
02278	Gardeners' Guild	02/08/2024	Regular	0.00	12,335.00	97299

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		
115796	Invoice	02/01/2024	02.01.2024 - SFD MEDIAN	0.00	1,099.00	
	01.42.61144	Medians	02.01.2024 - SFD MEDIAN	1,099.00		
115840	Invoice	02/01/2024	02.01.2024 - RED HILL MEDIAN	0.00	2,178.00	
	01.42.61144	Medians	02.01.2024 - RED HILL MEDIAN	2,178.00		
115841	Invoice	02/01/2024	02.01.2024 - MNTNC - IMGNTN PK/TH PK...	0.00	2,070.00	
	01.81.61104	OUTSIDE SERVICES-GRO...	02.01.2024 - MNTNC - IMGNTN ...	1,035.00		
	14.81.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - MNTNC - IMGNTN ...	1,035.00		
115899	Invoice	01/26/2024	01.26.2024 - RED HILL MEDIAN - SHRUB IN...	0.00	6,988.00	
	01.42.61144	Medians	01.26.2024 - RED HILL MEDIAN -...	6,988.00		
00021	Good & Clean Company Inc	02/08/2024	Regular	0.00	11,305.00	97300
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
69989	Invoice	02/06/2024	02.01.2024 - GENERAL CLEANING	0.00	11,305.00	
	31.41.61501	BLDG. MAINT-JANITORIAL	02.01.2024 - GENERAL CLEANING	3,278.45		
	34.41.61501	BLDG. MAINT-JANITORIAL	02.01.2024 - GENERAL CLEANING	2,487.10		
	41.41.61701	UTILITIES	02.01.2024 - GENERAL CLEANING	5,539.45		
00104	Grier Argall Plumbing Inc	02/08/2024	Regular	0.00	562.06	97301
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
17148	Invoice	01/23/2024	01.23.2024 - TOWN HALL RESTROOM - M...	0.00	562.06	
	01.41.61506	BLDG. MAINT-OTHER	01.23.2024 - TOWN HALL RESTR...	562.06		
00020	Hannibal's Inc Electrical Construction	02/08/2024	Regular	0.00	2,495.59	97302
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25142	Invoice	01/25/2024	01.25.2024 - OVERHEAD LIGHTING - ISABE...	0.00	536.25	
	21.65.63100	CAPITAL OUTLAY - CONST...	01.25.2024 - OVERHEAD LIGHTI...	536.25		
25144	Invoice	01/25/2024	01.25.2024 - POLICE DEPT - ADA BUTTON ...	0.00	825.34	
	41.41.61506	PUBLIC WORKS CAPITAL ...	01.25.2024 - POLICE DEPT - ADA...	825.34		
25149	Invoice	01/31/2024	01.31.2024 - PARKING LOT LIGHTS - POLICE	0.00	1,134.00	
	41.41.61506	PUBLIC WORKS CAPITAL ...	01.31.2024 - PARKING LOT LIGH...	1,134.00		
02236	HooplaDigital	02/08/2024	Regular	0.00	722.85	97303
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
504994177	Invoice	01/31/2024	01.31.2024 - DIGITAL ACCOUNT - JAN 2024	0.00	722.85	
	27.71.62309	E BOOKS	01.31.2024 - DIGITAL ACCOUNT -..	722.85		
00022	Jackson's Hardware Inc.	02/08/2024	Regular	0.00	50.99	97304
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
J91930	Invoice	01/29/2024	01.29.2024 - ELECTRIC LANDSCAPE REBATE	0.00	50.99	
	90.41.63000	EQUIPMENT	01.29.2024 - ELECTRIC LANDSCA...	50.99		
00022	Jackson's Hardware Inc.	02/08/2024	Regular	0.00	25.64	97305
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
147534	Invoice	01/31/2024	01.31.2024 - FLAT BORING BIT/LARSEN BR...	0.00	25.64	
	01.41.61506	BLDG. MAINT-OTHER	01.31.2024 - FLAT BORING BIT/L...	25.64		
02291	Joanne Bentley	02/08/2024	Regular	0.00	97.50	97306

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		
01292024	Invoice	01/30/2024	01.30.2024 - MEDITATIVE MOMENTS - JAN..	0.00	97.50	
	21.62.61170	ADULT ART & CULTURE S...	01.30.2024 - MEDITATIVE MOM...	97.50		
00113	Juan Olsen Sanchez	02/08/2024	Regular	0.00	9,700.00	97307
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WINTER24-2	Invoice	01/30/2024	01.30.2024 - GYNMASTICS PAYMENT 2 - W..	0.00	9,700.00	
	21.61.61167	TUMBLING SERVICES	01.30.2024 - GYNMASTICS WINT...	9,700.00		
02558	Kanopy	02/08/2024	Regular	0.00	812.00	97308
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
386698	Invoice	01/31/2024	01.31.2024 - VIDEOS - LIBRARY - JAN 2024	0.00	812.00	
	27.71.62307	VIDEOS	01.31.2024 - VIDEOS - LIBRARY - ...	812.00		
03407	Lefler Engineering, Inc	02/08/2024	Regular	0.00	2,220.00	97309
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
20024-47871	Invoice	01/21/2024	01.21.2024 - SAN ANSELMO TOWN HALL ...	0.00	2,220.00	
	45.41.61150	OUTSIDE SERVICES-OTHER	01.21.2024 - SAN ANSELMO TO...	2,220.00		
01057	Linscott Engineering Contractors Inc	02/08/2024	Regular	0.00	35,570.34	97310
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4234	Invoice	01/23/2024	01.23.2024 - LINCOLN PK/SMITH LN - STO...	0.00	35,570.34	
	15.41.63113	UNPROGRAMMED DRAI...	01.23.2024 - LINCOLN PK/SMITH...	35,570.34		
02579	LTS of Marin	02/08/2024	Regular	0.00	1,278.38	97311
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1617	Invoice	01/24/2024	01.24.2024 - REPAIRS FORKLIFT,CHEVY 25...	0.00	1,278.38	
	01.81.61602	VEHICLE MAINTENANCE/...	01.24.2024 - REPAIRS FORKLIFT,...	1,278.38		
00029	Marin IT	02/08/2024	Regular	0.00	52,321.23	97312
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-122288	Invoice	01/17/2024	01.17.2024 - OUTDOOR CAMERAS	0.00	22,604.76	
	01.21.61150	OUTSIDE SERVICES-OTHER	01.17.2024 - OUTDOOR CAMER...	22,604.76		
2024-122361	Invoice	01/23/2024	01.23.2024 - MANAGED OFFICE 365/VISIO...	0.00	4,005.68	
	42.21.61150	OUTSIDE SERVICES-OTHER	01.23.2024 - MANAGED OFFICE ...	4,005.68		
2024-122364	Invoice	01/23/2024	01.23.2024 - AGREEMENT ONSITE SUPPO...	0.00	5,720.00	
	42.21.61150	OUTSIDE SERVICES-OTHER	01.23.2024 - AGREEMENT ONSI...	5,720.00		
2024-122365	Invoice	01/23/2024	01.23.2024 - AGREEMENT AUTOMATE RE...	0.00	2,117.50	
	42.21.61150	OUTSIDE SERVICES-OTHER	01.23.2024 - AGREEMENT AUT...	2,117.50		
2024-122366	Invoice	01/23/2024	01.23.2024 - IT MANAGEMENT SUPPORT ...	0.00	5,026.67	
	42.21.61150	OUTSIDE SERVICES-OTHER	01.23.2024 - IT MANAGEMENT ...	5,026.67		
2024-122409	Invoice	01/31/2024	01.31.2024 - LAPTOPS/DOCKS/KEYBOARD...	0.00	12,846.62	
	01.00.48064	BUILDING TECHNICAL FEE	01.31.2024 - LAPTOPS/DOCKS/K...	4,702.64		
	01.12.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - LAPTOPS/DOCKS/K...	2,330.76		
	42.21.62200	DEPARTMENTAL SUPPLIES	01.31.2024 - LAPTOPS/DOCKS/K...	5,813.22		
00142	Marin Municipal Water District	02/08/2024	Regular	0.00	321.96	97313
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
622-01162024	Invoice	01/16/2024	622 - IMAGINATION PARK - 11.09.23-01.10..	0.00	79.54	
	14.81.61150	OUTSIDE SERVICES-OTHER	622 - IMAGINATION PARK - 11.0...	79.54		
623-01162024	Invoice	01/16/2024	623 - IMAGINATION PARK - 11.09.23-01.10..	0.00	79.54	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	14.81.61150	OUTSIDE SERVICES-OTHER	623 - IMAGINATION PARK - 11.0...		79.54	
624-01162024	Invoice	01/16/2024	624 - IMAGINATION PARK - 11.09.23-01.10..	0.00	162.88	
	14.81.61150	OUTSIDE SERVICES-OTHER	624 - IMAGINATION PARK - 11.0...		162.88	
01256	Miksis Services Inc	02/08/2024	Regular	0.00	7,319.00	97314
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
110623	Invoice	01/05/2024	01.05.2024 - LINCOLN PK/SMITH LN - STO...	0.00	4,154.00	
	15.41.63113	UNPROGRAMMED DRAI...	01.05.2024 - LINCOLN PK/SMITH...		4,154.00	
110624	Invoice	01/12/2024	01.12.2024 - LINCOLN PK/SMITH LN - HDPE..	0.00	3,165.00	
	15.41.63113	UNPROGRAMMED DRAI...	01.12.2024 - LINCOLN PK/SMITH...		3,165.00	
03211	ODP Business Solutions LLC	02/08/2024	Regular	0.00	104.86	97315
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
350954147001	Invoice	01/22/2024	01.22.2024 - PAPER - ADMIN	0.00	104.86	
	01.12.62000	OFFICE SUPPLIES	01.22.2024 - PAPER - ADMIN		104.86	
00992	OverDrive Inc.	02/08/2024	Regular	0.00	2,604.75	97316
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
02883CO240161...	Invoice	01/18/2024	01.18.2024 - AUDIOBOOKS - LIBRARY	0.00	2,528.75	
	27.71.62309	E BOOKS	01.18.2024 - AUDIOBOOKS - LIB...		2,528.75	
02883MA240305...	Invoice	01/31/2024	01.31.2024 - AUDIOBOOKS - LIBRARY	0.00	76.00	
	27.71.62309	E BOOKS	01.31.2024 - AUDIOBOOKS - LIB...		76.00	
00893	Perfect Timing Personnel Services, Inc.	02/08/2024	Regular	0.00	4,811.50	97317
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
52945	Invoice	01/15/2024	01.15.2024 - ADMINISTRATIVE SUPPORT	0.00	1,616.46	
	01.41.60010	TEMPORARY HELP	01.15.2024 - ADMINISTRATIVE ...		1,616.46	
52992	Invoice	01/29/2024	01.29.2024 - ADMINISTRATIVE SUPPORT	0.00	1,616.46	
	01.41.60010	TEMPORARY HELP	01.29.2024 - ADMINISTRATIVE ...		1,616.46	
53016	Invoice	02/05/2024	02.05.2024 - ADMINISTRATIVE SUPPORT	0.00	1,578.58	
	01.41.60010	TEMPORARY HELP	02.05.2024 - ADMINISTRATIVE ...		1,578.58	
02839	Quadient Finance USA, Inc	02/08/2024	Regular	0.00	500.00	97318
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SAN ANSELMO00...	Invoice	01/10/2024	01.10.2024 - TOWN HALL POSTAGE	0.00	500.00	
	01.12.62003	POSTAGE	01.10.2024 - TOWN HALL POST...		100.00	
	01.18.62003	POSTAGE	01.10.2024 - TOWN HALL POST...		100.00	
	01.41.62003	POSTAGE	01.10.2024 - TOWN HALL POST...		100.00	
	01.71.62003	POSTAGE	01.10.2024 - TOWN HALL POST...		100.00	
	01.82.62003	POSTAGE	01.10.2024 - TOWN HALL POST...		100.00	
00038	Rafael Lumber	02/08/2024	Regular	0.00	491.78	97319
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
27862	Invoice	11/06/2023	11.06.2023 - LUMBER	0.00	54.18	
	01.42.61506	BLDG. MAINT-OTHER	11.06.2023 - LUMBER		54.18	
29881	Invoice	11/20/2023	11.20.2023 - DEPOSIT FOR ORD# 232487	0.00	437.60	
	34.41.61506	BLDG. MAINT-OTHER	11.20.2023 - DEPOSIT FOR ORD#...		437.60	
03579	Recreation Reimagined Inc	02/08/2024	Regular	0.00	2,047.50	97320

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		
02072024	Invoice	02/07/2024	02.07.2024 - BABYSITTER TRAINING 02/03	0.00	2,047.50	
	21.62.61175	KIDS CULTURE SERVICES	02.07.2024 - BABYSITTER TRAIN...	2,047.50		
03346	Sage Energy Consulting - NV5 Inc.	02/08/2024	Regular	0.00	5,642.50	97321
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000000371649	Invoice	01/31/2024	01.31.2024 - PROFESSIONAL SVCS - 12.31....	0.00	5,642.50	
	90.41.61100	OUTSIDE SERVICES	01.31.2024 - PROFESSIONAL SV...	5,642.50		
01563	SCA	02/08/2024	Regular	0.00	19,430.85	97322
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23001143	Invoice	12/15/2023	12.15.2023 - RESIDENTIAL SWEEPER SERVI...	0.00	19,430.85	
	01.42.61135	STREET SWEEPING	12.15.2023 - RESIDENTIAL SWEE...	19,430.85		
00651	Sean Condry	02/09/2024	Regular	0.00	-4,067.47	97323
00651	Sean Condry	02/08/2024	Regular	0.00	4,067.47	97323
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011643	Invoice	02/01/2024	02.01.2024 - CALBO CONFERENCE - DPW -...	0.00	4,067.47	
	01.41.61000	TRAINING	02.01.2024 - CALBO CONFEREN...	4,067.47		
02936	SMITH'S PEST MANAGEMENT	02/08/2024	Regular	0.00	300.00	97324
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
107964B	Invoice	02/01/2024	02.01.2024 - PEST CONTROL - TOWN HALL	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - PEST CONTROL - T...	300.00		
03351	Southern Marin Fire Protection District	02/08/2024	Regular	0.00	883.67	97325
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23-24-43	Invoice	02/01/2024	02.01.2024 - EMERGENCY PREPAREDNESS...	0.00	883.67	
	01.12.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - EMERGENCY PREP...	883.67		
03590	The Marin Dojo, Inc.	02/08/2024	Regular	0.00	540.00	97326
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
012920241	Invoice	01/30/2024	01.30.2024 - TAI CHI - JAN 2024	0.00	540.00	
	21.62.61170	ADULT ART & CULTURE S...	01.30.2024 - TAI CHI - JAN 2024	540.00		
03207	Toni DeFrancis	02/08/2024	Regular	0.00	280.00	97327
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-PC0122	Invoice	01/30/2024	01.30.2024 - TRANSCRIPTION - PLANNING...	0.00	140.00	
	01.18.61150	OUTSIDE SERVICES-OTHER	01.30.2024 - TRANSCRIPTION - P...	140.00		
2024-TC0123	Invoice	01/26/2024	01.26.2024 - TRANSCRIPTION - TOWN CO...	0.00	140.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	01.26.2024 - TRANSCRIPTION - ...	140.00		
00215	Transbay Lock	02/08/2024	Regular	0.00	172.56	97328
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
89713	Invoice	01/31/2024	01.31.2024 - KEYS/KEY SAFE - REC DEPT	0.00	172.56	
	31.41.61506	BLDG. MAINT-OTHER	01.31.2024 - KEYS/KEY SAFE - RE...	172.56		
00384	Van Midde & Son Concrete	02/08/2024	Regular	0.00	850.00	97329

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		
14852	Invoice	01/31/2024	01.31.2024 - CURB AND GUTTER REMOVA...	0.00	850.00	
	15.41.63113	UNPROGRAMMED DRAI...	01.31.2024 - CURB AND GUTTER...	850.00		
00033	Water Components & Building Supply	02/08/2024	Regular	0.00	183.08	97330
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
30628865	Invoice	01/24/2024	01.24.2024 - MIRADRAIN 2000	0.00	183.08	
	15.81.63100	CONSTRUCTION	01.24.2024 - MIRADRAIN 2000	183.08		
00226	Wedge Roofing Inc	02/08/2024	Regular	0.00	4,700.00	97331
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19815	Invoice	01/26/2024	01.26.2024 - MAINTENANCE/LEAK REPAIR ...	0.00	4,700.00	
	41.41.61506	PUBLIC WORKS CAPITAL ...	01.26.2024 - MAINTENANCE/LE...	4,700.00		
02905	Wells Fargo Vendor Financial Services, LLC	02/08/2024	Regular	0.00	925.01	97332
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5028264575	Invoice	01/12/2024	01.12.2024 - CANON COPIER LEASE	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/...	01.12.2024 - CANON COPIER LE...	925.01		
02818	Yara Fraser	02/08/2024	Regular	0.00	130.00	97333
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9	Invoice	01/30/2024	01.30.2024 - SATURDAY STORYTIME - 01.2...	0.00	130.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	01.30.2024 - SATURDAY STORYT...	130.00		
00651	Sean Condry	02/12/2024	Regular	0.00	4,067.47	97334
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011689	Invoice	02/12/2024	02.12.2024 - CALBO CONFERENCE - DPW -...	0.00	4,067.47	
	01.41.61000	TRAINING	02.12.2024 - CALBO CONFEREN...	4,067.47		
02411	23 ELEPHANTS THEATRE COMPANY	02/22/2024	Regular	0.00	9,800.00	97335
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011691	Invoice	02/13/2024	02.14.2024 - WINTER 2024 - PAYMENT 2	0.00	9,800.00	
	21.62.61175	KIDS CULTURE SERVICES	02.14.2024 - WINTER 2024 - PA...	9,800.00		
03641	Aaron Cooker	02/22/2024	Regular	0.00	1,080.51	97336
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R14975	Invoice	02/20/2024	02.20.2024 - APPLICATION REFUND - 27 F...	0.00	1,080.51	
	01.00.20354	DUE TO ROSS VALLEY FIRE..	02.20.2024 - APPLICATION REF...	341.21		
	01.00.42201	CONSTR: PLAN CHECK	02.20.2024 - APPLICATION REF...	739.30		
00196	Altec Systems, Inc	02/22/2024	Regular	0.00	13,885.76	97337
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
61681	Invoice	02/10/2024	02.10.2024 - DOC PREP/SCANS - BOX 166-...	0.00	13,729.76	
	01.00.20313	PLAN STORAGE FEE	02.10.2024 - DOC PREP/SCANS -...	13,729.76		
61721	Invoice	02/10/2024	02.10.2024 - 508 SAN ANSELMO - RETURN...	0.00	52.00	
	01.00.20313	PLAN STORAGE FEE	02.10.2024 - 508 SAN ANSELMO ..	52.00		
61722	Invoice	02/10/2024	02.10.2024 - 19 TAMALPAIS - RETURN SHI...	0.00	52.00	
	01.00.20313	PLAN STORAGE FEE	02.10.2024 - 19 TAMALPAIS - RE...	52.00		
61723	Invoice	02/10/2024	02.10.2024 - 5 OAKSPRINGS - RETURN SHI...	0.00	52.00	
	01.00.20313	PLAN STORAGE FEE	02.10.2024 - 5 OAKSPRINGS - RE...	52.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02920	Amazon Business	02/22/2024	Regular	0.00	86.79	97338

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
171X-3D4Q-1JM1	Invoice	02/08/2024	02.08.2024 - BUBBLE GUNS	0.00	21.62
	01.71.62310	Library Zip Grant	02.08.2024 - BUBBLE GUNS	21.62	
1DTT-7VH3-6MP3	Invoice	02/09/2024	02.09.2024 - A DISPENSING OPTICIAN MA...	0.00	45.52
	01.71.62310	Library Zip Grant	02.09.2024 - A DISPENSING OPT...	45.52	
1TNP-TPRX-1GGG	Invoice	02/08/2024	02.08.2024 - BIG BEAR, LITTLE BEAR	0.00	19.65
	01.71.62310	Library Zip Grant	02.08.2024 - BIG BEAR, LITTLE B...	19.65	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03299	Answer MTI	02/22/2024	Regular	0.00	197.94	97339

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
000031-540-361	Invoice	02/01/2024	02.01.2024 - CALL CENTER SERVICE	0.00	197.94
	01.41.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - CALL CENTER SERV...	197.94	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02806	AQUASCAPE POOL SERVICE	02/22/2024	Regular	0.00	209.00	97340

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
26169	Invoice	01/31/2024	01.31.2024 - MONTHLY POOL SERVICE - J...	0.00	209.00
	14.81.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - MONTHLY POOL SE...	209.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01385	Asian Art Museum	02/22/2024	Regular	0.00	100.00	97341

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2.13.24_San Anse...	Invoice	02/14/2024	02.14.2024 - ART TALK TUESDAY	0.00	100.00
	01.71.61132	OUTSIDE SVCS-PROGRA...	02.14.2024 - ART TALK TUESDAY	100.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00001	AT&T Calnet	02/22/2024	Regular	0.00	1,620.71	97342

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
574-02102024	Invoice	02/10/2024	574 - ALL DEPTS CENTREX - 01.10.24-02.09...	0.00	1,533.88
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 01.1...	1,533.88	
579-02102024	Invoice	02/10/2024	579 - TRAFFIC LIGHT MODEM - 01.10.24-0...	0.00	29.38
	01.42.61705	UTILITIES-TELEPHONE	579 - TRAFFIC LIGHT MODEM - ...	29.38	
580-02102024	Invoice	02/10/2024	580 - ROBSON HOUSE - 01.10.24-02.09.24	0.00	57.45
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 01.10.24...	57.45	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00388	Baker & Taylor	02/22/2024	Regular	0.00	1,883.41	97343

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
5018736650	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	112.30
	01.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	112.30	
5018736651	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	21.14
	27.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	21.14	
5018736652	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	207.19
	01.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	207.19	
5018736653	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	65.23
	01.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	65.23	
5018736654	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	42.94
	01.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	42.94	
5018736655	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	23.79
	27.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	23.79	
5018736656	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	20.50
	27.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	20.50	
5018736657	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS	0.00	83.50
	01.71.62301	ADULT BOOKS	01.31.2024 - ADULT BOOKS	83.50	

Vendor Number	Vendor Name		Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018736658	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	37.02	
	27.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		37.02	
5018736659	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	24.10	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		24.10	
5018736660	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	21.15	
	27.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		21.15	
5018736661	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	22.12	
	27.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		22.12	
5018739604	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	119.86	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		119.86	
5018739605	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	22.12	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		22.12	
5018739606	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	78.56	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		78.56	
5018739607	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	17.87	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		17.87	
5018739608	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	21.15	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		21.15	
5018739609	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	14.46	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		14.46	
5018739610	Invoice	01/31/2024	01.31.2024 - ADULT BOOKS		0.00	45.57	
	01.71.62301	ADULT BOOKS		01.31.2024 - ADULT BOOKS		45.57	
5018751208	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	21.81	
	27.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		21.81	
5018751209	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	123.96	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		123.96	
5018751210	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	57.75	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		57.75	
5018751211	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	21.15	
	27.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		21.15	
5018751212	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	21.54	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		21.54	
5018751213	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	123.86	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		123.86	
5018751214	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	294.01	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		294.01	
5018751215	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	11.46	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		11.46	
5018751216	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	22.45	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		22.45	
5018751217	Invoice	02/08/2024	02.08.2024 - ADULT BOOKS		0.00	43.62	
	01.71.62301	ADULT BOOKS		02.08.2024 - ADULT BOOKS		43.62	
H67587780	Invoice	01/05/2024	01.05.2024 - VIDEOS		0.00	27.33	
	01.71.62307	VIDEOS		01.05.2024 - VIDEOS		27.33	
H67729580	Invoice	01/17/2024	01.17.2024 - VIDEOS		0.00	27.33	
	01.71.62307	VIDEOS		01.17.2024 - VIDEOS		27.33	
H67729680	Invoice	01/17/2024	01.17.2024 - VIDEOS		0.00	61.68	
	01.71.62307	VIDEOS		01.17.2024 - VIDEOS		61.68	
H67867980	Invoice	01/29/2024	01.29.2024 - VIDEOS		0.00	24.89	
	01.71.62307	VIDEOS		01.29.2024 - VIDEOS		24.89	
	Void		02/22/2024	Regular	0.00	0.00	97344
	Void		02/22/2024	Regular	0.00	0.00	97345

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03394	Bibliotheca, LLC	02/22/2024	Regular	0.00	858.43	97346

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV-US73420	Invoice	02/09/2024	02.09.2024 - RFID TAGS - LIBRARY	0.00	858.43
	01.71.62200	DEPARTMENTAL SUPPLIES	02.09.2024 - RFID TAGS - LIBRARY	858.43	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00276	BK Krill Corp	02/22/2024	Regular	0.00	900.00	97347

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1638	Invoice	02/13/2024	02.13.2024 - VARIOUS ADVERTISING	0.00	360.00
	21.64.61136	OTHER ADVERTISING	02.13.2024 - VARIOUS ADVERTIS...	360.00	
1639	Invoice	02/08/2024	02.08.2024 - PUBLIC WORKS SIGNAGE	0.00	540.00
	01.21.62200	DEPARTMENTAL SUPPLIES	02.08.2024 - PUBLIC WORKS SI...	540.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02313	Bluebeam Inc.	02/22/2024	Regular	0.00	3,300.00	97348

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1840217	Invoice	02/08/2024	02.08.2024 - CORE SUBSCRIPTION RENEW...	0.00	3,300.00
	42.21.61150	OUTSIDE SERVICES-OTHER	02.08.2024 - CORE SUBSCRIPTI...	3,300.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00032	BRADY INDUSTRIES	02/22/2024	Regular	0.00	675.68	97349

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8630729	Invoice	02/07/2024	02.07.2024 - LINERS - REC DEPT	0.00	48.36
	01.41.61501	BLDG. MAINT-JANITORIAL	02.07.2024 - LINERS - REC DEPT	48.36	
8630730	Invoice	02/07/2024	02.07.2024 - LINERS - REC DEPT	0.00	48.36
	31.41.61501	BLDG. MAINT-JANITORIAL	02.07.2024 - LINERS - REC DEPT	48.36	
8630731	Invoice	02/07/2024	02.07.2024 - LINERS - REC DEPT	0.00	48.36
	34.41.61501	BLDG. MAINT-JANITORIAL	02.07.2024 - LINERS - REC DEPT	48.36	
8630732	Invoice	02/07/2024	02.07.2024 - LINERS - REC DEPT	0.00	48.36
	01.81.61501	BLDG. MAINT-JANITORIAL	02.07.2024 - LINERS - REC DEPT	48.36	
8640293	Invoice	02/12/2024	02.12.2024 - TOWELS/TISSUES	0.00	482.24
	31.41.61501	BLDG. MAINT-JANITORIAL	02.12.2024 - TOWELS/TISSUES	482.24	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02773	BRIAN COLBERT	02/22/2024	Regular	0.00	67.25	97350

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0011690	Invoice	02/05/2024	02.05.2024 - MARIN ECONOMIC FORUM E...	0.00	67.25
	01.11.61000	TRAINING	02.05.2024 - MARIN ECONOMIC...	67.25	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01345	BSN Sports Inc	02/22/2024	Regular	0.00	393.24	97351

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
308301200	Invoice	02/13/2024	02.13.2024 - SOFTBALLS	0.00	393.24
	21.61.62965	SOFTBALL SUPPLIES	02.13.2024 - SOFTBALLS	393.24	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03642	Cheryl A Lentini	02/22/2024	Regular	0.00	23,687.50	97352

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2024-002	Invoice	01/12/2024	01.12.2024 - RVFD STATION 20 RENOVATI...	0.00	22,200.00
	45.41.61150	OUTSIDE SERVICES-OTHER	01.12.2024 - RVFD STATION 20 ...	22,200.00	
2024-005	Invoice	02/17/2024	02.17.2024 - RVFD FIRE STATION 20 RENO...	0.00	1,487.50
	45.41.61150	OUTSIDE SERVICES-OTHER	02.17.2024 - RVFD FIRE STATION...	1,487.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02524	Code Source	02/22/2024	Regular	0.00	2,275.00	97353

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		
11594	Invoice	02/12/2024	02.12.2024 - PLAN REVIEW - 160 STURDIV...	0.00	1,487.00	
	01.41.61157	PLAN CHECKING	02.12.2024 - PLAN REVIEW - 160...	1,487.00		
11597	Invoice	02/19/2024	02.19.2024 - PLAN REVIEW - 84 BROADM...	0.00	788.00	
	01.41.61157	PLAN CHECKING	02.19.2024 - PLAN REVIEW - 84 ...	788.00		
03430	COMPUMERIC ENGINEERING INC	02/22/2024	Regular	0.00	21,682.99	97354
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
011395	Invoice	02/01/2024	02.01.2024 - WASTE CONTAINERS	0.00	21,682.99	
	14.41.62913	RECYCLING CANS	02.01.2024 - WASTE CONTAINE...	5,000.00		
	14.81.61150	OUTSIDE SERVICES-OTHER	02.01.2024 - WASTE CONTAINE...	8,341.50		
	90.41.61100	OUTSIDE SERVICES	02.01.2024 - WASTE CONTAINE...	8,341.49		
02581	CSG Consultants	02/22/2024	Regular	0.00	312.50	97355
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
B240135	Invoice	02/01/2024	02.01.2024 - PLAN REVIEW - 8 LAUREL/16...	0.00	312.50	
	01.41.61157	PLAN CHECKING	02.01.2024 - PLAN REVIEW - 8 L...	312.50		
00080	Department of Justice	02/22/2024	Regular	0.00	32.00	97356
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
712598	Invoice	02/05/2024	02.05.2024 - FINGERPRINT APPS	0.00	32.00	
	01.41.61806	MISC HIRING EXPENSES	02.05.2024 - FINGERPRINT APPS	32.00		
02732	Diesel Direct West	02/22/2024	Regular	0.00	1,953.82	97357
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
85654806	Invoice	02/08/2024	02.08.2024-GENERATOR FUEL RNWBL DIE...	0.00	559.75	
	01.42.61410	MAINTENANCE OTHER E...	02.08.2024-GENERATOR FUEL R...	559.75		
85654813	Invoice	02/08/2024	02.08.2024 - GASOLINE UNL - 58.7 GAL	0.00	296.56	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	02.08.2024 - GASOLINE UNL - 58...	296.56		
85654902	Invoice	02/08/2024	02.08.2024-GENERATOR FUEL RNWBL DIE...	0.00	582.63	
	01.41.61410	MAINTENANCE OTHER E...	02.08.2024-GENERATOR FUEL R...	582.63		
85666592	Invoice	02/15/2024	02.15.2024 - GASOLINE UNL - 100.5 GAL	0.00	514.88	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	02.15.2024 - GASOLINE UNL - 10...	514.88		
00086	Ebsco Subscription Services	02/22/2024	Regular	0.00	1,071.00	97358
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1000219152-1	Invoice	10/30/2023	10.30.2023 - CONSUMER REPORTS SUBSCR..	0.00	1,071.00	
	27.71.62305	MAGAZINES AND NEWSP...	10.30.2023 - CONSUMER REPOR...	1,071.00		
02438	Erica Freeman	02/22/2024	Regular	0.00	180.00	97359
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011713	Invoice	02/20/2024	02.20.2024 - REIMB - CA BOARD OF ENGI...	0.00	180.00	
	01.41.61302	DUES	02.20.2024 - REIMB - CA BOARD...	180.00		
00017	Fairfax Building Supply Co. Inc.	02/22/2024	Regular	0.00	280.22	97360
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
277648	Invoice	02/06/2024	02.06.2024 - BROOM/GRAPHITE TUBE/HO...	0.00	119.43	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.06.2024 - BROOM/GRAPHITE...	119.43		
277706	Invoice	02/07/2024	02.07.2024 - STAPLES	0.00	12.34	
	15.81.63100	CONSTRUCTION	02.07.2024 - STAPLES	12.34		
277917	Invoice	02/12/2024	02.12.2024 - WRENCH/TARP/FASTENERS	0.00	98.43	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.81.62200	DEPARTMENTAL SUPPLIES	02.12.2024 - WRENCH/TARP/FA...		98.43	
278008	Invoice	02/14/2024	02.14.2024 - BIODEGRADABLE WATTLE	0.00	50.02	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.14.2024 - BIODEGRADABLE ...		50.02	
02278	Gardeners' Guild	02/22/2024	Regular	0.00	10,000.00	97361
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
115937	Invoice	02/16/2024	02.16.2024 - SOD REPLACEMENT - IMAGI...	0.00	10,000.00	
	14.81.61150	OUTSIDE SERVICES-OTHER	02.16.2024 - SOD REPLACEMENT..		10,000.00	
00020	Hannibal's Inc Electrical Construction	02/22/2024	Regular	0.00	7,674.00	97362
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25152	Invoice	01/31/2024	01.31.2024 - SOLAR BOLLARD LIGHTS - M...	0.00	6,690.00	
	15.81.63100	CONSTRUCTION	01.31.2024 - SOLAR BOLLARD LI...		6,690.00	
25159	Invoice	02/21/2024	02.21.2024 - OUTLET INSTALLATION - TO...	0.00	984.00	
	01.41.61506	BLDG. MAINT-OTHER	02.21.2024 - OUTLET INSTALLAT...		984.00	
03528	Healthy Years	02/22/2024	Regular	0.00	22.00	97363
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0011694	Invoice	02/16/2024	02.16.2024 - SUBSCRIPTION RENEWAL	0.00	22.00	
	01.71.62305	MAGAZINES AND NEWSP...	02.16.2024 - SUBSCRIPTION RE...		22.00	
03124	ID Cards, Inc	02/22/2024	Regular	0.00	18.50	97364
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
556543	Invoice	02/08/2024	02.08.2024 - PVC CARDS - CUSTOM PRINT...	0.00	18.50	
	01.41.62200	DEPARTMENTAL SUPPLIES	02.08.2024 - PVC CARDS - CUST...		18.50	
03635	Integra Landscape Architecture	02/22/2024	Regular	0.00	1,510.70	97365
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2228	Invoice	02/13/2024	02.13.2024 - PARKSIDE PLAYGROUND DES...	0.00	1,510.70	
	21.65.63100	CAPITAL OUTLAY - CONST...	02.13.2024 - PARKSIDE PLAYGR...		1,510.70	
03643	Jet Mulch, Inc.	02/22/2024	Regular	0.00	16,848.75	97366
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
22668-OL	Invoice	02/15/2024	02.15.2024 - ENG. WOOD FIBER - LANSDA...	0.00	4,212.19	
	01.81.62200	DEPARTMENTAL SUPPLIES	02.15.2024 - ENG. WOOD FIBER -..		4,212.19	
22669-OL	Invoice	02/15/2024	02.15.2024 - ENG WOOD FIBER - MILLENI...	0.00	12,636.56	
	01.81.62200	DEPARTMENTAL SUPPLIES	02.15.2024 - ENG WOOD FIBER -...		12,636.56	
00113	Juan Olsen Sanchez	02/22/2024	Regular	0.00	10,400.00	97367
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
Winter24-3	Invoice	02/13/2024	02.13.2024 - WINTER 2024 - PAYMENT 3	0.00	10,400.00	
	21.61.61167	TUMBLING SERVICES	02.13.2024 - WINTER 2024 - PA...		10,400.00	
00115	Kone Inc	02/22/2024	Regular	0.00	3,245.88	97368
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
871272259	Invoice	02/01/2024	02.01.2024 - ELEVATOR MNTNC - 02.01.24...	0.00	3,245.88	
	41.41.61701	UTILITIES	02.01.2024 - ELEVATOR MNTNC -..		3,245.88	
03640	Leslie Arndt	02/22/2024	Regular	0.00	4,100.00	97369

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		
R13446	Invoice	02/15/2024	02.15.2024 - ROAD BOND REFUND - 6 JER...	0.00	4,100.00	
	01.00.20314	ROAD BOND	02.15.2024 - ROAD BOND REFU...	4,100.00		
01057	Linscott Engineering Contractors Inc	02/22/2024	Regular	0.00	19,362.25	97370
423	Invoice	02/01/2024	02.01.2024 - DRAINAGE RPLCMT - 53 BELL...	0.00	19,362.25	
	15.41.63113	UNPROGRAMMED DRAI...	02.01.2024 - DRAINAGE RPLCMT...	19,362.25		
00029	Marin IT	02/22/2024	Regular	0.00	9,387.95	97371
2024-122506	Invoice	02/08/2024	02.08.2024 - AGREEMENT HOSTED BACKU...	0.00	1,000.00	
	42.21.61150	OUTSIDE SERVICES-OTHER	02.08.2024 - AGREEMENT HOST...	1,000.00		
2024-122585	Invoice	02/18/2024	02.18.2024 - YEALINK TEAM PHONE	0.00	7,140.81	
	01.12.61150	OUTSIDE SERVICES-OTHER	02.18.2024 - YEALINK TEAM PH...	7,140.81		
2024-122600	Invoice	02/21/2024	02.21.2024 - QUALYS VULNERABILITY SCA...	0.00	1,247.14	
	42.21.61150	OUTSIDE SERVICES-OTHER	02.21.2024 - QUALYS VULNERAB...	1,247.14		
01851	Marin Transit	02/22/2024	Regular	0.00	35,500.00	97372
2024047	Invoice	02/15/2024	02.15.2024 - YELLOW BUS FARE SUBSIDY ...	0.00	35,500.00	
	01.21.61119	OUTSIDE SVCS-COMM. D...	02.15.2024 - YELLOW BUS FARE ...	35,500.00		
03636	Matthew Ferrer	02/22/2024	Regular	0.00	321.67	97373
INV0011692	Invoice	02/13/2024	02.13.2024 - REIMB - CRS TRAINING T&E	0.00	321.67	
	01.41.61000	TRAINING	02.13.2024 - REIMB - CRS TRAIN...	321.67		
03524	Northwest Cascade, Inc.	02/22/2024	Regular	0.00	1,285.24	97374
0554003404	Invoice	02/13/2024	02.13.2024 - ADA COMPLIANT PORTA POT...	0.00	1,285.24	
	01.41.61150	OUTSIDE SERVICES-OTHER	02.13.2024 - ADA COMPLIANT P...	1,285.24		
03628	O'Connor Plumbing & Fire Protection	02/22/2024	Regular	0.00	1,400.00	97375
6220741	Invoice	02/07/2024	02.07.2024 - FIRE HOUSE INSPECTIONS	0.00	1,400.00	
	01.32.61506	BLDG. MAINT-OTHER	02.07.2024 - FIRE HOUSE INSPE...	850.00		
	01.32.61506	BLDG. MAINT-OTHER	02.07.2024 - FIRE HOUSE INSPE...	550.00		
00128	Pacific Gas & Electric	02/22/2024	Regular	0.00	43.70	97376
216-02122024	Invoice	02/12/2024	216 - IMAGINATION PARK - 01.06.24-02.05..	0.00	43.70	
	14.81.61701	UTILITIES-ELECTRICITY	216 - IMAGINATION PARK - 01.0...	43.70		
00165	Pacific Telemanagement Services - PTS	02/22/2024	Regular	0.00	93.00	97377
2118272	Invoice	02/08/2024	02.08.2024 - TH PAYPHONE - 03.01.24-03....	0.00	93.00	
	01.42.61705	UTILITIES-TELEPHONE	02.08.2024 - TH PAYPHONE - 03....	93.00		
02554	Parkmobile LLC	02/22/2024	Regular	0.00	283.20	97378

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		
INV37121	Invoice	01/31/2024	01.31.2024 - END USER FEES	0.00	283.20	
	13.42.61114	OUTSIDE SRV: PARKING ...	01.31.2024 - END USER FEES	283.20		
00893	Perfect Timing Personnel Services, Inc.	02/22/2024	Regular	0.00	2,753.04	97379
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
53038	Invoice	02/12/2024	02.12.2024 - ADMINISTRATIVE SUPPORT	0.00	1,565.95	
	01.41.60010	TEMPORARY HELP	02.12.2024 - ADMINISTRATIVE ...	1,565.95		
53061	Invoice	02/20/2024	02.20.2024 - ADMINISTRATIVE SUPPORT	0.00	1,187.09	
	01.41.60010	TEMPORARY HELP	02.20.2024 - ADMINISTRATIVE ...	1,187.09		
00558	Peterson	02/22/2024	Regular	0.00	1,119.94	97380
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW270058794	Invoice	02/17/2024	02.17.2024 - STN 19 - GENERATOR REPAIR	0.00	1,119.94	
	01.32.61506	BLDG. MAINT-OTHER	02.17.2024 - STN 19 - GENERAT...	1,119.94		
03639	Quadient Leasing USA, Inc.	02/22/2024	Regular	0.00	576.62	97381
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
Q1163257	Invoice	01/19/2024	01.19.2024 - POSTAGE MACHINE LEASE	0.00	576.62	
	01.12.62003	POSTAGE	01.19.2024 - POSTAGE MACHINE..	115.32		
	01.18.62003	POSTAGE	01.19.2024 - POSTAGE MACHINE..	115.32		
	01.41.62003	POSTAGE	01.19.2024 - POSTAGE MACHINE..	115.32		
	01.71.62003	POSTAGE	01.19.2024 - POSTAGE MACHINE..	115.32		
	01.82.62003	POSTAGE	01.19.2024 - POSTAGE MACHINE..	115.34		
02870	RHAA	02/22/2024	Regular	0.00	43,143.15	97382
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0025413	Invoice	01/18/2024	01.18.2024 - DESIGN SERVICES - CREEK PA...	0.00	30,957.85	
	71.41.63100	CONSTRUCTION	01.18.2024 - DESIGN SERVICES -...	30,957.85		
0025430	Invoice	01/26/2024	01.26.2024 - DESIGN SERVICES - CREEK PA...	0.00	12,185.30	
	71.41.63100	CONSTRUCTION	01.26.2024 - DESIGN SERVICES -...	12,185.30		
00181	Ross Valley Fire Department	02/22/2024	Regular	0.00	8,256.00	97383
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011693	Invoice	02/15/2024	02.15.2024 - RVFD FEES COLLECTED - JAN ...	0.00	8,256.00	
	01.00.20354	DUE TO ROSS VALLEY FIRE..	02.15.2024 - RVFD FEES COLLEC...	8,256.00		
01359	Siegfried Engineering Inc	02/22/2024	Regular	0.00	9,803.00	97384
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
47004	Invoice	02/09/2024	02.09.2024 - PAVEMENT - ENGINEERING T...	0.00	9,803.00	
	15.41.63108	CAPITAL OUTLAY - DESIGN	02.09.2024 - PAVEMENT - ENGI...	9,803.00		
03207	Toni DeFrancis	02/22/2024	Regular	0.00	640.00	97385
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-PC25	Invoice	02/12/2024	02.12.2024 - TRANSCRIPTION - PC 02.05.2...	0.00	200.00	
	01.18.61150	OUTSIDE SERVICES-OTHER	02.12.2024 - TRANSCRIPTION - ...	200.00		
2024-TC109	Invoice	01/20/2024	01.20.2024 - TRANSCRIPTION - TC 01.09.24	0.00	220.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	01.20.2024 - TRANSCRIPTION - T...	220.00		
2024-TC213	Invoice	02/19/2024	02.19.2024 - TRANSCRIPTION - TC 02.13.24	0.00	220.00	
	01.12.61150	OUTSIDE SERVICES-OTHER	02.19.2024 - TRANSCRIPTION - T...	220.00		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00696	Town of Fairfax	02/22/2024	Regular	0.00	15,975.04	97386

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
4-2023-1230	Invoice	02/20/2024	02.20.2024 - REIMB - CLIMATE ACTION C...	0.00	15,975.04
	90.41.61100	OUTSIDE SERVICES	02.20.2024 - REIMB - CLIMATE ...	15,975.04	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00215	Transbay Lock	02/22/2024	Regular	0.00	110.00	97387

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
89941	Invoice	02/06/2024	02.06.2024 - SERVICE CALL CORPYARD	0.00	110.00
	01.81.62200	DEPARTMENTAL SUPPLIES	02.06.2024 - SERVICE CALL COR...	110.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00815	Triplegood Promo Mktg LLC	02/22/2024	Regular	0.00	205.93	97388

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
24-SAPL-01	Invoice	02/09/2024	02.09.2024 - EGG SHAKER W/ SAPL IMPRI...	0.00	205.93
	01.71.62200	DEPARTMENTAL SUPPLIES	02.09.2024 - EGG SHAKER W/ S...	205.93	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03634	Unique Land Construction	02/22/2024	Regular	0.00	1,570.00	97389

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
R13787	Invoice	02/07/2024	02.07.2024 - ROAD BOND REFUND - 11 H...	0.00	1,570.00
	01.00.20314	ROAD BOND	02.07.2024 - ROAD BOND REFU...	1,570.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00384	Van Midde & Son Concrete	02/22/2024	Regular	0.00	33,000.00	97390

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
14871	Invoice	02/21/2024	02.21.2024 - CALVMET STREET REPAIRS	0.00	33,000.00
	15.41.63109	UNPROGRAMMED RESUR...	02.21.2024 - CALVMET STREET R...	33,000.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03637	Verdek LLC	02/22/2024	Regular	0.00	4,184.63	97391

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
87030	Invoice	02/14/2024	02.14.2024 - EV CHARGE STATION + INSTA...	0.00	4,184.63
	15.90.63100	CONSTRUCTION	02.14.2024 - EV CHARGE STATI...	4,184.63	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00226	Wedge Roofing Inc	02/22/2024	Regular	0.00	890.00	97392

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
19884	Invoice	02/06/2024	02.06.2024 - FOOT TRAFFIC PLASTERING ...	0.00	890.00
	01.41.61506	BLDG. MAINT-OTHER	02.06.2024 - FOOT TRAFFIC PLA...	890.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02905	Wells Fargo Vendor Financial Services, LLC	02/22/2024	Regular	0.00	925.01	97393

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
5028643747	Invoice	02/09/2024	02.09.2024 - CANON COPIER LEASE	0.00	925.01
	42.21.63003	COMPUTER HARDWARE/...	02.09.2024 - CANON COPIER LE...	925.01	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03052	ZUMAR	02/22/2024	Regular	0.00	474.22	97394

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
8851	Invoice	02/15/2024	02.15.2024 - ONE WAY SIGNS	0.00	474.22
	01.42.62200	DEPARTMENTAL SUPPLIES	02.15.2024 - ONE WAY SIGNS	474.22	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01526	Granicus Inc	02/28/2024	Regular	0.00	20,764.67	97395

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
176043	Invoice	11/30/2023	11.30.2023 - PEAK/GRANICUS SOFTWARE	0.00	20,764.67
	01.12.61150	OUTSIDE SERVICES-OTHER	11.30.2023 - PEAK/GRANICUS S...	20,764.67	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00283	1on1 Premier Sports Academy	02/29/2024	Regular	0.00	6,456.10	97396

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		
INV0011761	Invoice	02/28/2024	02.28.2024 - COED ROOKIE BASKETBALL	0.00	6,456.10	
	21.61.61161	BASKETBALL EXPENSES	02.28.2024 - COED ROOKIE BAS...	6,456.10		
00048	Alhambra & Sierra Springs	02/29/2024	Regular	0.00	199.85	97397
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23551470 020124	Invoice	02/01/2024	02.01.2024 - REC DEPT - WATER DELIVERY	0.00	199.85	
	21.63.62979	PARKSIDE SUPPLIES	02.01.2024 - REC DEPT - WATER...	85.94		
	21.63.62987	ROBSON AFTER SCHOOL ...	02.01.2024 - REC DEPT - WATER...	51.97		
	21.65.62000	OFFICE SUPPLIES	02.01.2024 - REC DEPT - WATER...	61.94		
02920	Amazon Business	02/29/2024	Regular	0.00	184.55	97398
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1D3T-PCCG-Q4V4	Invoice	02/19/2024	02.19.2024 - THE SURVIVOR	0.00	30.39	
	01.71.62310	Library Zip Grant	02.19.2024 - THE SURVIVOR	30.39		
1HLW-HMTW-D...	Invoice	02/17/2024	02.17.2024 - D&D CAMPAIGN CASE/PLAST...	0.00	116.27	
	01.71.61132	OUTSIDE SVCS-PROGRA...	02.17.2024 - D&D CAMPAIGN C...	116.27		
1QTR-3RC4-GKGK	Invoice	02/23/2024	02.23.2024 - BARBARA RAE: THE LAMME...	0.00	37.89	
	01.71.62310	Library Zip Grant	02.23.2024 - BARBARA RAE: THE...	37.89		
00001	AT&T Calnet	02/29/2024	Regular	0.00	419.62	97399
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
634-02202024	Invoice	02/20/2024	634 - TRAFFIC SIGNAL MODEM - 01.20.24-...	0.00	419.62	
	41.41.61701	UTILITIES	634 - TRAFFIC SIGNAL MODEM -...	419.62		
00388	Baker & Taylor	02/29/2024	Regular	0.00	450.80	97400
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5018748727	Invoice	02/12/2024	02.12.2024 - CHILDRENS BOOKS	0.00	15.22	
	01.71.62302	CHILDRENS BOOKS	02.12.2024 - CHILDRENS BOOKS	15.22		
5018748728	Invoice	02/12/2024	02.12.2024 - CHILDRENS BOOKS	0.00	19.18	
	01.71.62302	CHILDRENS BOOKS	02.12.2024 - CHILDRENS BOOKS	19.18		
5018748729	Invoice	02/12/2024	02.12.2024 - CHILDRENS BOOKS	0.00	18.34	
	01.71.62302	CHILDRENS BOOKS	02.12.2024 - CHILDRENS BOOKS	18.34		
5018754012	Invoice	02/13/2024	02.13.2024 - TEEN BOOKS	0.00	41.27	
	01.71.62302	CHILDRENS BOOKS	02.13.2024 - TEEN BOOKS	41.27		
5018754250	Invoice	02/13/2024	02.13.2024 - CHILDRENS BOOKS	0.00	17.57	
	27.71.62302	CHILDRENS BOOKS	02.13.2024 - CHILDRENS BOOKS	17.57		
5018765597	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	21.15	
	01.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	21.15		
5018765598	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	20.50	
	01.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	20.50		
5018765599	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	22.47	
	01.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	22.47		
5018765600	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	22.45	
	01.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	22.45		
5018765601	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	18.15	
	27.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	18.15		
5018765602	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	70.59	
	01.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	70.59		
5018765603	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	17.81	
	01.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS	17.81		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018765604	Invoice	02/16/2024	02.16.2024 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	02.16.2024 - ADULT BOOKS		22.45	
5018767730	Invoice	02/19/2024	02.19.2024 - CHILDRENS BOOKS	0.00	17.57	
	01.71.62302	CHILDRENS BOOKS	02.19.2024 - CHILDRENS BOOKS		17.57	
H67971530	Invoice	02/07/2024	02.07.2024 - VIDEOS	0.00	40.76	
	01.71.62307	VIDEOS	02.07.2024 - VIDEOS		40.76	
H68040150	Invoice	02/13/2024	02.13.2024 - VIDEOS	0.00	65.32	
	01.71.62307	VIDEOS	02.13.2024 - VIDEOS		65.32	
	Void	02/29/2024	Regular	0.00	0.00	97401
00276	BK Krill Corp	02/29/2024	Regular	0.00	2,230.00	97402
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
1641	Invoice	02/26/2024	02.26.2024 - SUMMER 2024 CATALOGUE ...	0.00	2,230.00	
	21.65.62004	PROGRAM BROCHURE &...	02.26.2024 - SUMMER 2024 CA...		2,230.00	
00032	BRADY INDUSTRIES	02/29/2024	Regular	0.00	141.91	97403
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
8666084	Invoice	02/22/2024	02.22.2024 - REC DEPT - TISSUE DISPENSER	0.00	141.91	
	01.81.62200	DEPARTMENTAL SUPPLIES	02.22.2024 - REC DEPT - TISSUE ...		141.91	
01345	BSN Sports Inc	02/29/2024	Regular	0.00	393.24	97404
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
924776199	Invoice	02/13/2024	02.13.2024 - PRACTICE SOFTBALLS	0.00	393.24	
	21.61.62965	SOFTBALL SUPPLIES	02.13.2024 - PRACTICE SOFTBAL...		393.24	
00410	COFAM	02/29/2024	Regular	0.00	200.00	97405
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
INV0011762	Invoice	02/28/2024	02.28.2024 - ART TALK TUESDAY - FASHIO...	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	02.28.2024 - ART TALK TUESDAY ..		200.00	
01320	DC Electric Group Inc	02/29/2024	Regular	0.00	8,295.07	97406
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
471860	Invoice	12/31/2023	12.31.2023 - M5007 - SL ROUTINE	0.00	668.17	
	01.42.61131	OUTSIDE SVCS-STREET LI...	12.31.2023 - M5007 - SL ROUTI...		668.17	
472025	Invoice	01/17/2024	01.17.2024 - J7641-SFD & RED HILL TS	0.00	6,958.73	
	01.42.61707	UTILITIES-SIGNALS	01.17.2024 - J7641-SFD & RED H...		6,958.73	
473044	Invoice	01/31/2024	01.31.2024 - M5007 SL ROUTINE - JAN 20...	0.00	668.17	
	01.42.61708	UTILITIES-STREET LIGHTS	01.31.2024 - M5007 SL ROUTINE...		668.17	
00035	Demco Inc	02/29/2024	Regular	0.00	318.35	97407
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
7442557	Invoice	02/22/2024	02.22.2024 - LIBRARY SUPPLIES	0.00	318.35	
	01.71.62200	DEPARTMENTAL SUPPLIES	02.22.2024 - LIBRARY SUPPLIES		318.35	
03520	DM Brent & Associates, Inc.	02/29/2024	Regular	0.00	33,302.61	97408
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Item Description**		**Distribution Amount**		
TOSACP10	Invoice	12/31/2023	12.31.2023 - CREEK PARK - CONSTRUCTIO...	0.00	5,515.00	
	71.81.61150	OUTSIDE SERVICES-OTHER	12.31.2023 - CREEK PARK - CON...		5,515.00	
TOSACP11	Invoice	01/31/2024	01.31.2024 - CREEK PARK - CONSTRUCTIO...	0.00	3,040.00	
	71.81.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - CREEK PARK - CON...		3,040.00	
TOSAFS2010	Invoice	12/31/2023	12.31.2023 - FIRE STN 20 - CONSTRUCTION..	0.00	588.75	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	45.41.61150	OUTSIDE SERVICES-OTHER	12.31.2023 - FIRE STN 20 - CONS...		588.75	
TOSAFS2011	Invoice	01/31/2024	01.31.2024 - FIRE STN 20 - CONSTRUCTION..	0.00	747.50	
	45.41.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - FIRE STN 20 - CONS...		747.50	
TOSALIB08	Invoice	01/31/2024	01.31.2024 - LIBRARY - CONSTRUCTION M...	0.00	675.00	
	45.41.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - LIBRARY - CONSTR...		675.00	
TOSAMP07	Invoice	12/31/2023	12.31.2023 - MEMORIAL PARK - CONSTRU...	0.00	15,413.86	
	12.81.63100	CONSTRUCTION	12.31.2023 - MEMORIAL PARK - ...		15,413.86	
TOSAMP08	Invoice	01/31/2024	01.31.2024 - MEMORIAL PARK - CONSTRU...	0.00	5,002.50	
	12.81.61150	OUTSIDE SERVICES-OTHER	01.31.2024 - MEMORIAL PARK - ...		5,002.50	
TOSATH10	Invoice	12/31/2023	12.31.2023 - TOWN HALL - CONSTRUCTIO...	0.00	2,320.00	
	45.41.61150	OUTSIDE SERVICES-OTHER	12.31.2023 - TOWN HALL - CON...		2,320.00	
03396	Emily B. Stucky	02/29/2024	Regular	0.00	400.00	97409
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
017	Invoice	02/23/2024	02.23.2024 - SING AND STOMP - 2/2 TO 2/...	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRA...	02.23.2024 - SING AND STOMP -...		400.00	
02622	Epstein Holtzapple Christo LLP	02/29/2024	Regular	0.00	18,912.50	97410
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7251	Invoice	02/22/2024	02.22.2024 - GENERAL LEGAL COUNSEL	0.00	18,692.50	
	01.16.61138	GENERAL COUNSEL LEGAL..	02.22.2024 - GENERAL LEGAL C...		18,692.50	
7253	Invoice	02/22/2024	02.22.2024 - CUTLER V TSA - PCB LITIGATI...	0.00	220.00	
	01.16.61138	GENERAL COUNSEL LEGAL..	02.22.2024 - CUTLER V TSA - PCB..		220.00	
00017	Fairfax Building Supply Co. Inc.	02/29/2024	Regular	0.00	48.16	97411
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
278624	Invoice	02/28/2024	02.28.2024 - NUTSETTER/SAW BLADES	0.00	48.16	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.28.2024 - NUTSETTER/SAW B...		48.16	
03644	Fonroche Lighting America Inc	02/29/2024	Regular	0.00	9,961.00	97412
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SO4756	Invoice	02/16/2024	02.16.2024 - SOLAR LIGHTING POLES	0.00	9,961.00	
	15.81.63100	CONSTRUCTION	02.16.2024 - SOLAR LIGHTING P...		9,961.00	
00245	Ghilotti Bros Construction Inc	02/29/2024	Regular	0.00	67,410.58	97413
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
23420-04	Invoice	02/23/2024	02.23.2024 - 2023 MEMORIAL PK PARKING..	0.00	67,410.58	
	15.81.63100	CONSTRUCTION	02.23.2024 - 2023 MEMORIAL P...		67,410.58	
00104	Grier Argall Plumbing Inc	02/29/2024	Regular	0.00	2,310.62	97414
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
16875	Invoice	02/22/2024	02.22.2024 - ROBSON-HARRINGTON - DRI...	0.00	2,310.62	
	01.81.61150	OUTSIDE SERVICES-OTHER	02.22.2024 - ROBSON-HARRING...		2,310.62	
03087	International Effectiveness Center	02/29/2024	Regular	0.00	72.20	97415
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
43080	Invoice	02/26/2024	02.26.2024 - STORYTIME GUIDELINES SPA...	0.00	72.20	
	01.71.61150	OUTSIDE SERVICES-OTHER	02.26.2024 - STORYTIME GUIDEL..		72.20	
00022	Jackson's Hardware Inc.	02/29/2024	Regular	0.00	85.70	97416

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		
149326	Invoice	02/27/2024	02.27.2024 - HEX BOLTS/FENDER WASHERS	0.00	85.70	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.27.2024 - HEX BOLTS/FENDER..	85.70		
00022	Jackson's Hardware Inc.	02/29/2024	Regular	0.00	907.97	97417
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
A06196/A07572	Invoice	02/15/2024	02.15.2024 - ELECTRIC LANDSCAPE REBATE..	0.00	907.97	
	90.41.61100	OUTSIDE SERVICES	02.15.2024 - ELECTRIC LANDSCA...	907.97		
00022	Jackson's Hardware Inc.	02/29/2024	Regular	0.00	12.87	97418
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
149440	Invoice	02/28/2024	02.28.2024 - SECURITY BIT SET/HEX NUTS ...	0.00	12.87	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.28.2024 - SECURITY BIT SET/...	81.36		
	01.42.62200	DEPARTMENTAL SUPPLIES	02.28.2024 - SECURITY BIT SET/...	-68.49		
03322	Juan Landaverde	02/29/2024	Regular	0.00	6,000.32	97419
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1015	Invoice	02/28/2024	02.28.2024 - PARKSIDE PREESCHOOL INTE...	0.00	6,000.32	
	21.65.63100	CAPITAL OUTLAY - CONST...	02.28.2024 - PARKSIDE PREESC...	6,000.32		
00113	Juan Olsen Sanchez	02/29/2024	Regular	0.00	11,100.00	97420
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WINTER24-4	Invoice	02/28/2024	02.28.2024 - GYMNASTICS WINTER 2024 -...	0.00	11,100.00	
	21.61.61167	TUMBLING SERVICES	02.28.2024 - GYMNASTICS WINT...	11,100.00		
03412	Juliana M.Kohl	02/29/2024	Regular	0.00	2,467.50	97421
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011759	Invoice	02/28/2024	02.28.2024 - PRIVATE MUSIC LESSON - FEB...	0.00	2,467.50	
	21.62.61175	KIDS CULTURE SERVICES	02.28.2024 - PRIVATE MUSIC LE...	2,467.50		
00121	Marin I J - 2072661 AD	02/29/2024	Regular	0.00	239.43	97422
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0001403055	Invoice	01/31/2024	01.31.2024 - COLUMNS - ORDINANCE/HE...	0.00	239.43	
	01.12.61151	LEGAL NOTICES	01.31.2024 - COLUMNS - ORDIN...	239.43		
02584	Michael Clagett	02/29/2024	Regular	0.00	5,165.05	97423
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
02262024	Invoice	02/26/2024	02.26.2024 - MID WINTER BREAK CAMP	0.00	4,972.43	
	21.63.61186	SPECIALTY CAMPS SERVIC...	02.26.2024 - MID WINTER BREAK..	4,972.43		
INV0011760	Invoice	02/28/2024	02.28.2024 - SUPPLY REIMB - MID WINTER...	0.00	192.62	
	21.63.62990	SPECIALTY CAMP SUPPLIES	02.28.2024 - SUPPLY REIMB - M...	192.62		
01388	NCSI	02/29/2024	Regular	0.00	277.50	97424
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
42179	Invoice	02/01/2024	02.01.2024 - BACKGROUND CHECKS	0.00	277.50	
	21.65.61137	FINGERPRINTING	02.01.2024 - BACKGROUND CHE...	277.50		
00892	Office of the State Controller	02/29/2024	Regular	0.00	2,765.79	97425

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		
FAUD-00004217	Invoice	02/21/2024	02.21.2024 - FY22-23 ANNUAL STREET RE...	0.00	2,765.79	
	01.12.61150	OUTSIDE SERVICES-OTHER	02.21.2024 - FY22-23 ANNUAL S...	2,765.79		
00893	Perfect Timing Personnel Services, Inc.	02/29/2024	Regular	0.00	1,060.80	97426
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
53082	Invoice	02/26/2024	02.26.2024 - ADMINISTRATIVE SUPPORT	0.00	1,060.80	
	01.41.60010	TEMPORARY HELP	02.26.2024 - ADMINISTRATIVE ...	1,060.80		
01623	Quincy Engineering	02/29/2024	Regular	0.00	2,333.56	97427
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14-S512.00-34	Invoice	12/27/2023	12.27.2023 - NOKOMIS BRIDGE - ENGINEE...	0.00	1,488.29	
	14.41.63119	CAPTIAL OUTLAY - BRIDGE..	12.27.2023 - NOKOMIS BRIDGE -...	1,488.29		
15-S511.00-32	Invoice	12/27/2023	12.27.2023 - MADRONE BRIDGE - ENGINE...	0.00	845.27	
	14.41.63119	CAPTIAL OUTLAY - BRIDGE..	12.27.2023 - MADRONE BRIDGE ...	845.27		
01219	Ross Valley School District	02/29/2024	Regular	0.00	2,176.00	97428
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
RSVD WINTER 02...	Invoice	02/28/2024	02.28.2024 - RVSD FACILITY FEE - WINTER ...	0.00	2,176.00	
	21.63.61180	AFTER SCHOOL ENRICHM...	02.28.2024 - RVSD FACILITY FEE -..	2,176.00		
03602	Serge Ndjemba	02/29/2024	Regular	0.00	1,556.10	97429
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
02272024	Invoice	02/27/2024	02.27.2024 - FRENCH CONVERSATION 1/9 ...	0.00	1,556.10	
	21.62.61170	ADULT ART & CULTURE S...	02.27.2024 - FRENCH CONVERS...	1,556.10		
03645	Theresa Sunding	02/29/2024	Regular	0.00	1,670.00	97430
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R15050	Invoice	02/22/2024	02.22.2024 - ROAD BOND REFUND - 120 S...	0.00	1,670.00	
	01.00.20314	ROAD BOND	02.22.2024 - ROAD BOND REFU...	1,670.00		
03454	Willdan Engineering	02/29/2024	Regular	0.00	5,163.75	97431
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
002-31333	Invoice	02/20/2024	02.20.2024 - BLDG/SAFETY PLAN CHECKS - ..	0.00	5,163.75	
	01.41.61157	PLAN CHECKING	02.20.2024 - BLDG/SAFETY PLAN...	5,163.75		
00362	Town of San Anselmo	02/06/2024	Bank Draft	0.00	278,806.63	DFT05046
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011676	Invoice	02/06/2024	2-15-2024 TSA To Fund Payroll	0.00	278,806.63	
	01.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	196,314.89		
	01.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	3,715.46		
	01.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	-1,420.09		
	15.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	9,893.78		
	15.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	-40.00		
	19.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	11,791.64		
	19.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	-1,693.80		
	21.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	47,285.02		
	21.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	-215.00		
	27.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	13,104.76		
	60.00.20299	PAYROLL PAYABLE	2-15-2024 TSA To Fund Payroll	69.97		
00089	Employment Development Department	02/06/2024	Bank Draft	0.00	1,272.00	DFT05047

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		
L1236617552	Invoice	02/06/2024	01.30.2024 - UNEMPLOYMENT INS. BENEF...	0.00	1,272.00	
	40.21.61908	STATE UNEMPLOYMENT ...	01.30.2024 - UNEMPLOYMENT I...	1,272.00		
03344	CSG Forte Payments Inc.	02/10/2024	Bank Draft	0.00	3,578.93	DFT05048
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0011628742	Invoice	02/10/2024	01.31.2024 - CREDIT CARD PROCESSING - ...	0.00	3,578.93	
	21.65.61177	CHG CARDS	01.31.2024 - CREDIT CARD PROC...	3,578.93		
03344	CSG Forte Payments Inc.	02/10/2024	Bank Draft	0.00	881.24	DFT05049
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0011628511	Invoice	02/10/2024	01.31.2024 - CREDIT CARD PROCESSING - ...	0.00	881.24	
	21.65.61177	CHG CARDS	01.31.2024 - CREDIT CARD PROC...	881.24		
01102	Central Marin Police Authority	02/02/2024	Bank Draft	0.00	433,699.42	DFT05050
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011677	Invoice	02/02/2024	02.02.2024 - CMPA MEMBER CONTRIBUTI...	0.00	433,699.42	
	01.30.61199	POLICE SERVICES CONTR...	02.02.2024 - CMPA MEMBER C...	433,699.42		
00391	Verizon Wireless	02/02/2024	Bank Draft	0.00	1,241.64	DFT05051
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9954107545	Invoice	02/02/2024	01.25.2024 - CELLULAR - 12.13.23-01.12.24	0.00	1,241.64	
	01.12.61705	UTILITIES-TELEPHONE	01.25.2024 - CELLULAR - 12.13.2...	51.63		
	01.18.61705	UTILITIES-TELEPHONE	01.25.2024 - CELLULAR - 12.13.2...	38.01		
	01.41.61705	UTILITIES-TELEPHONE	01.25.2024 - CELLULAR - 12.13.2...	784.08		
	01.42.61705	UTILITIES-TELEPHONE	01.25.2024 - CELLULAR - 12.13.2...	263.32		
	21.63.61179	PARKSIDE SERVICES	01.25.2024 - CELLULAR - 12.13.2...	52.30		
	21.63.61187	ROBSON AFTER SCHOOL ...	01.25.2024 - CELLULAR - 12.13.2...	52.30		
00402	US Bank	02/12/2024	Bank Draft	0.00	14,799.82	DFT05052
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011569	Invoice	02/09/2024	12.29.2023 - CLIFFORD - MARIN IJ	0.00	14.00	
	01.12.61302	DUES	12.29.2023 - CLIFFORD - MARIN IJ	14.00		
INV0011570	Invoice	02/09/2024	01.03.2024 - CLIFFORD - AMAZON	0.00	1.04	
	01.12.62200	DEPARTMENTAL SUPPLIES	01.03.2024 - CLIFFORD - AMAZ...	26.15		
	01.12.62200	DEPARTMENTAL SUPPLIES	01.03.2024 - CLIFFORD - AMAZ...	-25.11		
INV0011571	Invoice	02/09/2024	01.05.2024 - CLIFFORD - AMAZON	0.00	315.88	
	01.41.62200	DEPARTMENTAL SUPPLIES	01.05.2024 - CLIFFORD - AMAZ...	315.88		
INV0011572	Invoice	02/09/2024	01.06.2024 - CLIFFORD - ADOBE	0.00	726.30	
	42.21.63003	COMPUTER HARDWARE/...	01.06.2024 - CLIFFORD - ADOBE	726.30		
INV0011573	Invoice	02/09/2024	01.06.2024 - CLIFFORD - COMCAST	0.00	296.69	
	42.21.63003	COMPUTER HARDWARE/...	01.06.2024 - CLIFFORD - COMCA...	296.69		
INV0011574	Invoice	02/09/2024	01.07.2024 - CLIFFORD - AMAZON	0.00	80.82	
	01.12.62000	OFFICE SUPPLIES	01.07.2024 - CLIFFORD - AMAZ...	123.00		
	01.12.62000	OFFICE SUPPLIES	01.07.2024 - CLIFFORD - AMAZ...	-21.09		
	01.12.62000	OFFICE SUPPLIES	01.07.2024 - CLIFFORD - AMAZ...	-21.09		
INV0011575	Invoice	02/09/2024	01.13.2024 - CLIFFORD - AMAZON	0.00	41.94	
	01.12.62000	OFFICE SUPPLIES	01.13.2024 - CLIFFORD - AMAZ...	41.94		
INV0011576	Invoice	02/09/2024	01.19.2024 - CLIFFORD - TEAMSCREEN	0.00	49.24	
	01.41.61806	MISC HIRING EXPENSES	01.19.2024 - CLIFFORD - TEAMS...	49.24		
INV0011577	Invoice	02/09/2024	01.19.2024 - CLIFFORD - VISTAPRINT	0.00	98.30	
	01.41.62200	DEPARTMENTAL SUPPLIES	01.19.2024 - CLIFFORD - VISTAPR..	98.30		

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0011578	Invoice	02/09/2024	01.10.2024 - MIHAN - ACE	0.00	46.96	
21.61.62961	BASKETBALL SUPPLIES		01.10.2024 - MIHAN - ACE		46.96	
INV0011582	Invoice	02/09/2024	12.23.2023 - AVILA - COSTCO	0.00	30.37	
01.12.62000	OFFICE SUPPLIES		12.23.2023 - AVIL A - COSTCO		30.37	
INV0011583	Invoice	02/09/2024	01.09.2024 - AVILA - MOONLIGHT DELI	0.00	123.39	
01.11.62200	DEPARTMENTAL SUPPLIES		01.09.2024 - AVILA - MOONLIG...		123.39	
INV0011584	Invoice	02/09/2024	01.09.2024 - AVILA - SAFEWAY	0.00	13.98	
01.11.62200	DEPARTMENTAL SUPPLIES		01.09.2024 - AVILA - SAFEWAY		13.98	
INV0011585	Invoice	02/09/2024	01.15.2024 - AVILA - COSTCO	0.00	12.99	
01.11.62200	DEPARTMENTAL SUPPLIES		01.15.2024 - AVILA - COSTCO		12.99	
INV0011586	Invoice	02/09/2024	11.30.2023 - DONERY - IOTUM.COM	0.00	9.99	
01.12.61150	OUTSIDE SERVICES-OTHER		11.30.2023 - DONERY - IOTUM....		9.99	
INV0011587	Invoice	02/09/2024	12.01.2023 - DONERY - HILDA'S CAFE	0.00	68.70	
01.11.61000	TRAINING		12.01.2023 - DONERY - HILDA'S ...		68.70	
INV0011588	Invoice	02/09/2024	12.01.2023 - DONERY - HILDA'S CAFE	0.00	63.46	
01.11.61000	TRAINING		12.01.2023 - DONERY - HILDA'S ...		63.46	
INV0011592	Invoice	02/09/2024	01.08.2024 - JONES - CA DEPT OF SOCIAL S...	0.00	484.00	
21.65.61302	DUES		01.08.2024 - JONES - CA DEPT OF..		484.00	
INV0011593	Invoice	02/09/2024	01.17.2024 - JONES - AMAZON	0.00	32.67	
21.63.62979	PARKSIDE SUPPLIES		01.17.2024 - JONES - AMAZON		32.67	
INV0011594	Invoice	02/09/2024	01.17.2024 - JONES - DANTE MANCINI	0.00	375.00	
21.63.61179	PARKSIDE SERVICES		01.17.2024 - JONES - DANTE M...		187.50	
21.63.61184	CAMP KIDMARIN MIGHTY...		01.17.2024 - JONES - DANTE M...		187.50	
INV0011595	Invoice	02/09/2024	01.20.2024 - JONES - AMAZON	0.00	154.86	
21.63.62979	PARKSIDE SUPPLIES		01.20.2024 - JONES - AMAZON		154.86	
INV0011596	Invoice	02/09/2024	12.30.2023 - O'GRADY - COMCAST	0.00	93.75	
21.63.61187	ROBSON AFTER SCHOOL ...		12.30.2023 - O'GRADY - COMCA...		93.75	
INV0011597	Invoice	02/09/2024	01.04.2024 - O'GRADY - TARGET	0.00	218.58	
21.63.62987	ROBSON AFTER SCHOOL ...		01.04.2024 - O'GRADY - TARGET		218.58	
INV0011598	Invoice	02/09/2024	01.04.2024 - O'GRADY - TARGET	0.00	46.43	
21.63.62978	TODDLER ENRICHMENT S...		01.04.2024 - O'GRADY - TARGET		46.43	
INV0011599	Invoice	02/09/2024	01.04.2024 - O'GRADY - TARGET	0.00	11.45	
21.63.62978	TODDLER ENRICHMENT S...		01.04.2024 - O'GRADY - TARGET		11.45	
INV0011600	Invoice	02/09/2024	01.04.2024 - O'GRADY - ORIENTAL TRADI...	0.00	501.60	
21.63.62978	TODDLER ENRICHMENT S...		01.04.2024 - O'GRADY - ORIENT...		501.60	
INV0011601	Invoice	02/09/2024	01.09.2024 - O'GRADY - AMAZON	0.00	249.04	
21.63.62978	TODDLER ENRICHMENT S...		01.09.2024 - O'GRADY - AMAZON		249.04	
INV0011602	Invoice	02/09/2024	01.09.2024 - O'GRADY - AMAZON	0.00	439.32	
21.63.62978	TODDLER ENRICHMENT S...		01.09.2024 - O'GRADY - AMAZON		439.32	
INV0011603	Invoice	02/09/2024	01.09.2024 - O'GRADY- UNITED	0.00	258.21	
21.65.61000	TRAINING		01.09.2024 - O'GRADY- UNITED		258.21	
INV0011604	Invoice	02/09/2024	01.09.2024 - O'GRADY - UNITED	0.00	258.21	
21.65.61000	TRAINING		01.09.2024 - O'GRADY - UNITED		258.21	
INV0011605	Invoice	02/09/2024	01.09.2024 - O'GRADY - UNITED	0.00	17.00	
21.65.61000	TRAINING		01.09.2024 - O'GRADY - UNITED		17.00	
INV0011606	Invoice	02/09/2024	01.09.2024 - O'GRADY - UNITED	0.00	17.00	
21.65.61000	TRAINING		01.09.2024 - O'GRADY - UNITED		17.00	
INV0011607	Invoice	02/09/2024	01.09.2024 - O'GRADY - UNITED	0.00	17.00	
21.65.61000	TRAINING		01.09.2024 - O'GRADY - UNITED		17.00	
INV0011608	Invoice	02/09/2024	01.09.2024 - O'GRADY - UNITED	0.00	17.00	
21.65.61000	TRAINING		01.09.2024 - O'GRADY - UNITED		17.00	
INV0011609	Invoice	02/09/2024	01.12.2024 - O'GRADY - WEST END NURSE...	0.00	398.34	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.63.62987	ROBSON AFTER SCHOOL ...	01.12.2024 - O'GRADY - WEST E...		398.34	
INV0011610	Invoice	02/09/2024	01.16.2024 - O'GRADY - MI PUEBLO	0.00	332.48	
	21.65.61000	TRAINING	01.16.2024 - O'GRADY - MI PUE...		332.48	
INV0011611	Invoice	02/09/2024	01.16.2024 - O'GRADY - CPRS	0.00	165.00	
	21.65.61302	DUES	01.16.2024 - O'GRADY - CPRS		165.00	
INV0011612	Invoice	02/09/2024	01.16.2024 - O'GRADY - AMAZON	0.00	495.05	
	21.63.62978	TODDLER ENRICHMENT S...	01.16.2024 - O'GRADY - AMAZON		495.05	
INV0011613	Invoice	02/09/2024	01.18.2024 - O'GRADY - TARGET	0.00	27.30	
	21.63.62978	TODDLER ENRICHMENT S...	01.18.2024 - O'GRADY - TARGET		27.30	
INV0011614	Invoice	02/09/2024	01.18.2024 - O'GRADY - TARGET	0.00	69.33	
	21.63.62978	TODDLER ENRICHMENT S...	01.18.2024 - O'GRADY - TARGET		69.33	
INV0011615	Invoice	02/09/2024	01.13.2024 - MAUK - OFFICE DEPOT/AMA...	0.00	13.10	
	21.65.62000	OFFICE SUPPLIES	01.13.2024 - MAUK - OFFICE DE...		43.69	
	21.65.62000	OFFICE SUPPLIES	01.13.2024 - MAUK - OFFICE DE...		-46.97	
	21.65.62000	OFFICE SUPPLIES	01.13.2024 - MAUK - OFFICE DE...		16.38	
INV0011616	Invoice	02/09/2024	12.31.2024 - MAUK - AMAZON	0.00	105.95	
	21.65.62000	OFFICE SUPPLIES	12.31.2024 - MAUK - AMAZON		105.95	
INV0011617	Invoice	02/09/2024	01.02.2024 - MAUK - CARMEN'S	0.00	57.28	
	21.65.61000	TRAINING	01.02.2024 - MAUK - CARMEN'S		57.28	
INV0011618	Invoice	02/09/2024	01.08.2024 - MAUK - CPRS	0.00	170.00	
	21.65.61000	TRAINING	01.08.2024 - MAUK - CPRS		170.00	
INV0011619	Invoice	02/09/2024	01.14.2024 - MAUK - AMAZON	0.00	82.40	
	21.65.62000	OFFICE SUPPLIES	01.14.2024 - MAUK - AMAZON		82.40	
INV0011620	Invoice	02/09/2024	01.18.2024 - MAUK - WEST END NURSERY	0.00	245.53	
	21.65.63100	CAPITAL OUTLAY - CONST...	01.18.2024 - MAUK - WEST END...		245.53	
INV0011621	Invoice	02/09/2024	01.19.2024 - MAUK - CREEKSIDE	0.00	654.41	
	21.65.61000	TRAINING	01.19.2024 - MAUK - CREEKSIDE		654.41	
INV0011625	Invoice	02/09/2024	12.22.2023 - SHAW - AMAZON	0.00	106.91	
	01.42.62200	DEPARTMENTAL SUPPLIES	12.22.2023 - SHAW - AMAZON		106.91	
INV0011626	Invoice	02/09/2023	12.22.2023 - SHAW - AMAZON	0.00	59.48	
	01.42.62200	DEPARTMENTAL SUPPLIES	12.22.2023 - SHAW - AMAZON		59.48	
INV0011627	Invoice	02/09/2024	01.01.2024 - SHAW - AMAZON	0.00	25.73	
	01.42.62200	DEPARTMENTAL SUPPLIES	01.01.2024 - SHAW - AMAZON		25.73	
INV0011628	Invoice	02/09/2024	01.12.2024 - SHAW - AMAZON	0.00	876.83	
	01.42.62200	DEPARTMENTAL SUPPLIES	01.12.2024 - SHAW - AMAZON		876.83	
INV0011629	Invoice	02/09/2024	01.20.2024 - SHAW - AMAZON	0.00	338.43	
	01.81.62200	DEPARTMENTAL SUPPLIES	01.20.2024 - SHAW - AMAZON		338.43	
INV0011630	Invoice	02/09/2024	01.06.2024 - STEVENSON - RED WING SHO...	0.00	296.31	
	01.42.62920	WORK CLOTHING	01.06.2024 - STEVENSON - RED...		296.31	
INV0011631	Invoice	02/09/2024	01.08.2024 - STEVENSON - WATERSAVERS	0.00	313.72	
	01.81.62200	DEPARTMENTAL SUPPLIES	01.08.2024 - STEVENSON - WAT...		313.72	
INV0011632	Invoice	02/09/2024	12.28.2023 - HEALY - JACKSON'S HARDWA...	0.00	343.37	
	01.42.63000	EQUIPMENT	12.28.2023 - HEALY - JACKSON'S...		343.37	
INV0011633	Invoice	02/09/2024	01.03.2024 - HEALY - CAL TIRE & WHEEL	0.00	799.13	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	01.03.2024 - HEALY - CAL TIRE &...		799.13	
INV0011634	Invoice	02/09/2024	01.04.2024 - HEALY - CAL TIRE & WHEEL	0.00	968.25	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	01.04.2024 - HEALY - CAL TIRE &...		968.25	
INV0011635	Invoice	02/09/2024	01.05.2024 - HEALY - DRINK WELL	0.00	931.48	
	01.41.61602	VEHICLE MAINTENANCE/...	01.05.2024 - HEALY - DRINK WELL		931.48	
INV0011636	Invoice	02/09/2024	01.05.2024 - HEALY - FRESH WATER SYST...	0.00	303.70	
	01.41.61602	VEHICLE MAINTENANCE/...	01.05.2024 - HEALY - FRESH WA...		303.70	
INV0011637	Invoice	02/09/2024	01.17.2024 - HEALY - FRESH WATER SYST...	0.00	172.64	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.41.61602 VEHICLE MAINTENANCE/...	01.17.2024 - HEALY - FRESH WA...			172.64	
INV0011638	Invoice	02/09/2024	01.18.2024 - HEALY - USPS	0.00	13.75	
	01.41.61602 VEHICLE MAINTENANCE/...	01.18.2024 - HEALY - USPS			13.75	
INV0011639	Invoice	02/09/2024	01.12.2023 - WASKEY - ANDRONICO'S	0.00	9.40	
	01.71.61132 OUTSIDE SVCS-PROGRA...	01.12.2023 - WASKEY - ANDRON...			9.40	
INV0011640	Invoice	02/09/2024	01.17.2023 - WASKEY - WAYFINDER BOOK...	0.00	82.76	
	01.71.61132 OUTSIDE SVCS-PROGRA...	01.17.2023 - WASKEY - WAYFIN...			82.76	
INV0011641	Invoice	02/09/2024	01.16.2023-CONDRY/KENTON-EXPEDIA/L...	0.00	142.30	
	01.11.61000 TRAINING	01.16.2023-CONDRY/KENTON-E...			-675.00	
	01.41.61154 OUTSIDE SERVICES - FLO...	01.16.2023-CONDRY/KENTON-E...			817.30	
INV0011642	Invoice	02/09/2024	01.16.2024 - CONDRY - SOUTHWEST AIR	0.00	264.96	
	01.41.61154 OUTSIDE SERVICES - FLO...	01.16.2024 - CONDRY - SOUTH...			264.96	
INV0011678	Invoice	02/09/2024	01.18.2023 - SCOBLE - MARIN ECONOMIC ...	0.00	201.13	
	01.18.61000 TRAINING	01.18.2023 - MARIN ECONOMIC...			201.13	
INV0011679	Invoice	02/09/2024	01.11.2024 - BORTIS - AMAZON	0.00	10.90	
	01.41.62000 OFFICE SUPPLIES	01.11.2024 - BORTIS - AMAZON			10.90	
INV0011680	Invoice	02/09/2024	01.11.2024 - BORTIS - AMAZON	0.00	116.32	
	01.41.62000 OFFICE SUPPLIES	01.11.2024 - BORTIS - AMAZON			116.32	
INV0011681	Invoice	02/09/2024	01.08.2024 - BORTIS - AMAZON	0.00	39.30	
	01.41.62000 OFFICE SUPPLIES	01.08.2024 - BORTIS - AMAZON			39.30	
INV0011682	Invoice	02/09/2024	01.04.2024 - BORTIS - AMAZON	0.00	14.80	
	01.41.62000 OFFICE SUPPLIES	01.04.2024 - BORTIS - AMAZON			14.80	
INV0011683	Invoice	02/09/2024	01.04.2024 - BORTIS - AMAZON	0.00	77.52	
	01.41.62000 OFFICE SUPPLIES	01.04.2024 - BORTIS - AMAZON			77.52	
INV0011684	Invoice	02/09/2024	01.04.2024 - BORTIS - AMAZON	0.00	60.57	
	01.41.62200 DEPARTMENTAL SUPPLIES	01.04.2024 - BORTIS - AMAZON			60.57	
INV0011685	Invoice	02/09/2024	01.02.2024 - BORTIS - AMAZON	0.00	111.04	
	01.41.62000 OFFICE SUPPLIES	01.02.2024 - BORTIS - AMAZON			111.04	
INV0011686	Invoice	02/09/2024	01.02.2024 - BORTIS - AMAZON	0.00	43.21	
	01.41.62000 OFFICE SUPPLIES	01.02.2024 - BORTIS - AMAZON			43.21	
INV0011687	Invoice	02/09/2024	02.09.2024 - BORTIS - AMAZON	0.00	37.04	
	01.18.62000 OFFICE SUPPLIES	02.09.2024 - BORTIS - AMAZON			37.04	
INV0011688	Invoice	02/09/2024	01.10.2024 - BORTIS - AMAZON	0.00	37.50	
	01.18.62000 OFFICE SUPPLIES	01.10.2024 - BORTIS - AMAZON			37.50	
03554	Doc Bailey Construction Equipment Inc	02/07/2024	Bank Draft	0.00	4,882.50	DFT05058
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
40761	Invoice	02/07/2024	02.07.2024 - INSULATED BUCKET TRUCK	0.00	4,882.50	
	40.21.61906 LIABILITY INSURANCE CLA...	02.07.2024 - INSULATED BUCKET..			4,882.50	
00128	Pacific Gas & Electric	02/07/2024	Bank Draft	0.00	3,000.00	DFT05059
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
00082662073	Invoice	02/07/2024	EV CHARGING - 01.06.24-02.05.24	0.00	3,000.00	
	15.90.63100 CONSTRUCTION	EV CHARGING - 01.06.24-02.05....			3,000.00	
00128	Pacific Gas & Electric	02/12/2024	Bank Draft	0.00	207.97	DFT05060
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
717-02122024	Invoice	02/14/2024	717 - CORPYARD NATURAL GAS - 12.04.23...	0.00	207.97	
	41.41.61701 UTILITIES	717 - CORPYARD NATURAL GAS -			207.97	
00128	Pacific Gas & Electric	02/14/2024	Bank Draft	0.00	558.01	DFT05061

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		
355-02132024	Invoice	02/13/2024	355 - CORPYARD - 01.05.24-02.04.24	0.00	558.01	
	41.41.61701	UTILITIES	355 - CORPYARD - 01.05.24-02.0...	558.01		
01281	Payroll Resources Group	02/20/2024	Bank Draft	0.00	95.00	DFT05062
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
18186	Invoice	02/15/2024	02.15.2024 - S125/S132 PROCESSING FEE -...	0.00	95.00	
	01.12.61107	OUTSIDE SVCS-ACCOUNT...	02.15.2024 - S125/S132 PROCES...	95.00		
00128	Pacific Gas & Electric	02/16/2024	Bank Draft	0.00	2,527.72	DFT05063
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
146-02162024	Invoice	02/16/2024	146 - EV CHARGING - 01.06.24-02.05.24	0.00	2,527.72	
	13.42.61114	OUTSIDE SRV: PARKING ...	146 - EV CHARGING - 01.06.24-0...	2,527.72		
00362	Town of San Anselmo	02/20/2024	Bank Draft	0.00	225,398.18	DFT05080
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011711	Invoice	02/20/2024	02.29.2024 TSA To Fund Payroll	0.00	225,398.18	
	01.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	161,953.97		
	01.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	3,489.03		
	01.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	-1,420.09		
	15.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	7,968.51		
	15.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	-40.00		
	19.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	10,145.40		
	21.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	34,841.49		
	21.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	-215.00		
	27.00.20299	PAYROLL PAYABLE	02.29.2024 TSA To Fund Payroll	8,674.87		
00181	Ross Valley Fire Department	02/27/2024	Bank Draft	0.00	419,893.50	DFT05081
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011712	Invoice	02/27/2024	02.27.2024 - FEBURARY RVFD MEMBER D...	0.00	419,893.50	
	01.32.61139	RVFS CONTRACT	02.27.2024 - FEBURARY RVFD M...	419,893.50		
00128	Pacific Gas & Electric	02/27/2024	Bank Draft	0.00	17,190.28	DFT05082

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date	Payment Date / Payable Description / Account Name	Payment Type / Item Description	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
461-02272024	Invoice	02/27/2024	461 - TOWN HALL UTILITIES - 01.02.24-02....		0.00	17,190.28	
	21.65.61701		UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 01...		804.51	
	21.65.61701		UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 01...		517.43	
	31.41.61701		UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 01...		1,428.51	
	31.41.61702		UTILITIES-GAS	461 - TOWN HALL UTILITIES - 01...		904.21	
	34.41.61701		UTILITIES-ELECTRICITY	461 - TOWN HALL UTILITIES - 01...		323.18	
	34.41.61702		UTILITIES-GAS	461 - TOWN HALL UTILITIES - 01...		206.28	
	41.41.61701		UTILITIES	461 - TOWN HALL UTILITIES - 01...		13,006.16	

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	301	152	0.00	795,597.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	6	0.00	-16,666.33
Bank Drafts	91	16	0.00	1,408,032.84
EFT's	0	0	0.00	0.00
	392	**174**	**0.00**	**2,186,963.72**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	301	152	0.00	795,597.21
Manual Checks	0	0	0.00	0.00
Voided Checks	0	6	0.00	-16,666.33
Bank Drafts	91	16	0.00	1,408,032.84
EFT's	0	0	0.00	0.00
	392	**174**	**0.00**	**2,186,963.72**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	2/2024	2,186,963.72
			2,186,963.72

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.7

MEETING DATE: March 12, 2024

AGENDA TITLE: Consider a one-time contribution of $25,000 towards the purchase of the property at 199 Porteous Avenue in Fairfax, CA Fairfax-Anselmo Children's Center and direction authorizing Mayor to sign letters of support regarding County of Marin's request for funding to upgrade said property.

FROM: Town Manager

RECOMMENDATION

1. That the Town Council consider a one-time contribution of $25,000 towards the purchase of the property at 199 Porteous Avenue, Fairfax, the Fairfax-Anselmo Children's Center (FSACC), from the Ross Valley School District to an intermediary nonprofit allowing the FSACC to lease the property from the nonprofit and continue its operations.

2. That the Town Council consider authorizing the Mayor to sign letters to elected officials supporting the County of Marin's $2.5 funding request for repairs and upgrades to the FSACC.

BACKGROUND AND DISCUSSION

Staff presents the following items for the Council's consideration pursuant to Councilmember Burdo's request at the February 13, 2024 Council meeting. Staff seeks direction and recommends:

1. A contribution of $25,000 to an intermediary nonprofit for the purchase of the Fairfax-Anselmo Children's Center (FSACC) property located at 199 Porteous Avenue, Fairfax (property) from the Ross Valley School District so the FSACC may lease back the property and the facility may remain open; and

2. Authorization for the Mayor to sign letters to elected officials supporting the County of Marin's $2.5 funding request to repair the property.

On February 7, 2024, the Town of Fairfax voted to approve a $25,000 contribution to an intermediary nonprofit for the purchase of the property to be leased to the FSACC. For a lengthier background, please see Town of Fairfax Staff Report here.

The Fairfax-Anselmo Children's Center (FSACC) has offered affordable childcare at its location in Deer Park in Fairfax (199 Porteous Ave.) for over fifty years and remains one of the few subsidized childcare facilities in Marin County. There are 100 subsidized childcare slots available at the location. The FSACC leased the property from the Ross Valley School District (School District).

When the FSACC's lease term ended in the September 2022, inspections found that extensive health, fire, and seismic upgrades were necessary for it to remain open as a childcare facility. The School District determined that it was unable to fund the required repairs and was concerned about liability risks, and therefore did not renew the lease.

After unsuccessful discussions between the School District and the FSACC regarding the purchase of the property, the School District voted to evict the FSACC in January 2024.

The School District then held a special meeting on February 21, 2024 to discuss the possibility of a proposed purchase of the property by an intermediary nonprofit, who would then lease it back to FSACC. The nonprofit is led by community volunteer Andrew Giacomini. The School District voted to allow staff to begin sale negotiations with Mr. Giacomini.

Noted above, the Town of Fairfax recently approved a $25,000 contribution to the nonprofit for the purchase of the property to be leased back to the FSACC.

Staff recommends that the San Anselmo Town Council also approve a $25,000 contribution to the intermediary nonprofit. The contribution would be contingent that funds would only be released if and when a purchase agreement is entered into between the School District and the nonprofit for the property, and conditioned that the property be leased to the FSACC to continue its current operations as a subsidized childcare facility.

In addition, the County of Marin has applied for federal funding to cover the required repairs at the property. Staff also seeks direction authorizing the Mayor to sign letters to elected officials supporting the County's $2.5 million request.

RECOMMENDATION

Staff recommends that the Town Council give the following direction and authorization by oral motion:

1. Authorize a one-time contribution of $25,000 from the Town's General Fund to an intermediary nonprofit for the purchase of the Fairfax-Anselmo Children's Center property located at 199 Porteous Avenue, Fairfax from the Ross Valley School District contingent upon a purchase agreement between the parties and the property's lease back to the FSACC for continued operations.

2. Authorize the Mayor to sign letters to elected officials supporting the County of Marin's funding request for repairs to the subject property.

3. Authorize and direct the Town Manager to enter into any necessary agreements and take all necessary actions to effectuate the Town's direction described herein.

FISCAL IMPACT

Funding in the amount of $25,000 would come from the FY 2024-25 General Fund Reserves.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The subject contribution and authorization for the Mayor to sign letters of support are not subject to the California Environmental Quality Act (CEQA") because they do not meet the definition of a "project" per Public Resources Code, § 21065. The actions do not impact the Town's Climate Action Plan.

Attachment 1 – Letter of Support Template
Attachment 2 – County of Marin – Federal Funding Request Fact Sheet

Eileen Burke
Mayor

Tarrell Kullaway
Vice Mayor

Steve Burdo
Council Member

Brian Colbert
Council Member

Alexis Fineman
Council Member



525 San Anselmo Avenue, San Anselmo, CA 94960
(415) 258-4600 | www.townofsananselmo.org

March 12, 2023

The Honorable Senator Laphonza Butler
United States Senate
112 Hart Senate Office Building
Washington, DC 20510

The Honorable Senator Alex Padilla
United States Senate
331 Hart Senate Office Building
Washington, DC 20510

The Honorable Congressman Jared Huffman
United States House of Representatives
1527 Longworth House Office Building
Washington, DC 20515

Subject: Letter of Support for the County of Marin's $2,500,000 Congressionally Directed Spending Request for the Fairfax-San Anselmo Children's Center, a low-income-serving childcare center

Dear Senator Butler, Senator Padilla, Congressmember Huffman,

On behalf of the Town of San Anselmo, I would like to express our support for the County of Marin's project request of $2.5 million for much-needed capital improvements for the Fairfax-San Anselmo Children's Center, which provides subsidized childcare to more than 110 low-income children in Marin.

San Anselmo is a small town with a family-centered community. People move to San Anselmo for its friendly neighborhoods, great schools and charming downtown.

It is well-known how expensive the cost of living in the Bay Area is; especially in Marin County. This is why safety-net, public assistance programs are essential to ensure that those in Marin's service economy, education, nonprofits and other low-wage jobs are able to live in the communities they serve.

State-subsidized childcare slots for low-income families are a critical safety net. Marin County has the second highest cost of childcare in the state; $2,600/month for infant care and $2,315 for preschool. A state-subsidized childcare slot therefore provides essential support for parents who

may otherwise not be able to afford childcare; enabling them to continue employment, education, or pursue other opportunities while ensuring their children receive high-quality care and early childhood education. To qualify for a subsidized childcare slot, a family of four must earn less than $96,300; which is ***47% lower*** than the Marin countywide household median income of $142,019.

The Fairfax-San Anselmo Children's Center (FSACC) is the oldest standing state-subsidized childcare center in Marin County (operating since 1973), providing 110 children from 90 low-income families with year-round childcare. More than 3 in 4 of the children served by the Children's Center are children of color, compared with just 20% of residents countywide. Children served by the FSACC come from the Ross Valley and other parts of central Marin; including the working-class Canal neighborhood in San Rafael. More than 90% of Canal residents are Hispanic – compared with 66% of all Marin residents who identify as White. The average household income in the Canal is roughly a third of the rest of the County.

Last year, the future of the Fairfax-San Anselmo Children's Center faced a great deal of uncertainty. The Center, which does not own its property, but leases it from the Ross Valley School District – faced possible closure when the school district moved to terminate the Center's lease. The property needs major renovations to address deferred maintenance, ensure future seismic and fire safety for long-term sustainability. Without an identified funding source for needed facility renovations, the School District voted to evict the Center from the property.

The community rallied around the Center, and to prevent closure and the loss of its 110 subsidized childcare slots, a deal was agreed to have the school district sell the property to an intermediary nonprofit, which will then lease it to the FSACC, to ensure its continued operation as a subsidized childcare center.

The project has broad local support, and the County of Marin, Marin Community Foundation, and the Towns of Fairfax and San Anselmo have contributed significant funding towards the purchase of the property and immediate repairs needed (Phase 1). However, funding is needed for Phase 2 renovations which include seismic retrofitting, HVAC, abatement and other upgrades which will ensure the Center can continue to serve thousands of children in Marin for years to come. **Marin cannot afford to lose the Fairfax-San Anselmo Children's Center**, and the 110 subsidized slots it provides (12% of the 950 total slots in Marin). Especially when more than 900 eligible, low-income children in Marin remain on the waiting list for a subsidized slot.

We support this project and the $2.5 million in federal funds requested that would fill the Center's critical funding gap for the second phase of needed renovations. I urge your full and fair consideration of the importance of this funding request. Please contact Town Manager David Donery at ddonery@townofsananselmo.org if you need more information.

Sincerely,

Eileen Burke, Mayor
Town of San Anselmo, CA

Fairfax-San Anselmo Children's Center

$2.5M CONGRESSIONALLY DIRECTED SPENDING REQUEST FOR CENTER WHICH SERVES 110 LOW-INCOME CHILDCARE SLOTS

County of Marin
3501 Civic Center Drive
San Rafael, CA 94903
415 473 6358 T
www.marincounty.gov

Katie Rice
COUNTY SUPERVISOR, DISTRICT 2

Stephanie Hellman
PROJECT CONSULTANT

Heidi Tomsky
DIRECTOR, FAIRFAX-SAN ANSELMO CHILDREN'S CENTER

Federal funding request contact:
Talia Smith,
Principal Analyst
Talia.Smith@marincounty.gov

Serving Marin's low-income families for more than 50 years

Since 1973, the Fairfax San Anselmo Children's Center has been one of few subsidized childcare centers in Marin, currently serving 110, or 12% of the County's total subsidized childcare slots.

To qualify for a subsidized childcare slot, a **family of 4 must earn less than $96,300**; 47% lower than the countywide median of $142,019. More than **75% of those served by the Center are children of color**. Subsidized slots critically enable lower-income families to afford to stay in Marin and in the workforce, whereas otherwise, childcare for them would be unaffordable.

Community effort to save Center

Last year, the future of the Center was in peril. The Center leases the property from the Ross Valley School District (RVSD). Without funding for needed repairs, RVSD issued a termination to the lease and in early 2024 voted to evict the Center. Marin **cannot afford to lose the Center** and its 110 subsidized childcare slots, when more than **800 eligible, low-income children are currently on the countywide waitlist**.

After a long period of exploring alternative sites and options, a group of community members convened to develop a creative funding and sale proposal. To prevent closure, the RVSD and the Center agreed to a path forward which includes selling the property to an intermediary nonprofit, which will then lease the facility to the Center to allow it to continue its operations. The County, Marin Community Foundation, Town of Fairfax and other benefactors raised more than $2M for the property purchase.



Marin Independent Journal

Saturday, February 24, 2024 marinij.com

FAIRFAX

Offer could save children's center

Nonprofit's purchase-lease plan would avoid operation's eviction

Facility renovations needed

There is a commitment that, after the property transfer, the facility and campus renovations will commence. The childcare facility needs major renovations to address deferred maintenance and ensure future seismic and fire safety for long-term sustainability.



The 50-year old facility needs major renovations.

From October 2023 to January 2024 the Center had more than 15 site visits by architects, engineers and construction experts to design a renovations plan to modernize the facility. This plan allows continuous childcare operations without relocating or use of temporary buildings; renovations will prioritize safety and accessibility work in two phases:

Phase 1 *(2024-25)*: redesign of the parking lot, fire access, ADA upgrades, bathrooms and lower wing ($3M)

Phase 2 *(2025-26)*: Upper wing and multi-purpose room, including roof, bathrooms, HVAC, abatement, electrical and lighting ($3-5M)

$2.5M Federal funds requested

The project has **broad local support**, and to date, funding contributed to it has all been local dollars from the County, cities, Community Foundation, and private donations. However, there is a significant funding gap for the needed renovations. **$2.5M of federal funding** is respectfully requested to support Phase 2:

$2,0M	Acquisition *(underway)*	Local
$3,0	Phase 1 renovations	Local
$1,0	Phase 2 renovations	Local
$2,5	Phase 2 renovations	Federal
$8,5M	**TOTAL**	

Serge Avila

From: Navruz Avloni <navruz.avloni@gmail.com>
Sent: Tuesday, March 5, 2024 7:25 PM
To: Tarrell Kullaway; Serge Avila
Subject: Fwd: Town Council Meeting - Agenda Item: Pledging $25,000 to the FSACC

CAUTION: External Sender

My apologies. I had a typo in both of your emails. Please see below.

---------- Forwarded message ---------
From: **Navruz Avloni** <navruz.avloni@gmail.com>
Date: Tue, Mar 5, 2024 at 6:27 PM
Subject: Town Council Meeting - Agenda Item: Pledging $25,000 to the FSACC
To: Brian Colbert <bcolbert@townofsananselmo.org>, Steve Burdo <sburdo@townofsananselmo.org>, <eburke@townofsananselmo.org>, Alexis Fineman <afineman@townofsananselmo.org>, <tkullaway@townofsanselmo.org>, <savila@townofsanselmo.org>
Cc: Linda Kenton <lkenton@townofsananselmo.org>

Dear Councilmembers:

I'm writing with hopes that you will vote in favor of pledging $25,000 to support the Fairfax-San Anselmo Children's Center at the upcoming Town Council meeting. State-subsidized childcare slots for low-income families are a critical safety net. Paying $2,500 plus per month for childcare is not an option for all families in this County, especially when these facilities have hours that don't even cover a full work day. So it's not surprising the Fairfax-San Anselmo Children's Center has 900 eligible, low-income children in Marin on the waiting list for the subsidized slots at the Center. It would be a critical failure in our system if low-income children can no longer have the Center as an option. And the permeating effects would be significant on our County, especially the economy, as low-income working class families that support our community via service in education, nonprofits and other low-wage jobs would be left without childcare.

Please strongly consider voting in favor of pledging $25,000 to the Center so it can continue to serve its vital role in this community.

Gratefully,

From: Nicole Estrada
To: Town Council
Subject: Fairfax San Anselmo children's center
Date: Tuesday, March 12, 2024 11:29:33 AM

CAUTION: External Sender

I am writing in support of giving FSACC money towards acquiring the Deer Park property. I am a low income resident of San Anselmo and both our children have gone to RSVD schools during elementary and middle school. They are now students at Archie Williams high school and both volunteer at FSACC during their summers and breaks.

Without FSACC I would have never been able to work or afford living in San Anselmo. They not only provide quality childcare but have provided us a culturally diverse safe space for us to feel a part of the Fairfax/San Anselmo community.

Thank you for your time and support of FSACC

The Estrada family: 458 Laurel Ave San Anselmo

Sent from my iPhone

From: Tiffany McElroy
To: Serge Avila
Subject: Re: Fairfax-San Anselmo Children"s Center
Date: Tuesday, March 12, 2024 11:24:56 AM

CAUTION: External Sender

Dear Council Members of San Anselmo,

I am writing as a member of the San Anselmo Racial Equity Committee, to urge the council to pledge $25,000.00 to the Fairfax San Anselmo Children's Center to purchase the property, in order to keep the center open to local families.

There are few programs in the entire county, never mind in our immediate community, that serve and uplift marginalized families both racially and economically. This school is a space in our community where children are provided access to services that other preschools in the area do not provide. We believe this is the environment we all have the responsibility to cultivate in Marin.

Thank you for your consideration.

Sincerely,

Tiffany McElroy

From: Larry Bragman
To: Town Council
Subject: Support Town of San Anselmo Grant for the Fairfax San Anselmo Children"s Center
Date: Tuesday, March 12, 2024 11:20:53 AM

CAUTION: External Sender

Dear Mayor Burke and Council:

I am writing in support of the proposal to approve a $25,000 grant for the Fairfax San Anselmo Children's Center.

FSACC is in a critical stage of finalizing a purchase of the Deer Park Campus. One of its central goals is to begin safety and modernization improvements to the property. The proposed grant would have a meaningful impact on the costs of the project.

More importantly, approval of the grant is an indispensable vote of confidence which underscores the widespread community support for the Children's Center. The center provides critical foundational benefits for the children it serves with early education, socialization and nutritional support. Your grant is really an investment in the future that will be repaid many times over by the enhanced health and academic outcomes of its students.

I hope you'll stand with us as we go forward with this exciting opportunity. Thanks,

Larry Bragman

--
Law Office of Lawrence Bragman
912 Lootens Place, Second Floor
San Rafael, CA 94901
(415) 459-6060
(415) 459-6067 (Fax)

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STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: March 12, 2024

AGENDA TITLE: Receive 2022 San Anselmo GHG Inventory Report and Presentation

FROM: Sean Youra, Climate Action Coordinator

RECOMMENDATION: Receive and file the 2022 San Anselmo GHG Inventory report and presentation.

BACKGROUND

Each year, greenhouse gas (GHG) inventory reports are completed for all Marin Climate & Energy Partnership (MCEP) member jurisdictions including San Anselmo. These reports are prepared by Christine O'Rourke, Sustainability Coordinator for MCEP, with review and feedback from staff. Annual GHG inventories help the Town to monitor its progress in meeting its local GHG reduction goal to reduce emissions 45 percent below 1990 levels by 2030 and meeting the statewide goal to reduce emissions 40 percent below 1990 levels by 2030. The inventories calculate individual GHGs (e.g., carbon dioxide, methane, and nitrous oxide) and convert each GHG emission to a standard metric, known as "carbon dioxide equivalents" or CO2e, to provide an apple-to-apples comparison among the various emissions. GHG emissions are reported as metric tons of carbon dioxide equivalents, or MTCO2e.

The inventories include emissions generated from the community that are categorized into seven sectors:

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

Consumption-based emissions such as from air travel and the production of goods produced outside the Town are not included in the inventories.

DISCUSSION

The latest San Anselmo GHG inventory report for which data is available for the year 2022 is attached (Attachment 1). The GHG inventory report shows that emissions decreased by 37 percent in 2022 compared to 2005 emissions levels, and 25 percent compared to 1990 levels. San Anselmo still needs to reduce emissions by 13,979 MTCO2e to meet its local target for 2030 and 10,330 MTCO2e to meet the State target for 2030. Table 2 in the report shows the emissions from each sector from 2005 through 2022. San Anselmo has been making steady progress in reducing emissions with an average two percent reduction per year over the past couple of years.

The largest emissions reductions have occurred in the Built Environment – Electricity sector and Transportation sector. Emissions from purchased electricity consumption have declined 88 percent since 2005 largely due to the lower carbon intensity of electricity as PG&E electricity was 95 percent GHG-free in 2022 and MCE Light Green electricity was 95 percent GHG-free in 2022. Reductions in transportation emissions have largely resulted from the steadily increasing proportion of registered zero-emissions vehicles (ZEVs) including in San Anselmo with about 9.3 percent of registered light-duty vehicles being ZEVs in 2022. The transportation sector continues to be the largest sector in terms of total emissions in San Anselmo, accounting for 58 percent of emissions, followed by the Built Environment – Natural Gas sector at 34 percent of total emissions.

To meet both the Town and State GHG reduction targets for 2030, the Town will need to prioritize actions that reduce emissions from both the Transportation and Built Environment – Natural Gas sectors.

FISCAL IMPACT

None

GENERAL PLAN CONSISTENCY

Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's acceptance of the 2022 GHG inventory report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Cal. Pub. Res. Code § 21065).

This report is consistent with the following measures of the adopted CAP:

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

ATTACHMENTS

Attachment 1 – 2022 GHG Inventory Report
Attachment 2 – Presentation Slides

TOWN OF SAN ANSELMO

COMMUNITY GREENHOUSE GAS EMISSIONS INVENTORY FOR THE YEAR 2022







January 2024

Prepared by the
Marin Climate & Energy Partnership

MARIN CLIMATE & ENERGY PARTNERSHIP

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APPENDIX A-1

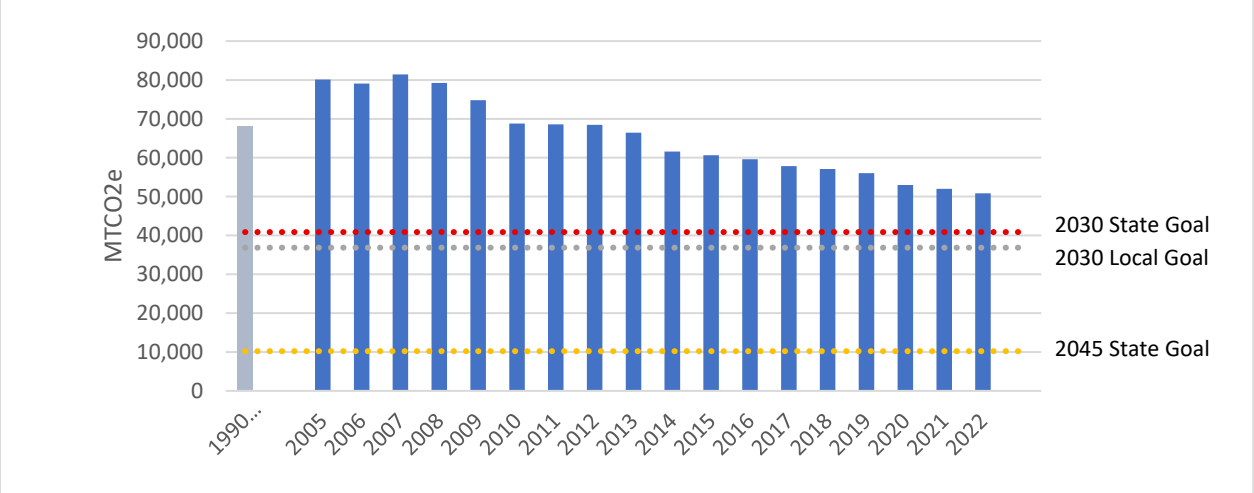
EXECUTIVE SUMMARY

The Takeaway: San Anselmo needs to accelerate emissions reductions from transportation and the built environment. Though community emissions are down 37% from 2005, the community still needs to reduce emissions another

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

This report reviews emissions generated from the community from 2005 through 2022, the most recent year data is available. The inventory shows that the San Anselmo community has reduced emissions 37% since 2005. Emissions dropped from about 80,119 metric tons carbon dioxide equivalents ($MTCO_2e$) in 2005 to 50,833 $MTCO_2e$ in 2022, which is equivalent to 25% below 1990 levels. The community emissions trend and targets are shown below in Figure 1. San Anselmo needs to reduce emissions another 13,979 $MTCO_2e$ to meet the Town's Climate Action Plan target for 2030 and another 40,618 $MTCO_2e$ to meet the State's net zero emissions target for 2045, which includes a GHG mitigation target of 85% below 1990 levels.

FIGURE 1: SAN ANSELMO GHG EMISSIONS AND TARGETS



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

INTRODUCTION

PURPOSE OF INVENTORY

The objective of this greenhouse gas emissions inventory is to identify the sources and quantify the amounts of greenhouse gas emissions generated by the activities of the San Anselmo community in 2022. This inventory provides a comparison to 2005 and estimated 1990 emissions and identifies the sectors where significant reductions in greenhouse gas emissions have occurred. In some instances, previous year emissions were updated with new data and/or recalculated to ensure the same methodology was employed for all inventory years.

GENERAL METHODOLOGY

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

Community emissions are categorized according to seven sectors:

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

CALCULATING EMISSIONS

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

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

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

TABLE 1: GREENHOUSE GASES

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

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

Types of Emissions

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

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

Understanding Totals

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

COMMUNITY INVENTORY

COMMUNITY INVENTORY SUMMARY

In 2005, activities in San Anselmo resulted in approximately 80,119 metric tons of CO_2e.[1] In 2022, those activities resulted in approximately 50,833 metric tons of CO_2e, a reduction of 37% from 2005 levels, which is equivalent to 25% below 1990 levels.

The community inventory tracks emissions in seven sectors:

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

Table 2 shows how emissions in each sector have changed since 2005. The greatest reductions have occurred in the Transportation sector (13,904 $MTCO_2e$), followed by the Built Environment – Electricity sector (9,888 $MTCO_2e$) and the Built Environment – Natural Gas sector (2,435 $MTCO_2e$). The likely reasons for the largest emissions decreases are described in the remainder of this report.

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

TABLE 2: EMISSIONS SUMMARY BY SECTOR ($MTCO_2E$), 2005 THROUGH 2022

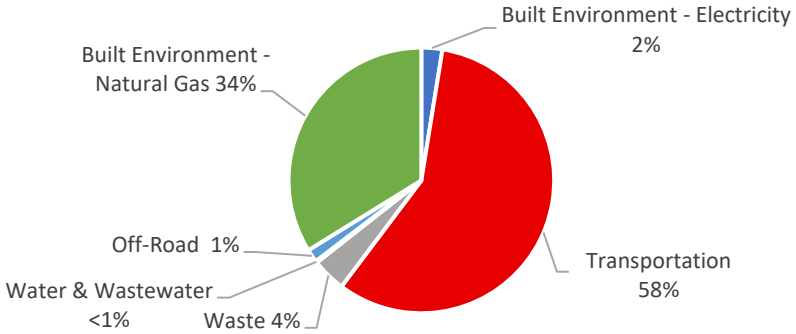
Year	Built Environment - Electricity	Built Environment – Natural Gas	Transportation	Waste	Off-Road	Water	Wastewater	Total	% Change from 2005	% Change from 1990[2]
1990 (est.)[1]								67,505		
2005	11,185	19,621	43,244	4,101	1,174	510	284	80,119		
2006	10,485	20,300	42,278	4,063	1,227	446	274	79,072	-1%	
2007	14,266	19,329	41,776	3,653	1,453	599	344	81,420	2%	
2008	14,311	20,108	39,705	3,041	1,191	552	351	79,260	-1%	
2009	12,819	19,568	37,939	2,617	1,004	555	310	74,812	-7%	
2010	9,698	19,801	35,247	2,566	897	318	254	68,781	-14%	
2011	8,906	20,692	35,158	2,504	871	225	235	68,591	-14%	
2012	9,264	19,428	35,821	2,602	855	243	251	68,464	-15%	
2013	8,457	19,028	34,948	2,635	846	283	246	66,444	-17%	
2014	7,555	15,823	34,226	2,665	841	255	212	61,576	-23%	
2015	7,193	16,121	33,314	2,764	833	200	208	60,632	-24%	
2016	5,895	16,840	32,465	3,253	821	149	190	59,613	-26%	
2017	3,134	17,926	32,370	3,398	806	43	142	57,820	-28%	
2018	3,287	17,922	31,966	3,019	786	0	127	57,106	-29%	
2019	3,345	18,090	30,833	2,875	762	0	107	56,011	-30%	-18%
2020	2,264	17,240	29,983	2,645	726	0	106	52,965	-34%	-22%
2021	1,965	16,953	30,001	2,185	767	0	106	51,976	-35%	-24%
2022	1,297	17,186	29,340	2,099	807	0	104	50,833	-37%	-25%
Change from 2005	-9,888	-2,435	-13,904	-2,002	-366	-510	-180	-29,285		
% Change from 2005	-88%	-12%	-32%	-49%	-31%	-100%	-63%	-37%		

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

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

Figure 2 shows the relative contribution of emissions from these sectors in 2022. Transportation emissions represent the largest share of communitywide emissions (58%), while the use of natural gas and propane in the Built Environment accounts for 34% of emissions.

FIGURE 2: EMISSIONS BY SECTOR, 2022

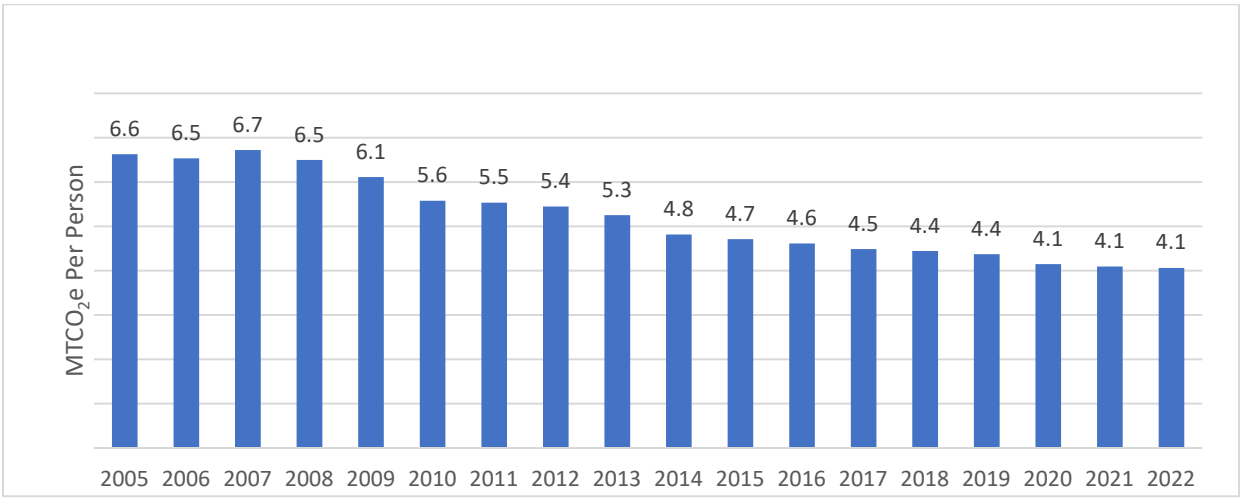


Per Capita Emissions

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

Dividing the total communitywide GHG emissions by residents yields a result of 6.6 metric tons CO_2e per capita in 2005. Per capita emissions decreased 39% between 2005 and 2022, falling to 4.1 metric tons per person. Figure 3 shows the trend in per capita emissions over time. It is important to understand that this number is not the same as the carbon footprint of the average individual living in San Anselmo, which would include consumption-based emissions resulting from air travel, the manufacturing and distribution of products and food, etc.

FIGURE 3: EMISSIONS PER CAPITA



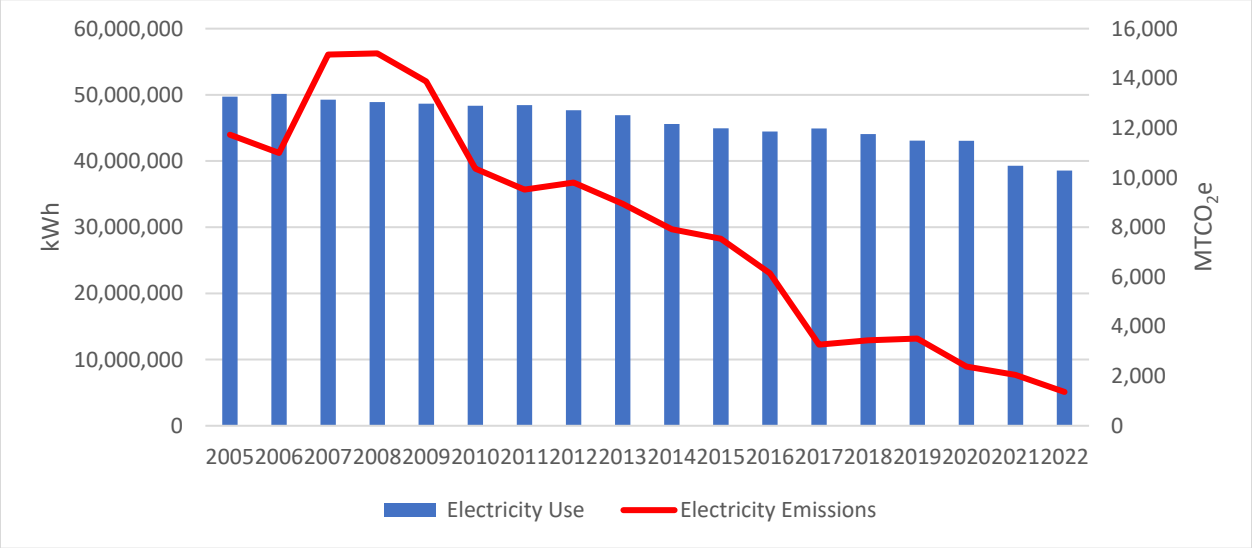
Significant Sources of Emissions

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

Built Environment - Electricity

Purchased electricity use in homes and businesses in San Anselmo decreased 22% between 2005 and 2022.[2] Greenhouse gas emissions from electricity consumption decreased 88% since 2005, as shown in Figure 4. This is primarily due to the lower carbon intensity of electricity. PG&E has been steadily increasing the amount of renewable energy in its electricity mix. In 2022, PG&E electricity came from a mix of renewable (38%), large hydroelectric (8%), nuclear (49%), and natural gas (5%) energy sources and was 95% GHG-free.[3] MCE Light Green electricity came primarily from renewable (60%) and hydroelectric (40%) sources and was 95% GHG-free.[4] In 2022, about 5.9% of MCE electricity purchased by San Anselmo customers was 100% renewable Deep Green electricity, including electricty purchased by the Town government.

FIGURE 4: ELECTRICITY USE AND EMISSIONS



[2] Due to California Public Utility Commission data privacy rules, PG&E-generated electricity usage by commercial customers was not reported in 2022. This artificially reduces the total amount of electricity purchased by the community, but most likely does not significantly affect the overall GHG emissions due to the high GHG-free content of PG&E electricity in 2022.

[3] PG&E 2022 Power Content Label, https://www.pge.com/content/dam/pge/docs/account/billing-and-assistance/power-content-label.pdf. Nuclear and large hydro sources are considered GHG-free.

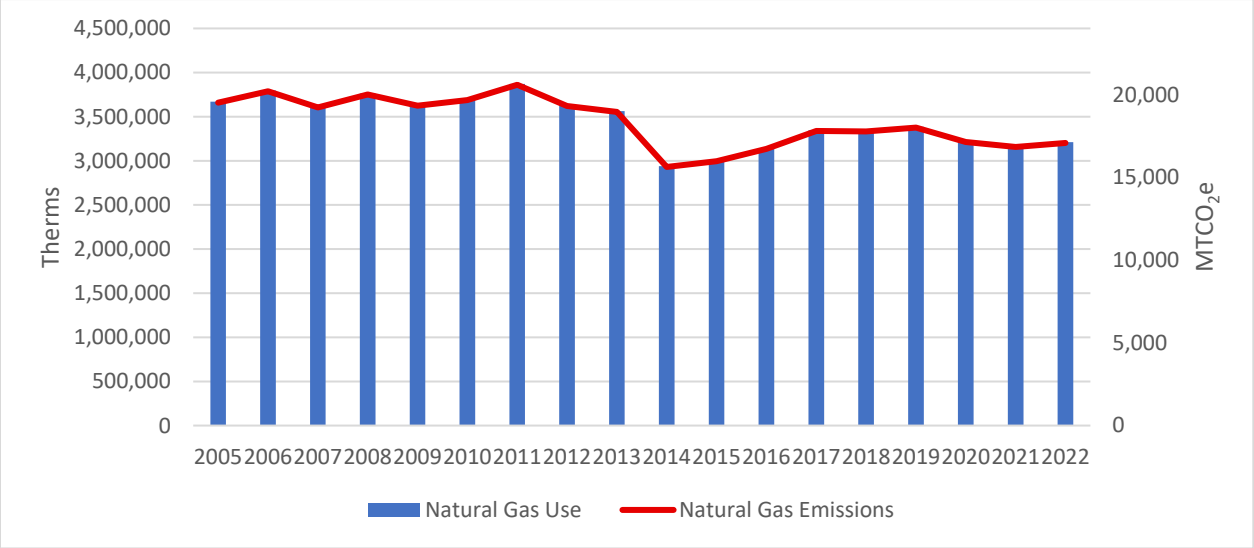
[4] MCE 2022 Power Content Label, https://www.mcecleanenergy.org/energy-suppliers/

Built Environment - Natural Gas

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

Natural gas consumption increased 1% between 2021 and 2022 and was 12% below the 2005 level in 2022. Unlike electricity emissions which reflect the power content mix, natural gas emissions track the amount of natural gas consumed (Figure 5).

FIGURE 5: NATURAL GAS USE AND EMISSIONS



Transportation

Transportation activities accounted for approximately 58% of San Anselmo's emissions in 2022. According to the transportation model and annual data the Town uses to calculate passenger and commercial vehicle miles, vehicle miles traveled (VMT) have decreased approximately 14% since 2005 and were essentially flat between 2021 and 2022.

Transportation emissions decreased 32% since 2005 due to the reduction in VMT as well as more fuel-efficient and alternatively fueled cars (Figure 6). As shown in Figure 7, most transportation emissions come from passenger vehicles, accounting for 85% of transportation emissions in 2022. Marin County continues to be a leader in zero emission vehicles (ZEVs) – second only to Santa Clara County – with 15,449 ZEVs in Marin at the end of 2022, or about 7.5% of registered automobiles. ZEVs include battery electric cars, plug-in hybrid electric cars, hydrogen fuel cell cars, and zero-emission motorcycles. San Anselmo had 1,107 ZEVs by the end of 2022 or 9.3% of registered light-duty vehicles.[5] San Anselmo's Climate Action Plan targets 3,000 ZEVs registered to San Anselmo residents by 2030, and 25% of passenger vehicles registered in Marin and travelling in San Anselmo to be ZEVs by 2030.

[5] 764 EVs, 340 PHEVs, and 3 FCEVs.

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

FIGURE 6: VEHICLE MILES TRAVELED AND TRANSPORTATION EMISSIONS

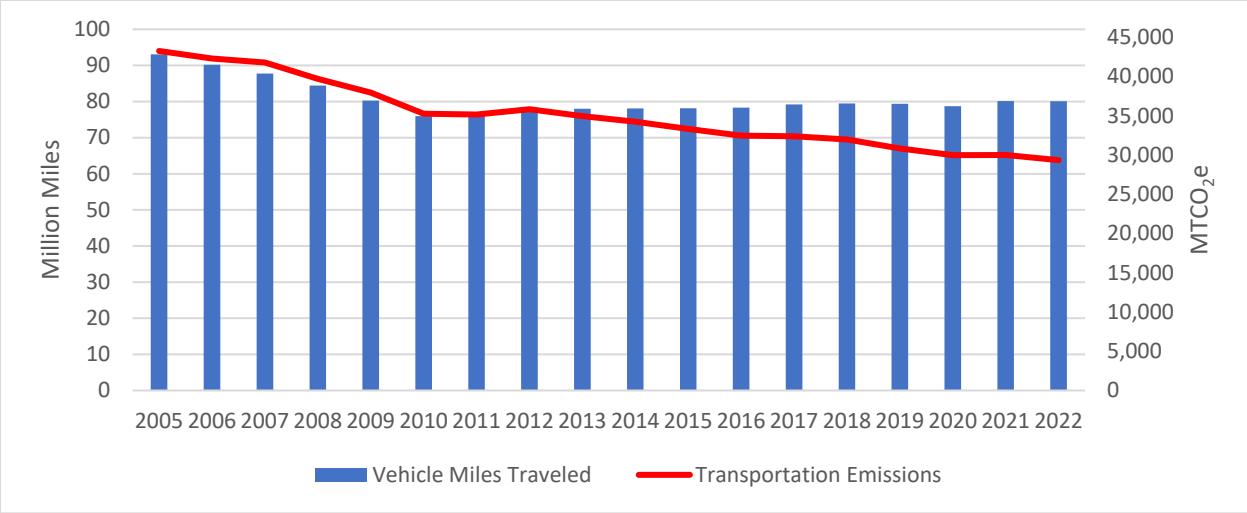
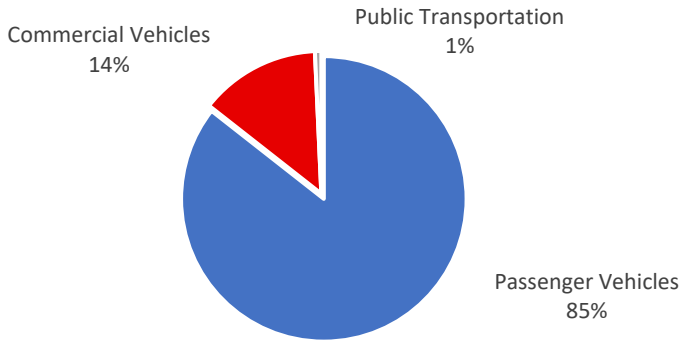


FIGURE 7: TRANSPORTATION EMISSIONS BY VEHICLE CATEGORY, 2022



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

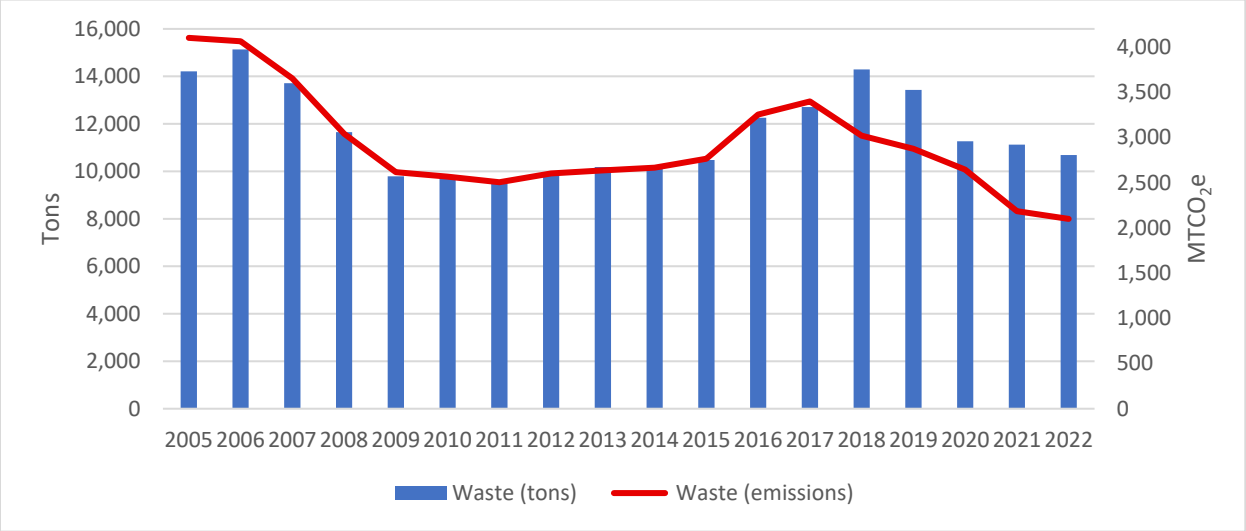
Waste Disposal

Landfilled waste generated by the San Anselmo community decreased 4% between 2021 and 2022 as shown in Figure 8 (based on countywide disposal data). Total landfilled waste (including alternative daily cover)[6] was 25%

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

below the 2005 baseline in 2022. Emissions from waste disposal decreased 49% due to the lower organic content of disposed waste and material used for alternative daily cover. Marin Sanitary Service, Zero Waste Marin, and the Town continue to provide outreach and education to residents and businesses on proper waste sorting and the Town continues to install more public multi-stream waste receptacles.

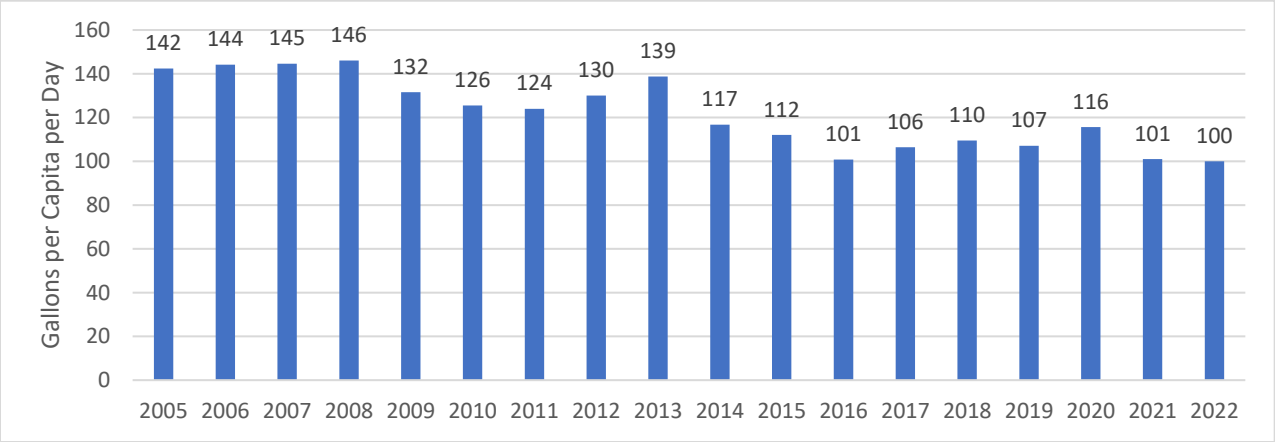
FIGURE 8: DISPOSED WASTE AND EMISSIONS



WATER USE

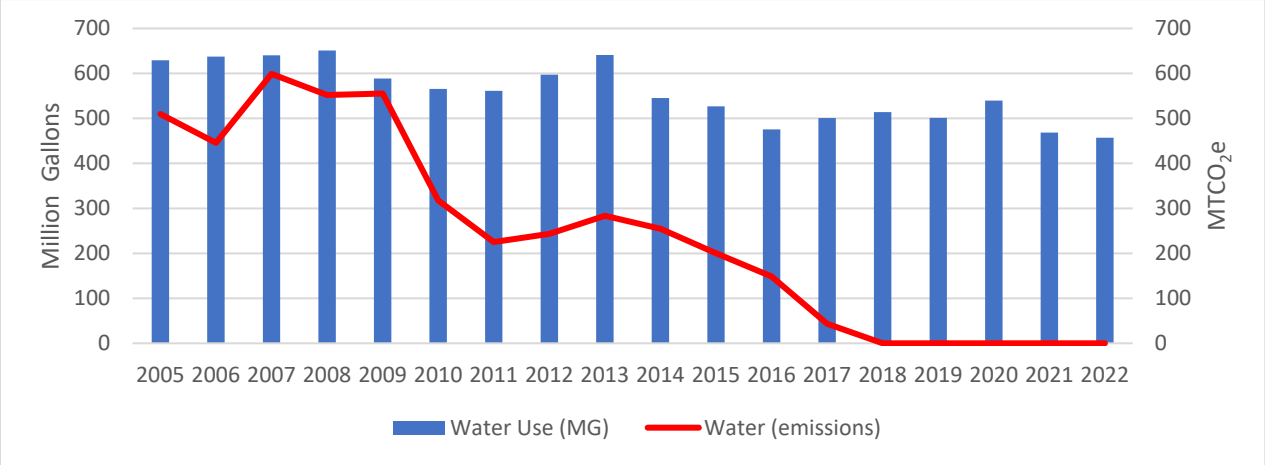
Per capita water use declined 30% since 2005, as shown in Figure 9 (based on Marin Water district-wide data). Emissions, which are based on an estimate of energy used to pump, treat, and convey water from the water source to the Town limits, dropped 100% between 2005 and 2022 due to the water agencies' use of carbon-free electricity. Marin Water purchases MCE Deep Green for its electricity needs, and the Sonoma County Water Agency, which supplies approximately 25% of Marin Water's water, uses renewable and carbon-free sources for its electricity.

FIGURE 9: PER CAPITA WATER USE



Source: Marin Water

FIGURE 10: WATER CONSUMPTION AND EMISSIONS



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

WASTEWATER

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

Greenhouse gas emissions are also created from the wastewater treatment process itself. These emissions have increased 9% since 2005 as San Anselmo's population has increased. Overall, wastewater emissions have declined 63% since 2005.

APPENDIX: COMMUNITY INVENTORY

Community GHG Emissions Summary Table

Jurisdiction: Town of San Anselmo
Population: 12,515 (CA Department of Finance)
Number of Households: 5,246 (CA Department of Finance)

Inventory Year: 2022
Date Prepared: January 31, 2024
Reporting Framework: Communitywide Activities

ID	Emissions Type	Source or Activity	Included, Required Activities	Included, Optional Activities	Excluded (IE, NA, NO or NE)	Notes	Emissions ($MTCO_2e$)
1.0	Built Environment						
1.1	Use of fuel in residential and commercial stationary combustion equipment	Both	●				17,186
1.2	Industrial stationary sources	Source			NE		
1.3	Power generation in the community	Source			NO		
1.4	Use of electricity in the community	Activity	●			Includes transmission and distribution losses	1,297
1.5	District heating/cooling facilities in the community	Source			NE		
1.6	Use of district heating/cooling facilities in the community	Activity			NE		
1.7	Industrial process emissions in the community	Source			NO		
1.8	Refrigerant leakage in the community	Source			NE		
2.0	Transportation and Other Mobile Sources						
2.1	On-road passenger vehicles operating within the community boundary	Source			IE	Obtained data for preferred activity-based method instead	
2.2	On-road passenger vehicles associated with community land uses	Activity	●				25,110
2.3	On-road freight and service vehicles operating within the community boundary	Source			IE	Obtained data for preferred activity-based method instead	
2.4	On-road freight and service vehicles associated with community land uses	Activity	●				4,019
2.5	On-road transit vehicles associated with community land uses	Activity		●			211
2.6	Transit rail vehicles operating with the community boundary	Source			NO		
2.7	Use of transit rail travel by the community	Activity			NE		

2.8	Inter-city passenger rail vehicles operating within the community boundary	Source			NO		
2.9	Freight rail vehicles operating within the community boundary	Source			NO		
2.10	Marine vessels operating within the community boundary	Source			NE		
2.11	Use of ferries by the community	Activity			NE		
2.12	Off-road surface vehicles and other mobile equipment operating within the community boundary	Source		●			807
2.13	Use of air travel by the community	Activity			NE		
3.0	Solid Waste						
3.1	Operation of solid waste disposal facilities in the community	Source			NE		
3.2	Generation and disposal of solid waste by the community	Activity	●			Includes alternative daily cover	2,099
4.0	Water and Wastewater						
4.1	Operation of water delivery facilities in the community	Source			IE	Energy use is included in 1.1 and 1.4	
4.2	Use of energy associated with use of potable water by the community	Activity	●				0
4.3	Use of energy associated with generation of wastewater by the community	Activity	●				0
4.4	Process emissions from operation of wastewater treatment facilities located in the community	Source			NO		
4.5	Process emissions associated with generation of wastewater by the community	Activity	●				104
4.6	Use of septic systems in the community	Source			NE		
5.0	Agriculture						
5.1	Domesticated animal production	Source			NE		
5.2	Manure decomposition and treatment	Source			NE		
6.0	Upstream Impacts of Communitywide Activities						
6.1	Upstream impacts of fuels used in stationary applications by the community	Activity			NE		
6.2	Upstream and transmission and distribution (T&D) impacts of purchased electricity used by the community	Activity			IE	Transmission and distribution losses included in 1.4	
6.3	Upstream impacts of fuels used by water and wastewater facilities for water used and wastewater generated within the community boundary	Activity			IE		
6.4	Upstream impacts of select materials (concrete, food, paper, carpets, etc.) sued by the whole community.	Activity			NE		

Legend

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

NE – Not Estimated: Emissions occur but have not been estimate or reported (e.g., data unavailable, effort required not justifiable).
NA – Not Applicable: The activity occurs but does not cause emissions; explanation should be provided.
NO – Not Occurring: The source or activity does not occur or exist within the community.

Community Emissions Data Sources and Calculation Methodologies

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

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

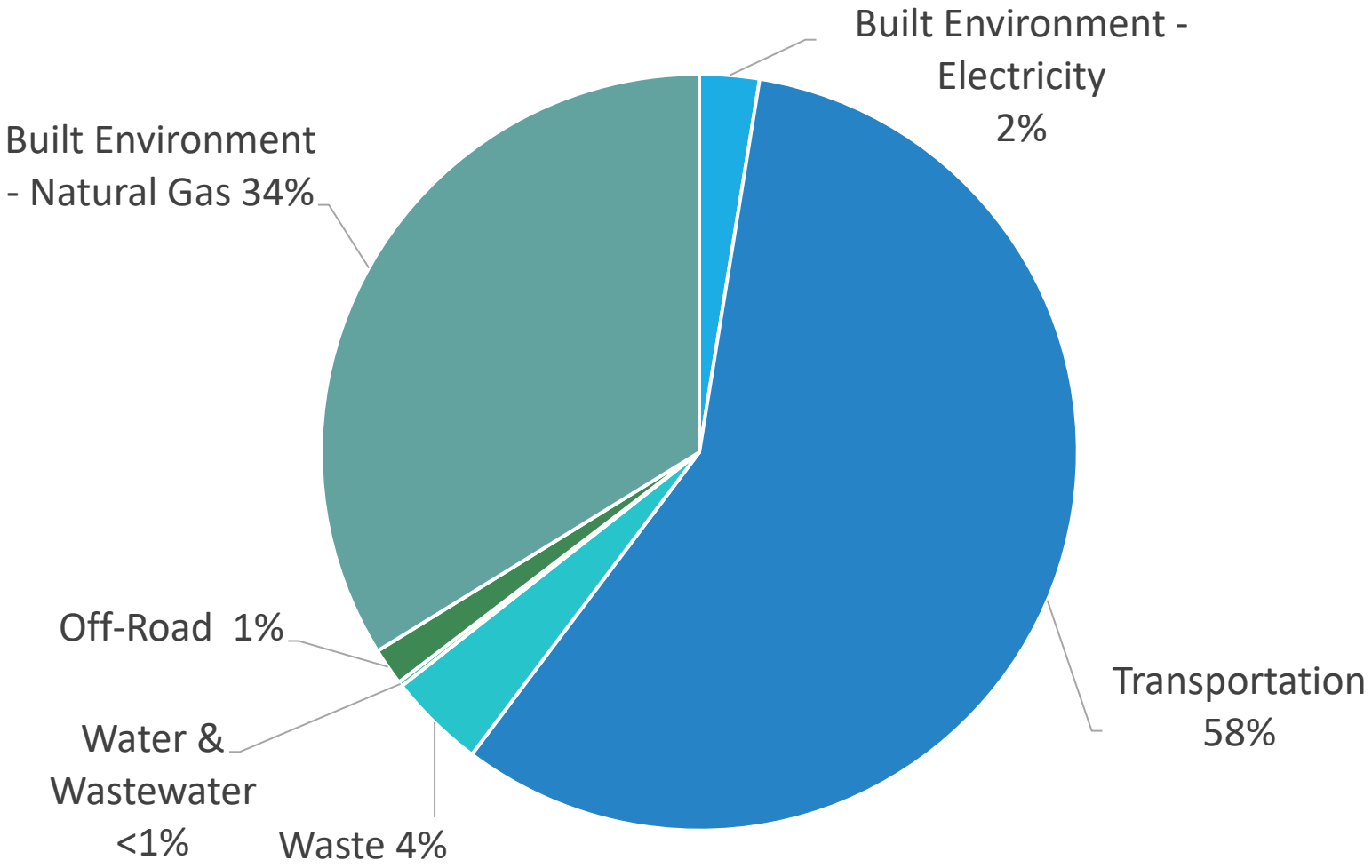
	Fugitive Emissions from Effluent Discharge (N_2O)	Estimated population served by wastewater treatment plant provided by Central Marin Sanitation Agency. Assumed significant industrial or commercial input.	Emissions calculated according to U.S. Community Protocol v. 1.1, Appendix F, Method WW.12(alt).

MARIN CLIMATE & ENERGY PARTNERSHIP

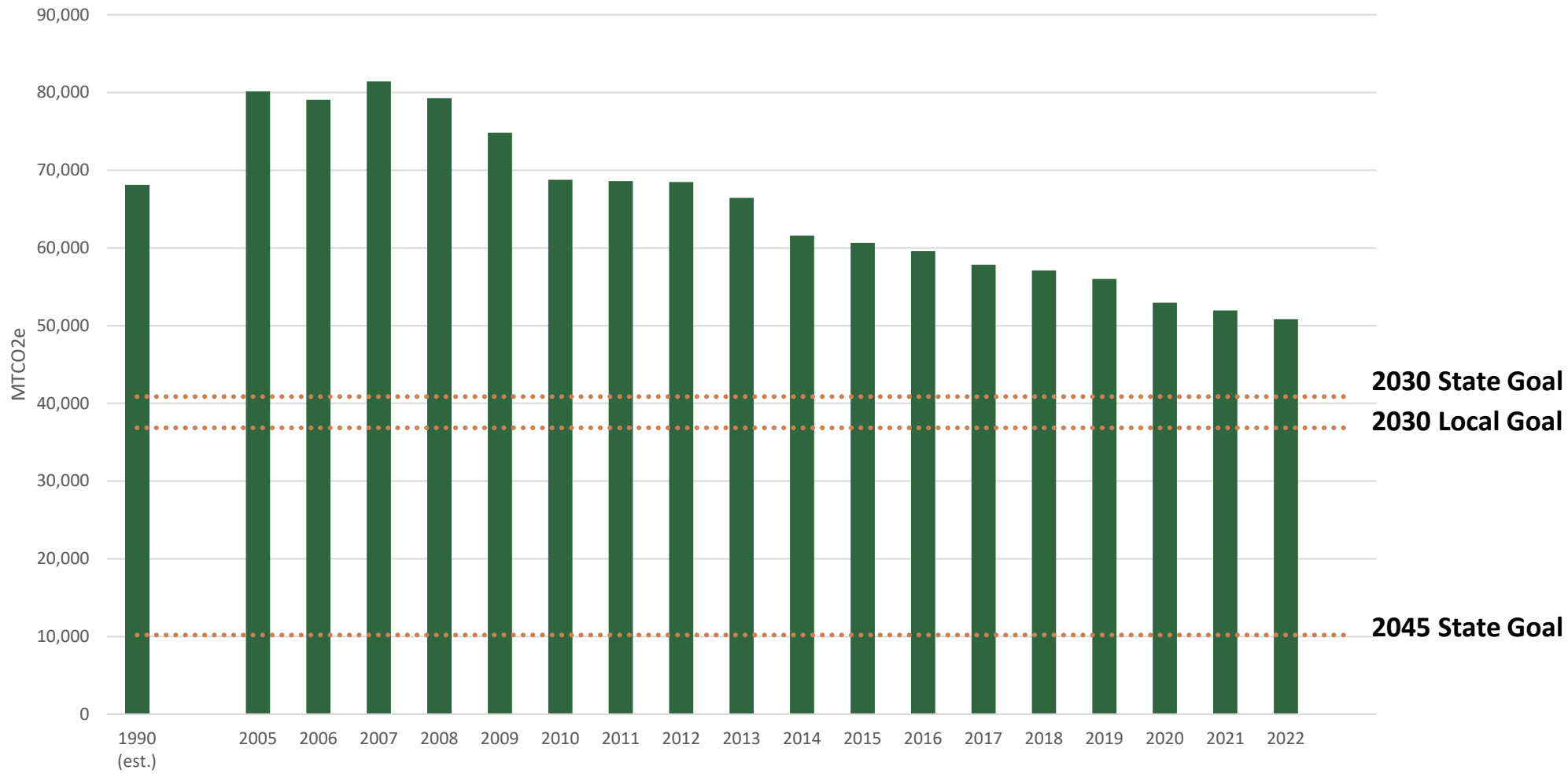
Town of San Anselmo
2022 GHG Inventory Report

March 12, 2024

Emissions by Source



Emissions Down 25% Since 1990



Sector Highlights

Since 2005…

- Electricity emissions down 88% due to lower carbon intensity of electricity
- Natural gas emissions down 12%
- Vehicle miles traveled (VMT) down 14%
- Transportation emissions down 32% due to better fuel efficiency and more ZEVs
  - 7.5% ZEVs in Marin County in 2022
  - 9.3% ZEVs in San Anselmo in 2022
- Waste disposal in landfills down 25%
- Waste emissions down 49% due to lower organic content in landfilled waste

Best opportunity to significantly reduce emissions further is to electrify everything – vehicles, hot water heaters, heating systems, and appliances

MARIN CLIMATE & ENERGY PARTNERSHIP

Questions?

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: March 12, 2024

AGENDA TITLE: Subcommittee for Sorich Commons Partners/Memorial Park Recycled Water Proposal

FROM: William Messinger, Assistant Engineer
Sean Condry, Public Works Director

RECOMMENDATION: Staff recommends that the Town Council consider allowing the Mayor to appoint a subcommittee to examine the feasibility of the Sorich Commons recycled water proposal to supply irrigation water to Memorial Park.

BACKGROUND AND DISCUSSION

Over the past two years Sorich Commons Partners (SCP) has been developing plans for a housing project adjacent to the Town Corporation Yard at 550 San Francisco Blvd. The SCP project is in Marin County and will go through the County's approval process. Michael Folk who represents SCP has approached the Town to potentially acquire a portion of the Corporation Yard in exchange for providing the Town with the necessary infrastructure for recycled water and a supply of recycled water for use at Memorial Park.

On March 5th, 2024, Public Works staff met with Mike Folk from SCP and Drew Norton of Sherwood Engineers to further discuss the prospective Sorich Commons Recycled Water proposal. While the proposal can feasibly supply up to 50% of Memorial Park's water there are logistics in terms of treatment and costs that need to be reviewed to determine if the proposal is viable. Currently the law requires the water to meet tertiary standards.

At the March 5th meeting, Drew Norton suggested there may be other alternatives to supply the Town water while the state recycled water use rules are under review and potentially may change allowing for less restrictive recycled water use.

To facilitate further investigation of the feasibility of this proposal, staff recommends that the Mayor appoint an ad hoc subcommittee made up of less than a quorum of the Town Council to work with staff and to bring information back to the Council.

FISCAL IMPACT

Fiscal impact is mostly staff time and some consultant time. Costs to cover consulting time come from the Engineering General Fund.

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).

The use of recycled water would be consistent with the Climate Action Plan goal of recycled water, Measure W-2: Municipal Water Use.

From: brian@briancrawford.info
To: Town Council
Subject: Sorich Commons
Date: Tuesday, March 12, 2024 6:22:23 PM

CAUTION: External Sender

Councilmembers,

I am unable to attend tonight's meeting, but wanted to repeat the objection of the Sorich Park Area Residents, or SPAR, to selling part of the Town's Corp Yard to Mike Folk for his Sorich Commons development project. We are deeply concerned that the ninety units he is proposing will create major traffic problems on that narrow section of San Francisco Blvd, and even worsen the already terrible traffic at the Hub. Selling this land to Folk will facilitate this project without it having even started into the application process.

This proposal also reduces the amount of land available for the Town for its public works equipment and materials storage, as well as an area for the temporary storage of materials, debris, and equipment during an emergency. The "staging area" in Sorich Park should be landscaped and made available to the park, as is called for in the Master Plan for Sorich Park.

We are also concerned about Folk's plan to ship treated gray or black water to Memorial Park. This will require installing 3,000 feet of new water line and raises questions of water quality in a field used by children and dogs. Who would regularly monitor the water quality? Is the Town liable for installing and maintaining this extensive water line and ensuring the treated water is safe for a playing field?

We urge you to wait at least until Folk presents detailed plans to the Planning Commission before taking any action on the proposal.

Brian Crawford, Chairperson, SPAR

415-407-5776

STAFF REPORT

TOWN OF SAN ANSELMO Item #:2.3

MEETING DATE: March 12, 2024

AGENDA TITLE: Continued Discussion on Rent Stabilization

FROM: Administration, Planning, Town Attorney

RECOMMENDATION: Consider Rent Stabilization Ordinance policies and provide further direction to staff.

BACKGROUND

At its meeting on October 24, 2023, the Town Council reviewed the results of a community engagement process conducted during the fall of 2023 related to residential rental regulations. The staff report and related attachments from this meeting can be found here:

https://docs.google.com/gview?url=https%3A%2F%2Fgranicus_production_attachments.s3.amazonaws.com%2Fsananselmo-ca%2F627d61bd42d015fb67447e26f0b427a20.pdf&embedded=true

Based on direction provided to staff following the October meeting, the Council received a report at their meeting on January 9, 2024 that outlined the components and decision points for a potential rent stabilization ordinance. The staff report and related attachments from this meeting can be found here:

https://docs.google.com/gview?url=https%3A%2F%2Fgranicus_production_attachments.s3.amazonaws.com%2Fsananselmo-ca%2F73b9507b0c2c43f601e93fb6699381ac0.pdf&embedded=true

Staff now returns to the Council pursuant to its direction at the January meeting. Staff has revised a proposed draft Ordinance Template (attached) for the Council's consideration, as further explained below. Staff seeks Council input regarding the draft Ordinance Template and direction regarding outstanding issues. Please note that for a more complete explanation of rent stabilization issues and applicable State laws, please refer to the previous staff reports linked above.

DISCUSSION

A. Background.

As discussed at previous meetings, rent stabilization includes common terms and issues at a both the local and State level:

***Rent Cap*:** The term "rent cap" refers to the maximum amount of rent a property owner may charge for residential property. State law (the California Tenant Protection Act, AB 1482) caps the maximum amount of rent throughout the State at 10% or 5% plus the percentage change in the cost of living, whichever is lower, over 12 months. Local jurisdictions may adopt stricter rent caps for properties issued with a certificate of occupancy prior to 1995, consistent with State Costa Hawkins law. No local rent cap may be stricter than AB 1482 for post-1995 units. State law requires that rent may be increased to market rate upon a vacancy.

***Base Rent**:* The term "base rent" refers to the reference point from which the lawful rent shall be determined and adjusted.

Fair Rate of Return Petition Process: Constitutional takings case law requires that property owners receive a "fair return" on property. Generally, allowable increases under both State law and local rent caps will provide a fair and reasonable return. However, to account for individual circumstances, local ordinances should contain a fair return petition process where a property owner may apply for an increased allowable rent.

Applicability: "Applicability" refers to what type of parcels/units are governed by a law.

B. Discussion Issues

The following is a summary of Council direction and points of consensus from the January 2024 meeting, and issues for further Council discussion and staff direction.

- Annual Rent Cap
- Establishing "Base Rent" as of June 21, 2023, date of initial Council discussion
- Fair Rate of Return Petition process
- Applicability (types of units subject to rent stabilization)
- No Direct Charges for Utilities in Addition to Rent
- Consider Council adoption of a Rent Stabilization Ordinance or Ballot Measure for November 2024 General Election

1. Annual Rent Cap

The Town Council did not reach consensus on this issue. Staff seeks direction.

Neighboring Jurisdictions

Locally, the Town of Fairfax has established a rent cap at .75% of the annual CPI. The original ordinance had a cap of .60% of the CPI but the Fairfax Town Council has made the noted adjustment following community feedback they received. In Larkspur, the City Council has established a rent cap of 5% plus the annual CPI with a cap not to exceed 7%.

Both local examples are being challenged by referendum. The Larkspur ordinance will be decided by the time this report is presented on March 12th, and the Fairfax ordinance will be put to the voters in November of 2024. If these local rent stabilization ordinances are not upheld at the ballot, the rent cap would revert to the State rent cap contain in the Tenant Protection Act, AB 1482, which is 10% or 5% plus the percentage change in the cost of living, whichever is lower.

Rent Cap Discussion for San Anselmo

At the October 24, 2023, meeting, the Council directed staff to return with options for a rent cap. Several Councilmembers were in favor of considering a cap of .75% of CPI while another advocated for a fixed cap of 5 or 6%.

For the purposes of discussion, staff has prepared the following information for a discussion of a potential rent cap in San Anselmo. The 30-year average CPI stands at 2.8%, the resulting rent cap, when calculated, would be 2.1%. (see Table 1)

Table 1

	75% of CPI [1]	CPI [2]	4% [3]	5%+CPI, Max 7% [4]	5%+CPI, Max 10% [5]
Base Monthly Rent Example	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
2025	2,605.00	2,640.00	2,600.00	2,675.00	2,750.00
2026	2,667.52	2,724.48	2,704.00	2,862.25	2,975.50
2027	2,702.20	2,770.80	2,812.16	3,054.02	3,174.86
2028	2,769.75	2,862.23	2,924.65	3,267.80	3,438.37
2029	2,850.08	2,973.86	3,041.63	3,496.55	3,744.39

1. *Town of Fairfax Rent Cap (.75% of CPI)*
2. *Consumer Price Index – All Urban Consumers Bay Area*
3. *City of Oxnard and Ojai Rent Cap*
4. *City of Larkspur Rent Cap*
5. *AB 1482 Rent Cap*

Staff seeks Council direction regarding a Rent Cap amount.

2. Base Rent

Noted above, base rent is the reference point from which the lawful rent shall be determined and adjusted. Counsel reached a consensus on this issue.

At the January 2024 meeting, Council directed that base rent be that rent in effect on June 21, 2023, which is the date of the Council's initial rent stabilization discussion. This retroactive date prevents the effect of landlords raising rent after the Council discussion. Base rent for tenancies commencing on or after June 21, 2023, shall be the initial rental rate. Staff has included language in the draft Ordinance Template.

3. Fair Rate of Return Petition

The Town Council reached a consensus regarding most factors of the proposed Fair Return petition process as set forth in the draft Ordinance Template, summarized here. (Please see draft Ordinance Template for additional details.)

In summary, the proposed process allows a property owner to file a petition that will be considered by the Planning Director or designee. The property owner has the burden of proof to rebut the presumption that the allowable rental amount per the Ordinance denies a fair rate of return. The Planning Director or designee decides the petition based on a list of factors including, but not limited to: the CPI; length of time since previous fair return appeal; capital improvements; and changes in property taxes. The tenant may submit materials and arguments to be considered. Either party may appeal the Planning Director's/designee's decision to the Planning Commission, which appeal will be considered based on the same factors. The Planning Commission's decision will be a final administrative decision from the Town and may be appealed by a civil action in court.

Staff had initially proposed that the landlord pay the costs of petition. However, a majority of the Council directed staff to remove this provision. Staff has included a general provision in the draft Ordinance Template that the Council may establish a fee by Resolution at a future date.

Additionally, staff recommends a Rent Stabilization Fund be created to help cover costs associated with Fair Right of Return petitions and associated appeals. Revenue for this fund would come from registration fees from the proposed rental registry (detailed below) along with costs associated with the submission of a fair rate of return petition and the costs of associated appeals of the decision. The draft Ordinance Template provides that the Council may establish fees by Council Resolution at a future date. Staff also recommends that this format be piloted for 12 months to determine whether the funding levels can support the process.

4. Applicability (Types of Units Subject to Rent Stabilization)

The Town Council discussed that any Rent Stabilization Ordinance should apply to residential properties containing 3 or 4 residential rental units or more. The draft Ordinance Template would be updated based on Council direction.

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

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

As presented at the June 21, 2023, Town Council meeting, 117 parcels have three or more units totaling 839 units and 84 parcels have more four units or more units that total 733 units.

5. No Direct Charges for Utilities in Addition to Rent

The Council directed that the draft Ordinance Template provide that a property owner may not charge direct utilities in addition to Rent. This has been included in the revised draft Ordinance Template. Please note that utility charges are part of the list of factors that may be considered in a Fair Return petition.

6. Council Adoption of Rent Stabilization Ordinance or Ballot Measure

The Council reached a consensus to move forward with adopting a Rent Stabilization Ordinance rather than preparing a ballot measure for the November 2024 General Election.

7. Rental Registry and Fees

Staff recommends that the Town also consider establishing a rental registry that would provide the Town with a localized database with a complete inventory of rental properties by projects, parcels, and units. The registry would create a secure online portal for property owners and tenants, available on mobile and web.

Property owners would be required to provide specific information such as rent amounts, utilities included, occupancy dates, and landlord contact information. Participation would be mandatory and there would be an annual registration fee. These funds would be deposited into a designated fund to help cover the costs of the registry along with costs associated with the fair right of return application and appeals process.

The proposed draft Ordinance Template allows the Town Manager to adopt procedures, (which would include a rental registry) to implement the provisions of the Ordinance and provides property owners are required to pay related fees as established by Town Council Resolution at a future date.

Staff seeks direction.

RECOMMENDATION

Staff seeks direction and confirmation on the following items to be incorporated into the draft Ordinance Template (**Attachment 1**):

1. Establish Rent Cap.
2. Confirmation that "base rent" be set at June 21, 2023.
3. Confirmation of Fair Rate of Return petition process and fee to be established by Council Resolution at future date.
4. Establish provisions that allow a rental registry and associated fees to implement a Rent Stabilization Ordinance.
5. Determine the applicability of the types of units to be included in the Ordinance.
6. Confirmation that no direct charges for utilities in addition to rent are allowed.
7. Confirmation to establishing a Rent Stabilization Ordinance rather than submitting the issue to the voters pursuant to a ballot measure in November 2024.

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

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting a discussion regarding potential residential rent stabilization is not considered a "project" under the California Environmental Quality Act (CEQA), because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment 1: DRAFT Rent Stabilization Ordinance Template
Attachment 2: Link to staff report and attachments from the October 24, 2023 Town Council meeting
Attachment 3: Link to staff report and attachments from the January 9, 2024 Town Council meeting
Attachment 4: Public Comment
Attachment 5: Staff Presentation

DRAFT Rent Stabilization Ordinance Template

X.XX.XXX Definitions.

A. "Annual Allowable Rent Increase" shall mean the allowable increase in Rent allowed within a twelve (12) month period as set forth in Section X.XX.XXX.

B. "Base Rent" shall mean the reference point from which the lawful rent shall be determined and adjusted in accordance with this Chapter.

1. Base Rent for tenancies that commenced before June 21, 2023 shall be the Rent in effect on June 21, 2023.

2. Base Rent for tenancies commencing on or after June 21, 2023 shall be the initial rental rate charged upon the initial occupancy. For purposes of this Section "initial rental rate" means only the amount of Rent actually paid by the tenant for the initial term of the tenancy.

C. "Fair rate of return petition" shall mean a petition made by an owner of residential real property for a Rent increase in excess of that provided in Section XXX of this Chapter in order to obtain a fair and reasonable return on property.

D. "Fair rate of return" shall have the meaning assigned to the term by California and federal courts in precedential published opinions regarding rent stabilization ordinances for residential tenancies. Generally, within the context of a rent stabilization ordinance, the term refers to a rate of just and reasonable return on an owner's property that is high enough to encourage and reward efficient management, discourage the flight of capital, maintain adequate services, and enable operators to maintain and support an owner's credit status, but not so high as to defeat the purpose of curtailing excessive Rents and Rental increases.

E. "Rent" shall mean all periodic payments and all nonmonetary consideration, including, but not limited to, the fair market value of goods and services rendered to or for the benefit of the owner under an agreement concerning the use or occupancy of residential real property, including, but not limited to, all payment and consideration demanded or paid for parking, pets, furniture and subletting.

X.XX.XXX Stabilization of Rent.

A. Upon the effective date of this Chapter, no owner of residential real property shall charge Rent in an amount that exceeds the sum of the Base Rent plus any lawful Rent increases implemented pursuant to this Chapter.

B. Annual Allowable Rent Increase.

1. Upon the effective date of this Chapter, no owner of residential

real property shall charge Rent in an amount that exceeds the sum of the Base Rent plus any lawful Rent increases implemented pursuant to this Chapter.

2. The Annual Allowable Rent increase shall be equal to sixty percent (60%) of the percentage increase in the Consumer Price Index (All Urban Consumers, San Francisco-Oakland-Hayward region, or any successor designation) rounded to the nearest one-tenth of a percent, or 5%, whichever is lower.

3. More than one Rent increase within a twelve (12) month period is prohibited, unless approved pursuant to a fair rate of return petition pursuant to this Chapter or required by State law.

X.XX.XX No Direct Charge for Utilities. A residential property owner may not charge a tenant for utility charges in addition to Rent. In order to be paid by a tenant, the utility service must be separately or individually metered and the utility account must be registered to the tenant and not the residential property owner.

X.XX.XX Fair Rate of Return. The Annual Allowable Rent increases allowed by this Chapter are found and determined to provide a fair and reasonable return on property. Notwithstanding the foregoing, any owner of residential real property who contends that the Annual Allowable Rent increase prevents the owner from receiving a fair and reasonable return on property may file a fair rate of return petition to increase the amount of Rent pursuant to the provisions in this Chapter.

X.XX.XXX Fair Rate of Return Petition for Rent Increase.

A. An owner of residential real property may petition for a Rent increase in excess of the Annual Allowable Rent increase in order to obtain a fair and reasonable return on the owner's property.

B. A fair rate of return petition shall be on a form prescribed by the Planning Director or designee. Within five (5) calendar days of submitting a fair rate of return petition to the Town, the owner shall send a copy of the petition to the applicable tenant(s) by first class U.S. mail and promptly provide proof of such mailing to the Town. The tenant(s) will then have thirty (30) calendar days from the date of mailing a copy of the petition to reply or provide additional materials to the Town in response to the fair rate of return petition. All fair rate of return petitions pertaining to tenants in the same building will be consolidated for hearing.

C. There is a rebuttable presumption that the Rent increase in the Annual Allowable Rent increase pursuant to Section X.XX.XXX of this Chapter provides owners with a fair and reasonable return on property. The owner has the burden of proof to rebut this presumption and show that a further increase in Rent is necessary to provide a fair and reasonable return on property. The owner shall provide at his/her/their sole cost and expense, all documentation reasonably requested by the Planning Director or designee to establish that the requested increase in Rent is necessary to provide a fair and reasonable return on property including, but

not limited to, an independent financial report and verified financial data.

D. The owner of residential property shall pay all applicable fees as established by Town Council resolution to file a fair rate of return petition.

E. In reviewing a fair rate of return petition, the Planning Director or designee shall consider relevant factors including but not limited to the following:

1. Changes in the Consumer Price Index for All Urban Consumers in the San Francisco Oakland-Hayward, CA Area published by the Bureau of Labor Statistics.
2. The length of time since the last determination on a fair rate of return petition, or the last Rent increase if no previous Rent increase application has been made.
3. The completion of any capital improvements or rehabilitation work related to the residential real property specified in the fair rate of return petition, and the cost thereof, including materials, labor, construction interest, permit fees, and other items deemed appropriate.
4. Changes in property taxes or other taxes related to the subject residential real property.
5. Changes in the Rent paid by the owner for the lease of the residential real property.
6. Changes in the utility charges for the subject residential property paid by the owner, and the extent, if any, of reimbursement from the tenants.
7. Changes in reasonable operating and maintenance expenses.
8. The need for repairs caused by circumstances other than ordinary wear and tear.
9. The amount and quality of services provided by the owner to the affected tenant(s).

F. A fair rate of return petition shall be decided by the Planning Director or designee within sixty (60) calendar days from the date said petition has been deemed complete, including proof of service to tenant(s). The decision shall be emailed and sent by first class U.S. mail with proof of mailing to the property owner; the property owner's designated representative(s) for the fair rate of return petition, if any; the applicable tenant(s); and the designated representative of the tenant(s), if any.

G. The property owner and/or affected tenant(s) may appeal the fair rate of return petition decision of the Planning Director or designee to the Planning Commission within thirty (30) calendar days of the mailing of the Planning Director or designee decision. The Planning Commission shall review the petition de novo pursuant to this Section. The Planning Commission may reverse, uphold, or modify the Planning Director's or designee's decision. The Planning Commission shall consider an appeal within sixty (60) calendar days of receiving such appeal and shall make a final decision in writing within thirty (30) calendar days of the closing of the appeal hearing. The appellant shall pay a fee as established by the Town Council resolution. Notwithstanding any provision contained in this Code, the decision of the Planning Commission shall be the final administrative decision of the Town with no right of review by the Town Council.

The party appealing the fair rate of return petition decision shall pay all applicable fees as established by Town Council resolution.

X.XX.XXX Exemptions. The provisions of this Chapter regulating the amount of Rent that a residential real property owner may charge shall not apply to the following:

A. Residential real property that has a certificate of occupancy issued after February 1, 1995, pursuant to the Costa-Hawkins Rental Housing Act (Cal. Civil Code sections 1954.50-1954.535) and any other provisions of the Costa-Hawkins Rental Housing Act or other law addressing exemptions.

B. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Cal. Health and Safety Code section 50093 or comparable federal statutes.

C. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.

D. Residential real property that is alienable, separate from the title to any other dwelling unit, including single-family residences, condominiums, and townhomes.

E. A unit in a hotel, motel, inn, tourist home, or rooming and boarding house which is rented primarily to transient guests for a period of less than 30 days, and other transient occupancies as defined in Cal. Civil Code section 1940(b).

F. A unit in an institutional facility, including a hospital, medical care facility, residential care facility, asylum, group home for seniors or the disabled; a rental unit in a transitional housing program that assists homeless persons as defined in Cal. Civil Code, Section 1954.12; a convent or monastery owned and operated by a religious organization; or a fraternity or sorority house affiliated with a college or university.

G. A unit that the owner or the owner's immediate family occupied as their principal place of residence at the beginning of the tenancy so long as the owner or the owner's immediate family continues in occupancy.

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

I. XXXX or fewer residential rental units located on a parcel or lot, or contiguous parcels or lots, under common ownership.

X.XX.XXX Rent Increase Ineffective. No Rent increase shall be effective if the owner:

A. Fails to substantially comply with all provisions of this Chapter, including but not limited to the failure to provide notices as required by this Chapter;

B. Fails to maintain the residential real property in compliance with Cal. Civil Code sections 1941.1 *et seq*. and Cal. Health and Safety Code sections 17920.3 and 17920.10; or

C. Fails to make repairs ordered by the Town or court of competent jurisdiction.

X.XX.XXX Notice Requirements.

A. An owner of any residential real property subject to this Chapter shall, on or before the date of commencement of a tenancy, give the tenant a written notice that must include the following information:

1. The existence and scope of this Chapter XX of the Town Municipal Code; and
2. The tenant's right to respond to any fair rate of return petition filed with the Town by the owner pursuant to this Chapter.

B. No Rent increase shall take effect until the requirements of this Chapter have been met and a notice to increase Rent has been given to the tenant(s). As part of any notice to increase Rent, an owner must include the following:

1. Notice of the existence of this Chapter XXX of the Town Code; and
2. The tenant's right to respond to any fair rate of return petition filed with the Town by the owner, and the right to appeal the decision on a fair rate of return petition pursuant to the Planning Commission.

C. When the owner and tenant have entered into a written lease, the owner must give notices to the tenant in the language used in the lease. When the owner and tenant have not entered into a written lease, the owner must give notices to the tenant in the language that the owner and tenant used to negotiate the terms of the tenancy. Notwithstanding the foregoing, the owner must give notices to the tenant in the primary language spoken by the tenant, if known to the owner.

X.XX.XXX Violations.

A. It shall be unlawful and a public nuisance for any person or legal entity to violate or fail to comply with any provision of this Chapter. The Town may enforce and seek compliance with this Chapter using criminal, civil, and/or administrative remedies as set forth in Title 1 Chapter 2 of this Code, in addition to any other legal remedy available to the Town under State or Federal law. All remedies are cumulative.

B. Any property owner who intentionally demands, accepts, or retains any payment of Rent in violation of this Chapter shall be liable in a civil action to the tenant from whom such payment is demanded, accepted, or retained for damages in the sum of three (3) times the amount that exceeds the maximum that could be lawfully demanded, accepted, or retained together with reasonable attorneys' fees and costs as determined by a court of competent jurisdiction.

X.XX.XXX Fees and Administrative Regulations.

A. The Town Manager may adopt administrative procedures and regulations to implement the provisions of this Chapter.

B. Owners subject to this Chapter shall pay fees as established by Town Council resolution in order to fund the Town's cost to implement and enforce the provisions of this Chapter.

Attachment 2

Link to staff report and attachments from the October 24, 2023 Town Council meeting

Attachment 3

Link to staff report and attachments from the January 9, 2024 Town Council meeting

From:	Curt Ries
To:	Town Council; Dave Donery; Heidi Scoble; Planning; Jeff Zuba
Subject:	Policy Arguments for 60% of CPI Rental Cap
Date:	Wednesday, March 6, 2024 12:06:08 PM

CAUTION: External Sender

To the San Anselmo Town Council and staff:

Looking ahead to the March 12th rent stabilization agenda item, I'd like to share the following three policy arguments for why 60% of CPI is the best rental cap.

1. It effectively stabilizes rents for low-income and fixed-income tenants.
Annual rent increases, based on 100% of CPI or an arbitrary 3-5% flat cap, can easily result in unsustainable rent increase when compounded over time. This excerpt from the a 2018 position paper put out by the Beverly Hills Renters Alliance provides a useful illustration:

"Consider how 100% of CPI affects the tenant with an average 2-bedroom tenant in Beverly Hills. With a starting monthly rent of $2,796 [which is very comparable to San Anselmo], and after 10 years of compounding increases, and using the past 10 years of CPI as a hypothetical, the rent on that apartment would be $3,480 if 60% of CPI is the formula. But at 100% of CPI, that same tenant will pay $4,014 in the tenth year — a difference of $535 every month.

Low-income tenants and fixed-income tenants—often seniors on social security—do not receive cost of living increases commensurate with annual rent increases equal to 100% of CPI. If the goal of rent stabilization is to stabilize rents for these vulnerable populations (and everyone else), then setting the rental cap at 100% of CPI or close to it simply does not achieve that goal. The same could be said for choosing a 3-5% arbitrary flat cap. Conversely, setting the rental cap at 60% of CPI, with 5% as the upper limit, provides true rental price stability.

2. It takes out the rapidly rising cost of housing from the overall CPI calculation.
A rental cap pegged at 60% of CPI is an attempt to extricate the cost of housing from the overall basket of prices that is being averaged in the CPI calculation. The US Bureau of Labor Statistics defines housing prices as their shelter index, which includes both (a) rent of primary residents and (b) owners' equivalent rent of residences. As of December, 2023, shelter constituted 36.2% of total CPI, meaning 63.8% of CPI would give you an approximation of average prices *without* housing. This figure varies year-to-year, but we believe 60% is a fair and reasonable benchmark.

It is important to try and eliminate housing costs from the CPI calculation for two reasons. First, because how much people are paying in rent does not reflect the actual increased operating costs of landlords, but merely what landlords are able to charge on the market. Second, because housing prices generally rise much faster than most other consumer prices, meaning that the shelter index actually *inflates* overall CPI. Within the context of a rent stabilization policy, including the rapidly accelerating costs of housing to determine how much landlords can raise rents, essentially enables a positive feedback loop, where the current high costs of housing play an outsized role in determining how high rents can be in the future. The solution to this conundrum is to place the standard for annual rent increases well below

100% of CPI, to approximate CPI without housing (shelter) included.

3. It takes into account that landlords are making a lot of money via appreciated equity. First of all, it's worth remembering that all landlords are guaranteed to make a reasonable return on their investment (i.e., a profit) under California state law and that all rent stabilization ordinances, including the draft being considered by San Anselmo, enable that right. So there is no scenario where landlords operate at a loss because of a rent stabilization ordinance. Going beyond this point, it's important to recognize that landlords are not just making money off of their net revenue from rents after expenses are paid, but from their net revenue from rents *and asset appreciation*, which, in a rental market like Marin's, can be considerable. This means that the rental cap can be significantly lower than what it would be if we simply compared annual rents vs. annual operating expenses, because the landlord's return on investment is significantly augmented by the increased equity on their property. For more on this point, I strongly suggest reading the full position paper that I previously cited from the Beverly Hills Renters Alliance.

On behalf of the nearly 900 San Anselmo residents who have signed our petition explicitly calling on the town council to pass an inflation-based rent control ordinance, I urge the council to adopt a strong rental cap of 60% of CPI or 5%, whichever is lower.

Please let me know if you have any questions and thank you for your time and consideration.

Best,

Curt Ries
San Anselmo Renter
Marin DSA Co-Chair
Marin DSA Rent Control Committee Co-Chair

SAN ANSELMO RESIDENTIAL RENTAL POLICIES – RENT STABILIZATION

March 12, 2024

OUTLINE

1. Background
2. Summary of January 9, 2024, Meeting
3. Elements of the Rent Stabilization Ordinance
   - Rent Cap
   - Base Rent
   - Fair Return/Appeals Process
   - Rental Registry
   - Applicability
4. Enactment Options- Ordinance or Ballot?
5. Recommendation
6. Questions

BACKGROUND

- June 21, 2023, Town Council meeting- Update on Rent Stabilization Efforts in Marin County
- Hosted two community discussions to receive input from tenants and from landlords
  - Recordings of meetings are available on the Town's rental policies website: sananselmorentalpolicies.org
- October 24, 2024, Town Council meeting- Discuss potential of implementing local rent regulations
  - Directed staff to developing potential terms and regulations
- January 9, 2024, Town Council meeting

SUMMARY OF JANUARY 9, 2024, TOWN COUNCIL MEETING

- Discussed Rent Cap
- Discussed Base Rent
- Discussed Fair Rate of Return Appeals Process
- Discussed Applicability
- Discussed Enactment- Adopt an Ordinance or Ballot Initiative

ELEMENTS OF THE RENT STABILIZATION ORDINANCE

- Rent Cap
- Base Rent
- Fair Return Appeals Process
- Applicability
- No Direct Charges for Utilities
- Rental Registry

RENT CAP

- The term "rent cap" refers to the maximum amount of rent a property owner may charge for residential property. Rent caps can be imposed on both the State and local level.
- California Tenant Protection Act of 2019, known also as AB1482.
  - Under 1482, property owners cannot raise rent more than 10% total or 5% plus the change in the cost of living, whichever is lower a 12-month period.
  - May be increased a maximum of two times per year not to exceed the total cap.
  - Direction from Town Council for a draft ordinance at the October 24th and June 9th meeting was .75% of CPI.

BASE RENT

- Base Rent: Refers to the reference point from which the lawful rent shall be determined and adjusted.
- Consensus of the Council was to use June 21, 2023, as the effective Base Rent date should regulations be adopted.
- Draft Ordinance:
  - Base Rent defined as the "initial rental rate" charged upon initial occupancy on or after June 21, 2023.
  - Initial Rental Rate defined as the amount of rent actually paid for the initial term of the tenancy.

FAIR RATE OF RETURN

- Constitutional takings case law requires that property owners receive a "fair return" on property.

- Fair or Reasonable Rate of Return means a rate of just and reasonable return on an owner's property that is high enough to encourage and reward efficient management, discourage the flight of capital, maintain adequate services, and enable operators to maintain and support an owner's credit status, but not so high as to defeat the purpose of curtailing excessive rents and rental increases.

FAIR RATE OF RETURN APPEALS PROCESS

- Like Larkspur and Ojai, staff is suggesting an appeals process as follows:
  - Submit application to the Planning Director for consideration subject to prescribed criteria:

• Changes to Consumer Price Index.	• Length of time since the last petition.
• Consideration of capital improvements	• Changes to property taxes, utilities, operating and maintenance expenses.
• Need for repairs caused by circumstances other than wear and tear.	• The amount and quality of services provided by the owner to the affected tenant(s).

  - Planning Director to render a Decision within 60-days of the submittal of the application
  - Appeal to the Planning Commission
    - 30-days to conduct a public meeting and render a decision.

RENTAL REGISTRY

- Consider establishing a Rental Registry and Rent Stabilization Fund to cover cost of the administration of the Rent Stabilization Regulations and the Fair Rate of Return Appeals process.

- If supported, staff will return to the Town Council at a future date with a recommendation for the Rent Registry, fee a Fair Rate of Return petition fee, and a Fair Rate of Return appeal fee.

APPLICABILITY

- Refers to what type of units are governed by a law.
- Both State and local rent stabilization ordinances can apply to different types of housing units, such as a single-family home, accessory dwelling unit (ADU), condominium, duplex, 3-plex building, 4-plex building, multi-unit apartment building, etc.
- Marin County Assessor's Office data shows that 338 parcels totaling 1,276 units may be eligible for rent stabilization policies.
- Council previously considered applying to either 3 or more units or 4 or more units.
  - 117 parcels have 3 or more units totaling 839 units
  - 84 parcels with 4 or more units totaling 733 units
- Staff seeking direction from the Council relative the draft Ordinance.

NO DIRECT CHARGES FOR UTILITIES

- Council directed staff to include language to preclude a property owner from charging for direct utilities in addition to rent.

- Proposed Draft language:

"No Direct Charge for Utilities. A residential property owner may not charge a tenant for utility charges in addition to Rent. In order to be paid by a tenant, the utility service must be separately or individually metered and the utility account must be registered to the tenant and not the residential property owner."

ENACTMENT OPTIONS- ORDINANCE OR BALLOT

- Direct staff to bring a draft Ordinance back to the Council for consideration at the meeting; or
- Direct staff to prepare a ballot measure for the November 2024 General Election.

TOWN COUNCIL DECISION POINTS

1. Establish a Rent Cap.
2. Confirm "Base Rent" to be set at June 21, 2023.
3. Confirm establishing a Fair Right of Return Appeals process to allow the property owner to exceed the rent cap subject to prescribed criteria.
4. Establish provisions to allow a rental registry and associated fees.
5. Determine the applicability of the types of units to be included in an ordinance.
6. Confirm that no direct charges for utilities in addition to rent would be allowed.
7. Confirm Council adoption of a Rent Stabilization Ordinance or placing a measure on the ballot for decision in the November 2024 General Election.

QUESTIONS

Serge Avila

From: Randy Frank <randyfrank99@gmail.com>
Sent: Monday, February 5, 2024 8:00 PM
To: Town Council
Subject: Yes on Rent Stabilization

CAUTION: External Sender

Hi, I am writing to the Council to vote Yes on Rent Stabilization. Without this action and more, our teachers, like myself (I teach music privately and my wife has taught at White Hill for 17 years) will be unable to live in the community where we work.
Thank you,
Randy Frank
188 Oak Springs Dr.SA

Serge Avila

From: xandria wilkins <xandria_wilkins@hotmail.com>
Sent: Wednesday, March 6, 2024 9:48 AM
To: Town Council
Subject: Rent control

CAUTION: External Sender

To whom it may concern.

Actually, it may not concern you! Maybe you will not be affected by "Rent Control". But I as a renter will not be voting for it. I think this is another example of taking advantage of peoples ignorance, to fill your own pockets with wealth.

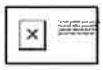
Sincerely.
Xan 🙁
Sent from my iPhone

Serge Avila

From: Randy Frank <randyfrank99@gmail.com>
Sent: Wednesday, March 6, 2024 9:05 AM
To: Town Council
Subject: Rent Control

CAUTION: External Sender

Please pass rent control in San Anselmo. As a teacher, and a husband of a teacher, I can tell you it's important to maintain a community with affordable housing so people can live in the communities in which they work.
Thanks!
Randall Frank
San Anselmo


Virus-free.www.avg.com

Serge Avila

From: Ankur Abichandani <ankur.abichandani@icloud.com>
Sent: Thursday, March 7, 2024 10:02 PM
To: Town Council
Subject: I am concerned about Rent Control

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Sent from my iPhone

Serge Avila

From: Gregory Arent <gregoryarent@gmail.com>
Sent: Thursday, March 7, 2024 6:10 PM
To: Town Council
Subject: I am concerned about Rent Control

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Gregory Arent
Terrace Avenue

Sent from my iPhone

Serge Avila

From: Martha De La Pena <martha.delapena@gmail.com>
Sent: Thursday, March 7, 2024 9:44 PM
To: Town Council
Subject: I am concerned about Rent Control

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Serge Avila

From: Monica Schmiede <mschmiede@gmail.com>
Sent: Thursday, March 7, 2024 6:36 PM
To: Town Council
Subject: I am concerned about Rent Control

CAUTION: External Sender

Dear Town Council, I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters. Thank you.

Serge Avila

From: Kirby Hock <kirbyhock@sbcglobal.net>
Sent: Thursday, January 18, 2024 3:52 PM
To: Town Council
Subject: I am concerned about Rent Control

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Kirby Hock
Sent from my iPhone =
Typos likely to occur

Serge Avila

From: John blythe <john@john-blythe.com>
Sent: Wednesday, January 24, 2024 12:29 PM
To: Serge Avila
Subject: Message from San Anselmo Resident

CAUTION: External Sender

Dear Mr Avila,

We have owned a house and lived in San Anselmo for 27 years.
Our rental house is a critical contributor to our retirement finances, which we have planned for since purchasing the house in 1997.

We were not able to afford the downpayment to buy our house until I was 45 years old, and we just paid it off recently with me at age 67. We had to work 25 years just to put together the down payment, and work another 22 years to pay it off. In other words, being able to afford housing has long been a challenge in life, not just for people today.

I am not in favor of any rent-control ordinances being imposed on San Anselmo property owners, and I thought I would briefly summarize key points for you in writing as to why I and many other property owners feel this way.

Shifting a Community Responsibility Onto Property Owners

Listening to renters at the Town Meetings, it is clear that one of their main concerns is affordability. The terrible inflation created by the Fed is a concern for all us. Creating affordable housing is indeed a worthwhile endeavor. Oddly though, some people think the burden of creating more affordable housing should be pushed off onto property owners, whereas truly it is a challenge rightly born by the entire community, not just one group within the community. If the Town wants to seriously take up the cause of creating affordable housing via development projects, I am in favor of such. But as we all know, that is very hard to do. Singling out property owners and trying to force them to comply with rent control schemes that *appear* to contribute to the affordable housing cause is much easier to do than undertaking real estate development, and this why is rent control laws are embraced, as an easy but ultimately ineffective solution. Clearly it is not equitable for any one group (property owners) within our community to have the challenge of affordable housing forced onto them, when this challenge rightly belongs to entire community.

Discrimination Against Landlords

Inflation is harming everyone in our society. But as a means to solve the problem of inflation, do we presume to dictate to grocery stores, auto dealers, plumbers or restaurants what they can charge? To presume to do such would be imposing price-fixing the likes of which we see in dysfunctional countries and which always fails, always making things worse in the long run. Yet strangely some people think it's fine to impose price-fixing on only one type of business: Rental Property. Clearly this is an example of blatant discrimination.

Another Solution for Renters

Part of the rent-control schemes that are proposed include clauses that require landlords to pay renters fines if the landlord needs to evict them. One of the rationales given is that 30 days to find a place and move is too quick, so renters should be paid for their trouble. However this issue is easily solved: all a renter has to do if this is a concern is simply negotiate a longer period for eviction notice into the lease when they sign. As a landlord, I would agree to a 60 day notice period, no problem, this seems reasonable. There is no need create ever more laws and fine landlords if they need to evict a tenant. Simply request a 60 or even 90 days eviction notice periods and perhaps 2 or even 3 year leases when entering into a lease. Let the marketplace do it's job permitting renters and landlords make their own agreements between them, instead to trying to impose more rules on one party in the agreement. Also it is telling that no one proposes that the tenant pay the property owner a fine for downtime and vacancy if the tenant decides to move out. Again, more discrimination toward property owners.

Unintended Consequences

Rent-control schemes that some are demanding will certainly have unintended consequences. I can attest to this with authority as I am a property owner and understand the realities of operating this kind of business. If the Town passes rent control laws beyond what the State already has in place, there will be many property owners who will be inclined to simply sell their properties and invest their capitol elsewhere. Owning rental property is already tough enough without more laws restricting how I can run my business. Who needs it? So the outcome in the long run will definitely be fewer rentals available in San Anselmo, the exact opposite what San Anselmo needs.

The other consequence that will be observed in the remaining rental stock is that property owners will have to take into account being fined if they have to evict a tenant. That money will have to come from somewhere, and so in order to account for this cost, landlords will

have to increase rents. There will be no choice for landlords, this would become a new cost of doing business that will have to be passed on to the renter. It will be the renters that, in the end, bear this cost. Once again, having the exact opposite effect of making housing more affordable.

Property Owners Will Work to Overturn

I say this with all due respect, but if rent control laws are passed by the Town Council, it is a certainty that landlords as a group will be forced to undertake any and all legal means to get said laws overturned. So please let's save everyone the embarrassing exercise of going through all of that by leaving alone the rental market in San Anselmo, which is working well as it is.

Thank You

John Blythe

Serge Avila

From: Curt Ries <curtries@gmail.com>
Sent: Wednesday, March 6, 2024 12:06 PM
To: Town Council; Dave Donery; Heidi Scoble; Planning; Jeff Zuba
Subject: Policy Arguments for 60% of CPI Rental Cap

CAUTION: External Sender

To the San Anselmo Town Council and staff:

Looking ahead to the March 12th rent stabilization agenda item, I'd like to share the following three policy arguments for why 60% of CPI is the best rental cap.

1. It effectively stabilizes rents for low-income and fixed-income tenants.
Annual rent increases, based on 100% of CPI or an arbitrary 3-5% flat cap, can easily result in unsustainable rent increase when compounded over time. This excerpt from the a 2018 position paper put out by the Beverly Hills Renters Alliance provides a useful illustration:

"Consider how 100% of CPI affects the tenant with an average 2-bedroom tenant in Beverly Hills. With a starting monthly rent of $2,796 [which is very comparable to San Anselmo], and after 10 years of compounding increases, and using the past 10 years of CPI as a hypothetical, the rent on that apartment would be $3,480 if 60% of CPI is the formula. But at 100% of CPI, that same tenant will pay $4,014 in the tenth year — a difference of $535 every month.

Low-income tenants and fixed-income tenants—often seniors on social security—do not receive cost of living increases commensurate with annual rent increases equal to 100% of CPI. If the goal of rent stabilization is to stabilize rents for these vulnerable populations (and everyone else), then setting the rental cap at 100% of CPI or close to it simply does not achieve that goal. The same could be said for choosing a 3-5% arbitrary flat cap. Conversely, setting the rental cap at 60% of CPI, with 5% as the upper limit, provides true rental price stability.

2. It takes out the rapidly rising cost of housing from the overall CPI calculation.
A rental cap pegged at 60% of CPI is an attempt to extricate the cost of housing from the overall basket of prices that is being averaged in the CPI calculation. The US Bureau of Labor Statistics defines housing prices as their shelter index, which includes both (a) rent of primary residents and (b) owners' equivalent rent of residences. As of December, 2023, shelter constituted 36.2% of total CPI, meaning 63.8% of CPI would give you an approximation of average prices *without* housing. This figure varies year-to-year, but we believe 60% is a fair and reasonable benchmark.

It is important to try and eliminate housing costs from the CPI calculation for two reasons. First, because how much people are paying in rent does not reflect the actual increased operating costs of landlords, but merely what landlords are able to charge on the market. Second, because housing prices generally rise much faster than most other consumer prices, meaning that the shelter index actually *inflates* overall CPI. Within the context of a rent stabilization policy, including the rapidly accelerating costs of housing to determine how much landlords can raise rents, essentially enables a

positive feedback loop, where the current high costs of housing play an outsized role in determining how high rents can be in the future. The solution to this conundrum is to place the standard for annual rent increases well below 100% of CPI, to approximate CPI without housing (shelter) included.

3. It takes into account that landlords are making a lot of money via appreciated equity.
First of all, it's worth remembering that all landlords are guaranteed to make a reasonable return on their investment (i.e., a profit) under California state law and that all rent stabilization ordinances, including the draft being considered by San Anselmo, enable that right. So there is no scenario where landlords operate at a loss because of a rent stabilization ordinance. Going beyond this point, it's important to recognize that landlords are not just making money off of their net revenue from rents after expenses are paid, but from their net revenue from rents *and asset appreciation*, which, in a rental market like Marin's, can be considerable. This means that the rental cap can be significantly lower than what it would be if we simply compared annual rents vs. annual operating expenses, because the landlord's return on investment is significantly augmented by the increased equity on their property. For more on this point, I strongly suggest reading the full position paper that I previously cited from the Beverly Hills Renters Alliance.

On behalf of the nearly 900 San Anselmo residents who have signed our petition explicitly calling on the town council to pass an inflation-based rent control ordinance, I urge the council to adopt a strong rental cap of 60% of CPI or 5%, whichever is lower.

Please let me know if you have any questions and thank you for your time and consideration.

Best,

Curt Ries
San Anselmo Renter
Marin DSA Co-Chair
Marin DSA Rent Control Committee Co-Chair

From: John blythe
To: Planning
Subject: Message from San Anselmo Resident
Date: Wednesday, January 24, 2024 12:31:17 PM

CAUTION: External Sender

Dear Ms. Scoble,

We have owned a house and lived in San Anselmo for 27 years.
Our rental house is a critical contributor to our retirement finances, which we have planned for since purchasing the house in 1997.

We were not able to afford the downpayment to buy our house until I was 45 years old, and we just paid it off recently with me at age 67. We had to work 25 years just to put together the down payment, and work another 22 years to pay it off. In other words, being able to afford housing has long been a challenge in life, not just for people today.

I am not in favor of any rent-control ordinances being imposed on San Anselmo property owners, and I thought I would briefly summarize key points for you in writing as to why I and many other property owners feel this way.

Shifting a Community Responsibility Onto Property Owners

Listening to renters at the Town Meetings, it is clear that one of their main concerns is affordability. The terrible inflation created by the Fed is a concern for all us. Creating affordable housing is indeed a worthwhile endeavor. Oddly though, some people think the burden of creating more affordable housing should be pushed off onto property owners, whereas truly it is a challenge rightly born by the entire community, not just one group within the community. If the Town wants to seriously take up the cause of creating affordable housing via development projects, I am in favor of such. But as we all know, that is very hard to do. Singling out property owners and trying to force them to comply with rent control schemes that *appear* to contribute to the affordable housing cause is much easier to do than undertaking real estate development, and this why is rent control laws are embraced, as an easy but ultimately ineffective solution. Clearly it is not equitable for any one group (property owners) within our community to have the challenge of affordable housing forced onto them, when this challenge rightly belongs to entire community.

Discrimination Against Landlords

Inflation is harming everyone in our society. But as a means to solve the problem of inflation, do we presume to dictate to grocery stores, auto dealers,

plumbers or restaurants what they can charge? To presume to do such would be imposing price-fixing the likes of which we see in dysfunctional countries and which always fails, always making things worse in the long run. Yet strangely some people think it's fine to impose price-fixing on only one type of business: Rental Property. Clearly this is an example of blatant discrimination.

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Part of the rent-control schemes that are proposed include clauses that require landlords to pay renters fines if the landlord needs to evict them. One of the rationales given is that 30 days to find a place and move is too quick, so renters should be paid for their trouble. However this issue is easily solved: all a renter has to do if this is a concern is simply negotiate a longer period for eviction notice into the lease when they sign. As a landlord, I would agree to a 60 day notice period, no problem, this seems reasonable. There is no need create ever more laws and fine landlords if they need to evict a tenant. Simply request a 60 or even 90 days eviction notice periods and perhaps 2 or even 3 year leases when entering into a lease. Let the marketplace do it's job permitting renters and landlords make their own agreements between them, instead to trying to impose more rules on one party in the agreement. Also it is telling that no one proposes that the tenant pay the property owner a fine for downtime and vacancy if the tenant decides to move out. Again, more discrimination toward property owners.

Unintended Consequences

Rent-control schemes that some are demanding will certainly have unintended consequences. I can attest to this with authority as I am a property owner and understand the realities of operating this kind of business. If the Town passes rent control laws beyond what the State already has in place, there will be many property owners who will be inclined to simply sell their properties and invest their capitol elsewhere. Owning rental property is already tough enough without more laws restricting how I can run my business. Who needs it? So the outcome in the long run will definitely be fewer rentals available in San Anselmo, the exact opposite what San Anselmo needs.

The other consequence that will be observed in the remaining rental stock is that property owners will have to take into account being fined if they have to evict a tenant. That money will have to come from somewhere, and so in order to account for this cost, landlords will have to increase rents. There will be no choice for landlords, this would become a new cost of doing business that will have to be passed on to the renter. It will be the renters that, in the end, bear this cost. Once again, having the exact opposite effect of making housing more affordable.

Property Owners Will Work to Overturn

I say this with all due respect, but if rent control laws are passed by the Town Council, it is a certainty that landlords as a group will be forced to undertake any and all legal means to get said laws overturned. So please let's save everyone the embarrassing exercise of going through all of that by leaving alone the rental market in San Anselmo, which is working well as it is.

Thank You

John Blythe

Serge Avila

From: Jess Shine <jessmshine@gmail.com>
Sent: Thursday, March 7, 2024 7:50 PM
To: Town Council
Subject: Rent control

CAUTION: External Sender

Dear Town Council,

I am NOT concerned about having extra rent control enacted in our town. I believe that the financial equity will create a better community for all residents - not the ultra wealthy who don't even live here or who are already living beyond their means and passing that poor decision on to others.

Thank you.

Jess

Sent from my iPhone

Serge Avila

From: xandria wilkins <xandria_wilkins@hotmail.com>
Sent: Wednesday, March 6, 2024 9:48 AM
To: Town Council
Subject: Rent control

CAUTION: External Sender

To whom it may concern.

Actually, it may not concern you! Maybe you will not be affected by "Rent Control". But I as a renter will not be voting for it. I think this is another example of taking advantage of peoples ignorance, to fill your own pockets with wealth.

Sincerely.
Xan
Sent from my iPhone

Serge Avila

From: Patrick O'Brien <obrien.patrickl@gmail.com>
Sent: Monday, February 5, 2024 9:16 AM
To: Town Council
Subject: Rent Control in San Anselmo

CAUTION: External Sender

Hello,

Current home owner of San Anselmo, and future Landlord here. My wife and I have actively been looking for a 2nd home in the area so we can have my parents nearby so they can be closer to their grandkids. We're fortunate enough to be in a financial position to afford this, but we haven't always been.

My wife and I have been renters both as a couple and separately and we have both experienced a landlord raising our rent which effectively prices out of certain areas. Never has an increase in rent been related to increased maintenance costs or property tax increases - exclusively it has been because the area in which we were renting got more popular and therefore they could turn an even larger profit.

Again, we are actively looking for a 2nd home and we will then become landlords. Our context is slightly different because my parents would be our tenants, but they won't be there forever.

You often hear from current landlords that they are "one of the good ones" and I would like to think we would be as well, but as we all know one bad apple can spoil the barrel. The temptation to make just a bit more money is a powerful draw, especially when you look around and see rent prices much higher than what you are charging.

Not everyone is as lucky as my wife and I are. I urge you to think about the people who are less lucky. Who have arguably much more important jobs than I do that unfortunately don't pay as much as they should.

Please consider passing rent control in San Anselmo.

Thank you!

Patrick O'Brien

Serge Avila

From: Justin Rick <jsrick80@gmail.com>
Sent: Thursday, February 1, 2024 1:57 PM
To: Town Council
Subject: Rent Control

CAUTION: External Sender

Hello Town Council,

Please do NOT add rent control. This hurts renters and reduces supply. Anyone saying otherwise has not conducted actual research from legitimate sources.
NO for rent control

Thank you
Justin Rick
32 Greensburgh Ln, San Anselmo, CA 94960

Serge Avila

From: Lynne Carlson <lynnecarlson1@gmail.com>
Sent: Tuesday, February 6, 2024 9:56 AM
To: Town Council
Subject: Rent Control

CAUTION: External Sender

Good Day,

I have been a resident of Marin since 2010. I have had the pleasure of living in Larkspur, Novato and now, San Anselmo. I am a HealthCare professional and work locally. I am fortunate to earn a decent salary and am able to afford this area. However, with the rents climbing at an almost 10% rate per year, that may soon no longer be an option for me. When I secured my current apartment in March 2022 the rent was $2,000. Last year it increased to $2190. And if the increases keep going at their current rate it will be $2400 and this is for a 350 sq ft apartment!!

I urge you to vote for a cap of annual increases to 5%. Being priced out of the community in which I work, live and have family & friends is unconscionable! I have roots here and should be able to afford to continue to live here, but am finding it more and more difficult.

I make a decent living, but to have almost half my take home salary go toward rent does not leave a lot of room in the budget to live a decent life. I can not imagine what working families are encountering.

PLEASE vote for the cap of 5%.

Thank you for your due consideration of this matter.

Lynne Carlson
29 Belle Ave
San Anselmo, CA

Serge Avila

From: Lizzie Cairns <lizzie.cairns2015@yahoo.com>
Sent: Monday, February 5, 2024 11:06 AM
To: Town Council
Subject: Rent Control

CAUTION: External Sender

Vote YES

Sent from Yahoo Mail for iPhone

Serge Avila

From: Kate Lyst <tablakatelyst@gmail.com>
Sent: Saturday, February 10, 2024 12:35 PM
To: Town Council
Subject: rent control

CAUTION: External Sender

Dear San Anselmo Town Council.

I am writing to you as a long-term San Anselmo tenant, asking you to please pass rent control for our town. I am a teacher and a single mother, and have served and educated the children of Marin County for the past 23 years. The rents continue to be some of the highest in the country, and are pushing out hard-working community members such as myself. I am in constant fear of losing my home, where I am raising my two teenage children. I do not want to move. I want to stay in this community that I have been a vital part of the last couple of decades, and which I love.

Please pass a rent stabilization ordinance that caps rental increase at 60% of the Consumer Price Index, or 5%, whichever is less. This is already beyond the means of most people, who don't receive yearly raises. This is the right thing to do! If you value diversity and equity, please pass this ordinance. Do not put this onto the ballot, where greedy corporations can buy ads and skew the need. Do what is right because you care about social justice, and creating a community where everyone matters.

I wish that you would consider this for ALL rental situations in San Anselmo. I do not know why single-renter situations or duplexes do not also deserve this respect and fairness. So I hope you will reconsider this aspect of the situation. But I thank you for putting this to the vote, and ask you with all of my heart and mind to please look after this very vulnerable renter population in your community, and provide the protection we need. Thank you for your time and consideration.

Sincerely,
Kate Curnow

Serge Avila

From: Gina Catania <ginacatania@gmail.com>
Sent: Monday, February 5, 2024 9:08 AM
To: Town Council
Subject: San Anselmo Rent Stabilization

CAUTION: External Sender

Gentlemen and Ladies,

First, thank you for holding office and for your service to our community. I'm writing to ask you to please vote yes for rent stabilization in San Anselmo. I am a renter there and have been for many years. It's become more and more difficult for me to pay my rent and I know it is for my neighbors as well. I hope you will consider a way that landlords can get what they need and deserve to maintain the property and still make a profit, and for tenants to be able to stay in their homes.

I am a lifelong loyal renter. I am willing to maintain my apartment and comply with all landlord requirements and feel that a reasonable rent is something I deserve in return.

Thank uou,

Gina Catania

Serge Avila

From: Wong, Wendy <Wendy.Wong@jud.ca.gov>
Sent: Friday, February 9, 2024 12:34 PM
To: Town Council
Subject: TOWN COUCIL MEETING PUBLIC COMMENT (FEBRUARY 13, 2024, 7PM)

Categories: Red Category

CAUTION: External Sender

Dear San Anselmo Town Council:

The most recent America's Rental Housing 2024 report (see link) published by Harvard's Joint Center for Housing Studies (JCHS) takes a detailed look at the state of the rental housing industry. Housing affordability concerns have worsened. According to the report, half of all rental households in the U.S. are cost-burdened (spending more than 30% of their income on rent and utilities), a total of 22.4 million households and an all-time high. The country is witnessing the highest levels of homelessness on record, and evictions are on the rise.

America's Rental Housing 2024 | Joint Center for Housing Studies (harvard.edu)

The current California 10% maximum rent control increase is far higher than what most renters ever receive in an annual pay raise. This has caused the current unhoused situation we see all over California. How is someone supposed to afford a place to live, when wages can't keep up with rental housing costs? Preventative measures, such as a local rent control in San Anselmo, can help keep people housed and allow them to save some of those hard earned wages, so that they don't end up in a dire financial situation where they fear becoming unhoused. We must be proactive and come up with solutions that will truly help because the current model is unsustainable.

The model where what renters pay provides the owner of a property all the income needed to maintain that property is no longer feasible. We must deal with the reality that everyone is being squeezed financially over the most basic thing, housing, that we all need for stability in our lives. Providing rent stabilization and tenant protections for **ALL** renters would be a step in the right direction. A registry to track all rental properties in San Anselmo that is audited annually would provide accountability. Creating a town rental board that can come up with ways to provide financial assistance to help small rental property owners with their property expenses, would provide the balance needed to deal with this overwhelming situation that we are all in. We must work together to find a new model that can work.

Thank you for your time!

Warm Regards,

Wendy
Wong
San Anselmo Resident

Serge Avila

From: Kathrin Smith <kathrin1627@gmail.com>
Sent: Wednesday, March 6, 2024 2:19 PM
To: Town Council
Subject: Vote YES on rent control in San Anselmo, please!

CAUTION: External Sender

Hello Town Councilmembers,

Regarding the upcoming Town Council meeting, please do the right thing to protect our working class community and our seniors from unaffordable rent increases.

-Adopt a strong rental cap that will keep San Anselmo tenants in their homes. Please cap annual rent increases at **60% of CPI or 5%, whichever is less**.

-Apply the ordinance to as many renters as possible. Don't cut out small apartment buildings – this would leave *over half* of our neighbors without any local protections. **I LIVE IN A SMALL APT BUILDING in San Anselmo AND JUST HAD MY RENT RAISED $200 a MONTH!! That was just $40 short of the 10% maximum that the State currently allows. That is a lot of money for a SENIOR on a fixed income.**

Please pass the ordinance directly through Council. If it goes to the ballot, renters are sure to lose. And we will all be back next year fighting the same fight.

My biggest concern right now is that you may be considering putting this issue on the ballot. If that decision is made, I feel like it would be almost impossible for tenants to win on this issue. The real estate interests in this town have the financial means to cover San Anselmo in signs opposing our request.
Signs like "RENT CONTROL HURTS US ALL". What does that even mean?? But an uninformed voter may just vote to oppose rent control based on the number of signs they see all over town. The renters don't have the financial means to compete in this type of campaigning.

Thank you for reading my letter prior to the meeting.

Take good care,
Kathrin Smith

Serge Avila

From: Randy Frank <randyfrank99@gmail.com>
Sent: Monday, February 5, 2024 8:00 PM
To: Town Council
Subject: Yes on Rent Stabilization

CAUTION: External Sender

Hi, I am writing to the Council to vote Yes on Rent Stabilization. Without this action and more, our teachers, like myself (I teach music privately and my wife has taught at White Hill for 17 years) will be unable to live in the community where we work.
Thank you,
Randy Frank
188 Oak Springs Dr.SA

Serge Avila

From: G.R Fariwar <fariwar13@gmail.com>
Sent: Friday, February 9, 2024 4:14 PM
To: Town Council
Subject: Yes to Rent Control!

CAUTION: External Sender

Dear Town Council:

VOTE YES ON A STRONG RENT CONTROL LAW!

- We need a strong rent stabilization law in San Anselmo to keep working families, seniors, and people with disabilities in their homes.
- Please adopt a rent stabilization ordinance that caps annual rent increases at **60% of the Consumer Price Index (CPI)**, or 5%, whichever is less.
- We are disappointed the council has chosen to exclude duplexes and ADUs from rent control. But if that is your decision, then you must *at least* ensure that the larger buildings that are still included have a strong rental cap that provides housing stability for tenants.

THE TIME IS NOW!

- The town council has been considering rent control for **eight months**. Many San Anselmo renters with low incomes and rising rents are at an acute risk of being forced out of town. We can't afford any more delays.
- **Do not kick this can down the road and put the question on the ballot.** It is the council's responsibility as our elected officials to take action to protect tenants from displacement.
- We are counting on the town council to **VOTE YES** on a rent stabilization ordinance **TONIGHT**.

I urge the town council to VOTE YES on a STRONG rent control policy TONIGHT with a rental cap set at 60% of CPI or 5%, whichever less.

Best

Ghulam Fariwar
875 Sir Francis Drake Blvd, San Anselmo

From: Hennie Strydom
To: Town Council
Subject: Rent control
Date: Monday, March 11, 2024 20:49:10

CAUTION: External Sender

Let us vote. Anything less will be overreach.

Hennie Strydom
71 Olive Avenue

Get Outlook for iOS

From: Robin Holway Abu-Aly
To: Town Council
Cc: Ahmed Aly
Subject: Rent Control - Rent increases should = CPI
Date: Tuesday, March 12, 2024 09:46:20

CAUTION: External Sender

Dear San Anselmo Council Members,

For tonight's vote, I implore you to vote in a manner which is fair to both landlords and tenants.

To be fair to landlords, rental increases should never be less than the CPI.
To be fair to tenants, rental increases should never be more than the CPI.
Therefore, **the only reasonable and fair to everyone policy is rental increases capped at the CPI.**

Rental increase caps of less than the CPI hurt both landlords and tenants. Landlords will not be able to afford maintenance and other upkeep of their property. And forget upgrades to the property. Firesafe, pest safe, mold safe, sufficient insurance, and many other important actions may not be taken due to lack of funds. The property may lose value as maintenance is deferred and the property goes into disrepair. If this occurs and the tenants complain, landlords may take units off the market, further hurting the tenant and the supply of housing for San Anselmo. All of these issues will make initial rental rates for new tenants exorbitant, thus making it harder for low and middle income renters to afford initial rent.

Thank you for taking these issues into consideration before your vote.

Sincerely,

Robin Holway
Resident of San Anselmo for 14 years.

From: nancy bennett
To: Town Council
Subject: Yes on Rent Control
Date: Saturday, March 9, 2024 07:26:31

CAUTION: External Sender

--
Nancy Lyle Bennett
Feng Shui/Energy Worker
Pianist, We Three Trio
(415) 456-7989

From: Peter Bloom
To: Town Council
Subject: I am concerned about Rent Control
Date: Monday, March 11, 2024 18:40:16

CAUTION: External Sender

PDear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

From: Eileen Brown
To: Town Council
Subject: Pass Strong Rent Control!
Date: Tuesday, March 12, 2024 09:01:33

CAUTION: External Sender

Dear Councilmembers,

I urge you to vote to pass STRONG rent control measures at your meeting tonight.

Please cap annual rent increases at **60% of CPI or 5%, whichever is less**. This is a reasonable amount, and would allow most "mom and pop landlords" to keep up their historic practices of not gouging renters.

Housing is for people to live in, and we need people to live in our community to teach our kids, maintain our public spaces, nurse our wounds, and fight fires.

Housing should not be treated as a mere investment, or as something under the control of the "invisible hand of the free market." Please show courage by standing up to the deep-pocketed monied interests who seek to profit during this era of unprecedented homelessness and income inequality.

You are policy makers, and I urge you to pass policies which will stabilize our communities and keep non-wealthy folks in their homes, and in our community!

Thank you for your service,

Eileen Brown

--

“

From: Ruth Donohugh
To: Town Council
Subject: Rent cap and rent control in San Anselmo
Date: Friday, March 8, 2024 19:58:19

CAUTION: External Sender

I have owned a small apartment complex in San Anselmo with very reasonably priced apartments for 20 years at 1512-1516 San Anselmo Avenue.
I have recently had to deal with reduced and unpaid rents due to Covid. I have now had my property for sale for almost a year and cannot sell it. Not only is insurance a huge problem in San Anselmo because (in my case) proximity to the creek and also fire in Marin. No buyer can get insurance. Interest rates are too high now for small time owners to get any financing. And buyers have cited this new legislation as a major reason they do not want to invest in San Anselmo.
Please don't forget about those of us who invest in San Anselmo.

Sent from my iPhone

From: Liz Froneberger
To: Town Council
Subject: I am a housing provider living in Fairfax....
Date: Monday, March 11, 2024 17:05:55

CAUTION: External Sender

I urge you to let this go to a vote. My husband passed in 2018. We had some warning that he would not survive long and he was more worried about how I would be able to stay in our home of 30+ years (without his income) than he was about his own cancer. He talked me into saving my money and building a little apartment downstairs as soon as I had enough saved. I kept working (retired last year ER RN)until 2023 @ age 67. In 2020 I had enough money so I built a wonderful little ADU with a bedroom, a nice kitchen (no oven but a nice countertop Breville), full size fridge, soft-close cabinets, a little dishwasher. I stripped it down to the studs, put in new lighting...and it's own W/D. I was able to rent it out to traveling nurses for not quite two years and then my tenant left in September of 2023. By that time the fight in Fairfax was on about rent control. We had to fight like hell to get places like mine pulled out from under the DSA's rent control. I spent every cent – *every cent of my savings*.....$70,000.00 to build the ADU.

If I had known that extra rent control was coming to Fairfax, I never would have started the project. I won't make my $$ back. I could have put that $$ into something else.

I have elected to just "eat it." It'll just be a nice downstairs for my friends and family to visit. Even though Fairfax TC eventually relented, it ruined my trust in them. I don't want to take a chance on tighter controls sneaking in. I didn't mind reasonable rent control (although a percentage of CPI is ridiculously low) but the JCE stuff was insane. Basically, if I had a tenant living downstairs and it wasn't a good match, it could take me years to get them out and at least $20,000 - that's what I was told by several attorneys and others who have experience in rent controlled areas.

DON'T MAKE THE SAME MISTAKE FAIRFAX TC DID!!!!!!! GIVE YOUR RESIDENTS A CHANCE TO VOTE.

And you owe it to anyone who is taking out a permit to build an ADU that rent control is being discussed. I haven't found a single person who wants to become a housing provider in Fairfax unless they HAVE to.

Liz Froneberger, RN
Fairfax

From: Lisa Gehm
To: Town Council
Subject: I am concerned about Rent Control
Date: Sunday, March 10, 2024 13:01:25

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you,
Lisa Gehm
208 Brookside Drive
San Anselmo

From:	Donald Herzog
To:	Town Council
Subject:	March 12 Rent Control Meeting
Date:	Sunday, March 10, 2024 16:32:09
Attachments:	San Anselmo City Council Rent Control Letter.doc

CAUTION: External Sender

Please provide this to the Mayor and Council Members.

Dear Mayor and City Council Members,

My wife and I will sell our fourplex at 859 San Anselmo Avenue the moment rent control makes other investments more attractive. We have owned the property for 50 years. We have never evicted anyone, have meticulously maintained the property, have kept rents below market, and some of the tenants have lived there for many decades. We are now in our eighties and rely on cash flow from the property to pay our bills.

When rent control in San Francisco made it impossible to earn a fair return on a nice rental property, we sold the property to a religious order that evicted the tenants and converted the building into a tax-exempt facility. I hope San Anselmo doesn't force us to sell to a corporate owner who has the staff and lawyers to deal with rent control.

San Anselmo cannot repeal the laws of economics. The problem with Socialism is that you will soon run out of other people's money. What would happen to your Police and Firefighters if the City Council decided that their salary increases would only be 60% of CPI. The same thing will happen to San Anselmo's housing stock if you choose to impose unfair rent control because ""There's more renters than there are landlords in town".

Rent subsidies are necessary to maintain a diverse community. However, subsidies are a community wide responsibility. Mandating that property owners subsidize rents is no different than mandating that a grocery store or any other business subsidizes their customers. Rent subsidies should be provided by the entire community, just like food stamps and health clinics.

Rent control is the fastest way to destroy housing stock without using a bomb. Please resist the temptation of short-term political gain by pandering to those who think they can overturn economic reality. There are no free rides, and the results will be disastrous.

Yours truly,



Donald and Gloria Herzog

From: Michael Leary
To: Town Council
Subject: San Anselmo Extra Rent Control Ordinance Discussion
Date: Tuesday, March 12, 2024 10:55:19

CAUTION: External Sender

Hi,

Thank you for taking the time to listen to residents' views regarding San Anselmo's residential rental policies. It's appreciated.

Our situation is simple and, sadly, becoming more common. My wife and I are former San Anselmo landlords. We worked hard to save to purchase two small single family homes in San Anselmo, one in 1986 and later one in 1989. They required a great deal of our personal time and money to maintain and improve over the years, often at the expense of not addressing the deferred maintenance for our personal residence.

But now, in our 60's, we sold both within the past four years. Why?
Increased costs of repairs and labor to maintain these homes was making it less feasible to keep them in fine condition. But more so, it was the
new and increased rental restrictions imposed upon us, the owners, with our long held rentals.

Like most small 'mom and pop' landlords, rental increases, when they did occur, were always well under 5%. That was never the issue. We, like other small property owners, wish to keep good tenants as long as possible for many reasons. The relationships we had built with former tenants continue to this day. However, the loss of control of our rentals is what concerns us to the greatest extent. The inability to terminate a lease without financial hardship is frightening. Whether the need for an aging family member to be close to family or due to a problematic tenant, losing this flexibility with a property we've owned and cared for for over over thirty years became an untenable situation. The proposal to pay a tenant who makes a strong income, unlike us and many other senior landlords on a fixed income, two months of 'relocation fee' is inconceivable.

Sadly, we decided to sell both homes. We've lost the flexibility for retirement and for family members that we had worked hard to preserve. Also, sadly, two beautiful rental homes were lost to the San Anselmo community. Both were purchased by non-Marin parties who wished to relocate here.

We're not alone in selling our rentals. I know of four others in Marin who have recently done the same. The net result is a loss of rentals in our community. Gone. Rent control may assist those who currently rent, but the bigger picture is that it strips away rental inventory for everyone else. In that regard, it is self-serving to those who rent now. That is what I believe the discussion should be about going forward. Perhaps well meaning on the surface, pushing this agenda of even stricter rent control by the DSA and others is stripping away the rental housing inventory for those in the future.

Thank you again for your efforts in listening to everyone regarding this issue.

Best,

Michael Leary
51 Chipman Place
San Anselmo (43 year resident)

From: Suzanne Lindelli
To: Town Council
Subject: Rent control
Date: Monday, March 11, 2024 15:07:49

CAUTION: External Sender

I think the voters should be allowed to vote on rent control
Sent from my iPhone

From: Gerald Martin
To: Town Council
Subject: Extra rent control
Date: Monday, March 11, 2024 06:27:51

CAUTION: External Sender

I am deeply against any additional rent controls on our units. We are deeply effected with insurance and taxes already. Any additional control would hamper our ability to continue rental properties. We would have to sell out. AB1482 is all the restriction we need to protect renters' rights.

Gerald Martin and Susan Blair

From: Robert Nobili
To: Town Council
Subject: I am concerned about Rent Control
Date: Tuesday, March 12, 2024 08:56:14

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Sent from my iPhone

From: dominic nobili
To: Town Council
Subject: I am concerned about Rent Control
Date: Monday, March 11, 2024 19:59:33

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

~Dominic Nobili

Sent from my iPhone

From: O D Parkinson
To: Town Council
Subject: NO on Rent control
Date: Tuesday, March 12, 2024 11:16:35

CAUTION: External Sender

To the members of the San Anselmo Town Council:

We live in San Anselmo, own a home here and love the community.
We are strongly opposed to the proposed rent controls you are contemplating. If you vote for this, you will be responsible for decreasing property values of San Anselmo property owners. Voters will not thank you for this.

You will decrease tax revenues which flow to our town, which will decrease town services and be of detriment to the beauty and enjoyment of all residents and visitors.

VOTE NO on the proposed rent control measure. Then you will be in accord with the town you are supposed to represent.

Thank you,
O D Parkinson
70 Elm Avenue
San Anselmo

From: David Rein
To: Town Council
Subject: San Anselmo Rent Stabilization - Against
Date: Monday, March 11, 2024 14:33:22

CAUTION: External Sender

I am writing to urge you to vote against rent stabilization measures coming up at the March 12th town council meeting. I believe rent control hurts both the mom & pop landlords and becomes problematic for the community over time. It hurts the individual small renters to the point where they will leave the market and drives up initial rents for those seeking rental units. It also seriously impinges on the ability to maintain property over time. As stated on the Marin Residents website:

Will it create more housing affordability? – No, it works against this.
Will it help housing providers? – No, it will hurt their income and retirement savings.
Will it help renters wanting to move into the area? No, it results in higher initial rents.
Will it cost the residents of San Anselmo? Yes, like Fairfax, $100,000s a year.
Will hurt property values? Yes, it affects desirability of all property in resale.
Will it help long term tenants? Yes, it cheapens the rent, and No, it lessens the ability of the provider to care for the property.

Thank you for your consideration,
David Rein

From: Michael Roth
To: Town Council
Subject: Comment on Proposed Rent Control Ordinance
Date: Sunday, March 10, 2024 21:34:10
Attachments: Cato Institute - The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality.pdf

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CAUTION: External Sender

Dear San Anselmo Town Council,
I am the owner of a 4-unit rental property in San Anselmo and want to speak out against the proposed Rent Stabilization Ordinance:

1. Rent stabilization is a form of price control. It's Economics 101 that price controls increase demand and reduce supply. While rent control benefits existing tenants in the short term, studies have shown that it reduces supply and thereby harms future tenants in the long term by increasing the starting rent for new tenants. Supply is reduced by landlords withdrawing units from the rental market, for example by way of condo conversions. Rent control incentivizes landlords to substitute away from an older rental housing stock towards new high-end construction rentals (exempt from rent control) and conversion to owner-occupied condos. This increases rent levels for future tenants and contributes to gentrification in the long run.
   (See: Cato Institute: The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality, Research Brief in Economic Policy, Number 109, April 18, 2018.)
   (https://www.cato.org/sites/cato.org/files/pubs/pdf/rb-109.pdf, copy attached for reference)

2. The proposed Registry with onerous reporting requirements and additional fees for landlords is an example of Government overreach that will be an additional incentive for landlords, especially smaller landlords such as those with in-law units, to withdraw from the rental market altogether. Instead of relying on tenants to hold landlords accountable – which has been standard for most jurisdictions with rent control - the proposal would create a huge and costly bureaucracy for micromanaging an imagined compliance issue without any proof that such a bloated enforcement mechanism is cost effective or even necessary. The additional fee for landlords is also another reason why the starting rent for future tenants is going to increase as the cost will be passed on to tenants in the long run.

3. The proposed provision of “No Direct Charge for Utilities” (“A residential property owner may not charge a tenant for utility charges in addition to Rent.”) should not be applied to lease agreements in effect prior to the proposed Ordinance since this would be in violation of the contract clause of the U. S. constitution. In addition, this provision is redundant since direct utility charges are already implicitly included in the broad definition for “Rent” in the draft Ordinance.

4. The definition for “Base Rent”, currently proposed to be set at June 21, 2023, should take into account for how many years prior to that date the respective rent level has not been increased, since the proposed rent cap is supposed to apply annually. If the actual rent has not been increased for several years in a row, the rent increase should be annualized over the time since the last increase, which may be several years ago, when verifying rent cap compliance. The proposed “Base Rent” starting date for June 21, 2023 should take this into account.

5. If the Town Council really wants to make housing more affordable in San Anselmo, it should take meaningful actions that increase the housing supply. The proposed Rent Stabilization Ordinance does exactly the opposite. One effective way would be to relax the restrictive Density rules back to where they were decades ago. My San Anselmo property was approved for 5 units in the early 1980s. When I converted a basement to a legal unit in 2014, the Density requirements allowed no more than 4 units on the property. More rental units increase competition and lead to lower rent levels. Fewer rental units lower competition and lead to higher rent levels. It's really that simple.

Sincerely,
Michael Roth
beileiroth@hotmail.com

From: Monica Schmiede
To: Town Council
Subject: Rent Control in San Anselmo
Date: Sunday, March 10, 2024 20:39:31

CAUTION: External Sender

Dear Council Members,

We are writing to oppose the Rent Stabilization Ordinance Template Draft which would be detrimental to the current and future residents of San Anselmo.

The majority of Rental Housing Providers providing rental units in San Anselmo are individual owners, many of them young families and seniors, rather than corporations. The cost of taxes,insurance, repairs and maintenance, has increased dramatically, resulting in rental housing providers often operating at a loss or barely breaking even to cover costs associated with rental housing. Increasing the artificial cap on rents will make rental housing not financially viable for rental housing providers, causing a decrease in rental units. Annual increase in property taxes and utilities increasing by 38% are a few of many factors contributing to the high cost of most goods and services in our town. Studies have shown that rental housing providers affected by rent control decreased housing by 15%, choosing to sell or redevelop housing to owner-occupied residents (American Economic Review, 2019). Rent control may appear to support short term affordability for current tenants, but in the long term will decrease affordability and availability of rental housing. (Brookings, 2019).

We agree that we must protect our most vulnerable residents, including both rental housing providers and residents who rent properties. The State of California already has some of the strongest tenant protection regulations in the country via the statewide California Tenant Protection Act, AB 1482. This has already resulted in negative consequences for people who rent with an increase in demand for rental housing and a decrease in supply (The Hill, 2019). Over the last year, the California governor strengthened the existing anti-eviction law (SB 567) and security deposit limits under (AB 12), further protecting tenants.

The Marin DSA Rent Control Committee, a new organization established in 2022, references a Beverly Hills Renters Alliance opinion piece advocating for additional rent control ordinances in Beverly Hills. This is not an accurate comparison given the vastly different economic, climate and geographic differences across Beverly Hills and San Anselmo, including the average sale price of a property in Beverly Hills 6x higher ($8.2M) to San Anselmo. The Marin DSA Rent Control Committe letter sent to the San Anselmo Town Council dated March 6, 2024 also does not contain the referenced petition signed by 900 San Anselmo residents requesting additional rental regulations. The organization dismisses

decades of data demonstrating the detrimental effects of increased rent control as having “no empirical evidence to back them up”.

There are long term implications to a San Anselmo rental stabilization ordinance which should be democratically voted on by all residents on a ballot.

Best Regards,

Monica Schmiede

From: MICHAEL SEXTON
To: Town Council
Subject: Extra Rent Control Pitfalls
Date: Monday, March 11, 2024 12:07:15

CAUTION: External Sender

San Anselmo Town Council,
As you discuss extra rent control regulations, it is important to reiterate a few basic points about rent control.

1. San Anselmo already has comprehensive rent control via California statewide 'renter protections', AB 1482. Any additional rent control would be considered EXTRA rent control.
2. Numerous studies have concluded that rent control does nothing to contribute to 'housing affordability'. In fact, new renters and renters in transition to another unit, end up paying MORE under extra rent control.
3. Rental prices for available units are solely determined by the supply and demand, not by housing provider greed, wishful thinking of the DSA, owner expenses, or artificial price caps.
4. Rent control serves as the biggest disincentive to increasing the supply of rental housing. The less rental housing there is, the greater the cost of that housing.
5. The most vulnerable people that depend on a consistent, adequate rental income are seniors who invested in housing long ago as their retirement, and young families using rental income to be able to afford to live here.
6. As evidenced on their site, large political groups like the DSA have made it their mission to get ALL units, including single family homes, ADUs, Duplexes, 4-plexes and larger complexes, to be restricted to a 40% below inflation rental cap. If they are not successful tonight, they will try again and again, by whatever way they can, to get every single unit restricted.
7. As seen in Fairfax, an attempt by their Town Council to not allow the residents to have a vote on this policy which negatively affects homeowners, housing providers and renters alike, results in a referendum, a ballot measure and potentially a recall by enraged residents.

Consider an example stated in a previous DSA email by DSA Chair:
"Consider how 100% of CPI affects the tenant with an average 2-bedroom tenant in Beverly Hills. With a starting monthly rent of $2,796 [which is very comparable to San Anselmo], and after 10 years of compounding increases, and using the past 10 years of 3.6% CPI as a hypothetical, the rent on that apartment would be $3,480 if 60% of CPI is the formula. But at 100% of 3.6% CPI, that same tenant will pay $4,014 in the tenth year — a difference of $535 every month."

So in 2024, at 2-bedroom unit would be ~$2800 with let's say owner's cost (mortgage- $1600, taxes, insurance, electric, trash, water, monthly repair ~$1000) being ~$2600, a net profit of $200/mo. With utility costs, insurance etc rising at 7-15% (low at 7%) (as recently evidenced by PGE, Marin Sanitary, MMWD etc) a

$1000/mo (non mortgage) expense would be $2000/mo after 10 years. $2000+ $1600= $3600/mo exp Meaning a profit of $400/mo in 2034. (That's $275 in 2024 dollars). So after 10 years, the owner is making $75 more a month. Not a great achievement, just a minimal expectation for a long term investment.
However if we use the 60% of CPI (2.16%) we get a rental price of ~$3500 with expenses of $3600, a loss of $100/mo. Clearly, no small housing provider can afford to lose money every month and would exit the business if she can - ASAP.
That is why property values drop for rental housing with extra rent control, which leaves only government buyers or gov subsidized (corporate) buyers for rental properties. As quoted on the DSA's own site: marinrentcontrol.org/sananselmo "*And more and more, small local landlords are selling their buildings to large out-of-town corporate landlords who only care about extracting as much profit from their tenants as possible.*" The small local landlords, who respect their tenants, see the writing on the wall (the demise of their business) if rent control takes effect.
The economics for rental units simply don't work under extra rent control. There are numerous reports which support this conclusion. (see MarinResidents.org/resources)
Fixed income housing providers—often seniors on social security—do not receive cost of rent increases commensurate with annual expense increases equal to 125% of CPI. If the goal of rent stabilization is to stabilize rents for tenants, then setting the rental cap at 5% + CPI or close to it, simply helps renters and housing providers maintain their property, incentivizes the building of new units, brings down the cost of initial rents and provides a good tax base. That was the goal and effect of California's statewide 'rent stabilization' regulations passed in 2019.
Setting the rental cap at 60% of CPI, with 5% as the ceiling, not norm, leads to a drop in value of rental units, non-upkeep of rented units, and higher initial rents for available units.
I urge you not to take the same dark path as Fairfax and save the small local housing provider community so they don't have to sell to corporate buyers. I urge you to listen to the residents and either simply choose to not go down this path, or, if you do, if you actually think that extra rent control is a great idea, simply present it to the voters in November and let them have a choice.
That is what I respectfully ask of you.
Thank you.
Michael Sexton
Director - Marin Residents
MarinResidents.org and FairfaxResidents.org
michael@marinresidents.org

From: suzan stringari-murray
To: Town Council
Subject: I am concerned about Rent Control
Date: Monday, March 11, 2024 17:43:31

CAUTION: External Sender

Dear Town Council, I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. There currently exists state laws that regulate tenant and owner agreements. These ADDITIONAL rent control regulations are unnecessary and do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters. Thank you.

From: Lisa Gehm
To: Town Council
Subject: I am concerned about Rent Control
Date: Sunday, March 10, 2024 1:01:25 PM

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you,
Lisa Gehm
208 Brookside Drive
San Anselmo

HOUSING INDEX TRACKER version 0.02

"Housing Index Tracker" or "HIT" for short. An alternative to other escalation methods that do not accurately track housing costs.

Executive Summary: HIT could automate the landlord petition process for determination of landlord reasonable right of return.

Purpose: Rather than clogging the appeal process with an extraordinary number of petitions for landlord's right of reasonable return, use of HIT streamlines the process as an initial step, reducing town costs to administer the implementation of rental protections by using a public online calculator. HIT use could be limited to an automated petition process.

This is a preliminary draft of a sample Housing Index Tracker design specification:

Best published as an online calculator (the simplest version is an Excel spreadsheet with a reference database growing from past transactions) for the staff hearing office's use, with a printable result. Base month has default date (the date can be edited forward in time), town, base dollar rate, check boxes for options, result to be displayed.

The HIT is expressed as an adjustment factor plus a CPI-U adjusted rate of return and the result after multiplying the base rent by this factor. Only the rate of return on investment is subject to a COLA (cost of living adjustment). By doing so, the owner's income is adjusted to keep up with a COLA. Operating costs are entered as current dollar amounts for an annual adjustment, not as percentages. With HIT, a core defect of applying a COLA to the entire rental amount is corrected.

Use the cumulative rate change since base month. The base rent for the ordinance is March 2022. By using a cumulative rate change, landlords who did not increase annually do not get behind.

The Fairfax ordinance would have allowed a rental increase of 2.52% for a new monthly rent of $3,383 with the following sample rental base rent of $3,300/mo.

Factors being considered for input:

1. Actual split between owner unit and tenant unit based on square footage of dwelling space**
2. Base rental rate**
3. Placed in service date**
4. Property tax base assessment *
5. Property tax special assessments *
6. Homeowner's insurance *
7. Water / MMWD (if applicable) *
8. Trash service (if applicable) *
9. PG&E (if applicable) *
10. Reasonable right of return (CPI times 20% of base rental rate)
    The above list is easily quantifiable.
11. Common property element maintenance (portion used by tenant)
    Requires additional documentation and is being excluded from a semi-automated process and referred to a case worker when warranted.

** Entry on a form

* Indicates default value is sourced from a database of a representative sample (initially a typical housing mix) that can be overridden manually on entry form.

Let's run the HIT numbers for the composited example as an asymmetrical owner-occupied duplex located in Fairfax

GIVEN: Owner portion 1720 SF and rental portion 680 SF. Split is 72%/28%.

Insurance + $7,000 and property tax (2022 was $15,049 and 2023 was $15,282 for a difference of + $233. Subtotal $7,233.
Rental share is 28% or $2,025 per year or $169/month. Base rent of $3,300+169+$28 = $3,497 an increase of $197.

This is 5.9% compared to our ordinance amount of $3,383. A difference of:

A) + $114/month; and
B) Little confusion among small time landlords; AND
C) NO FURTHER STEPS FOR A PETITION FOR REASONABLE RIGHT OF RETURN.

AB1482 would have allowed 5%+4.2% or $303. **HIT method result is still well under the AB1482 method result is less by $106 or 35%.**

The above math was for the extreme cases recently brought before the TC of the one-time $7,000 increase in homeowner's insurance. For that landlord facing a more normal 20% increase in costs, the calculated rent increase may be much closer to our current 2.52% (prorated insurance of $38+$28=$66 which is only 2.0%). For simplicity, the utilities were left out of the example, and they would have been left out if they were metered and charged separately as is allowed in our ordinance.

From: R Hamer
To: Town Council
Subject: Item 2.3, Town Council Meeting of March 12, 2024 public comment
Date: Tuesday, March 12, 2024 1:11:31 PM
Attachments: image001.png
image002.png
image003.png
Housing Index Tracker SA.pdf

CAUTION: External Sender

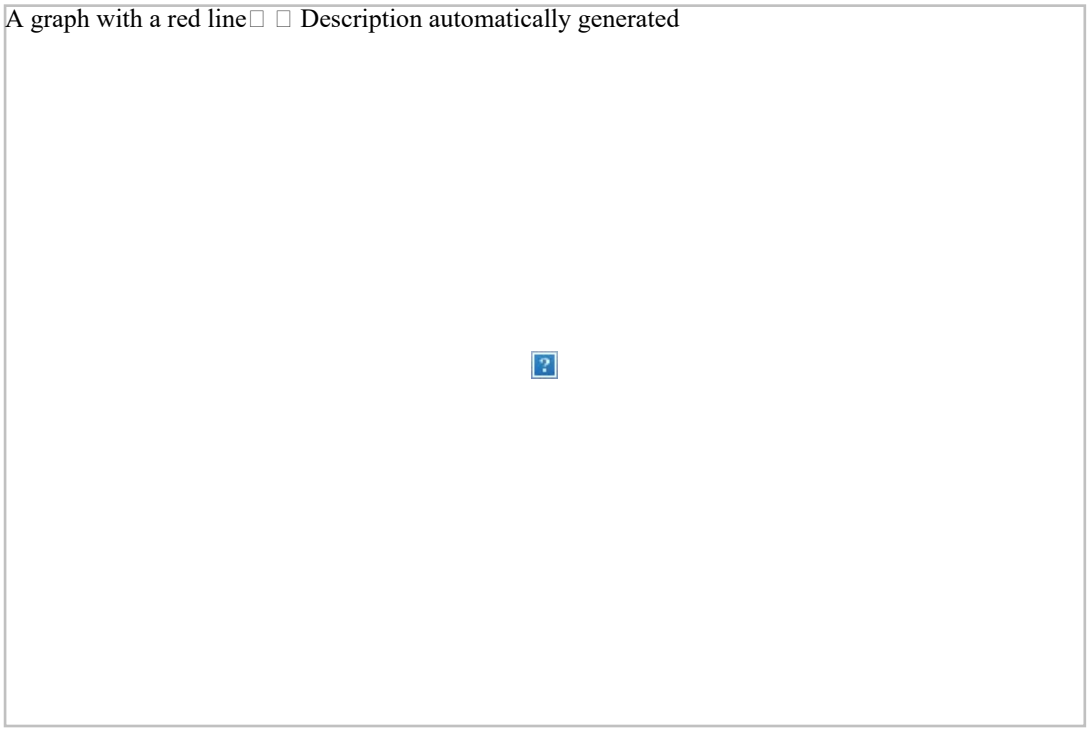
Dear Town of San Anselmo,

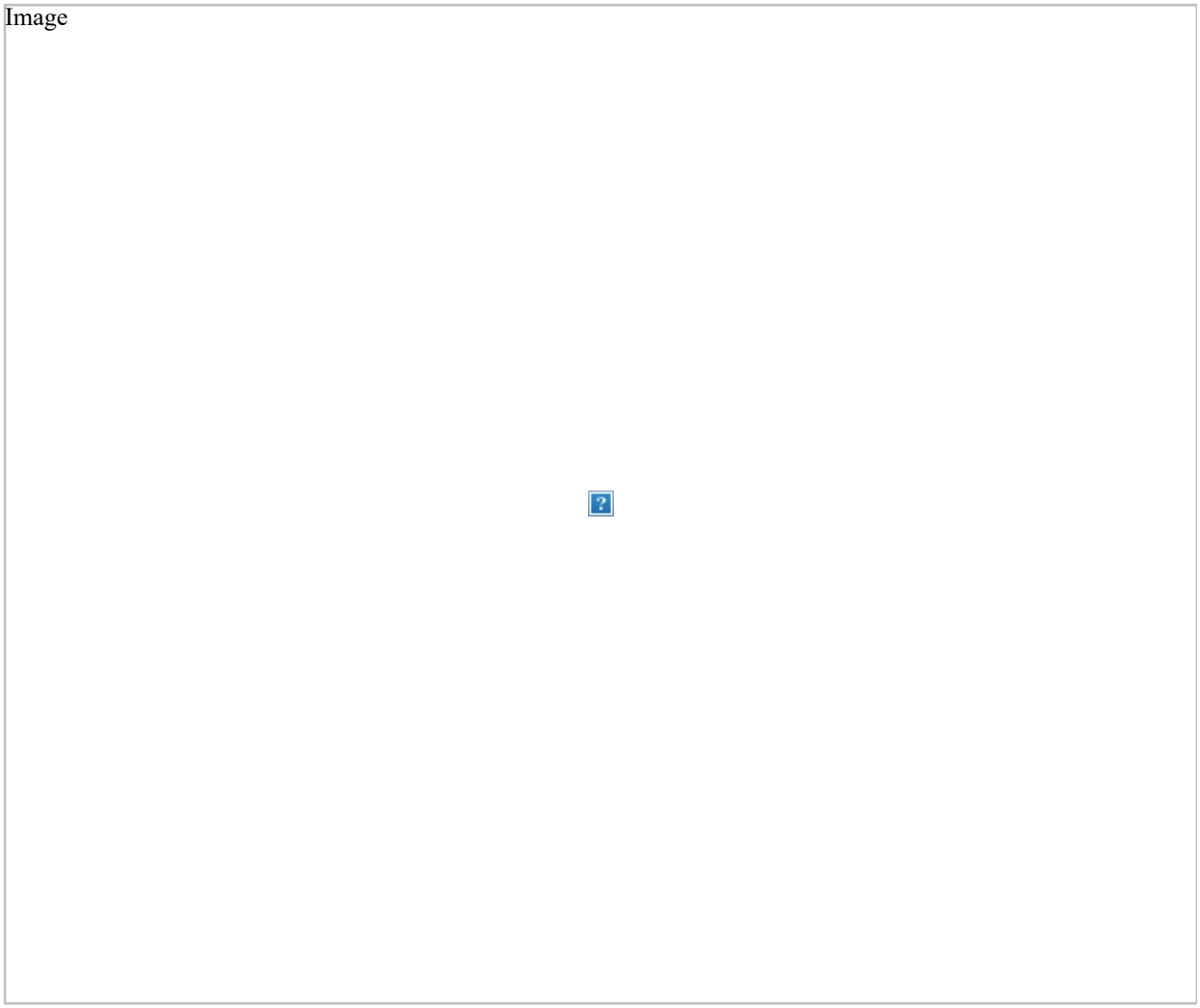
Fairfax recently implemented rental protections. The landlord's right of fair return is the true cap of rental increases, not AB1482 or any local ordinance. I attached a draft version of a methodology known as "Housing Index Tracker", or "HIT" for short. The draft attached uses an example of the scale of a property insurance rate hike that is becoming more and more common.

I would not suggest rental increase caps be indexed to the CPI at all. The CPI does not track a landlord's costs of providing housing, nor does it account for variation between housing expenses and the CPI generally. Rather, I would suggest the council look into a dynamic methodology to ensure to most affordable rental rates possible whilst ensuring housing providers will not risk operating at a loss. Any fixed rent increase cap of zero to __?__% would be fair and compatible with this methodology.

Please See the BLS table. CPI is 339.915 (green freehand lasso). Rental of primary residence index is 503.443 (red freehand arrow). Housing is presently 148% of CPI. This ratio varies. On the left end of the charts, it was 143%; 2017 152%; and 1983 100%! Look at the trend charts below. Note that two both have the same base year and visually do not always track with each other. One chart image is stretched here to emphasize that its Y-Axis scale is twice as steep as the other chart.

Image


A graph with a red line□ □ Description automatically generated


Image

Source: https://www.bls.gov/regions/west/news-release/consumerpriceindex_sanfrancisco.htm

I was a resident of San Anselmo for over 15 years before I moved to Fairfax. I may wind up back in San Anselmo once my current home in Fairfax commences its redevelopment (as part of our housing element). If and when I do, I will rent. Rental protections concern me as I imagine they would for several former Fairfax residents that subsequently found or will find housing in San Anselmo.

Sincerely,
Rick Hamer
former San Anselmo resident

From: mvredwood@comcast.net
To: Town Council
Subject: I am a landlord sharing my opinion on the rent control initiatives to be discussed this evening
Date: Tuesday, March 12, 2024 1:29:41 PM

CAUTION: External Sender

To Whom it May Concern,

My name is Kathleen Doyle. I have been a housing provider in San Anselmo since 2010. I understand the city council meeting today will be discussing additional rent control measures. I want to share my thoughts on the proposed changes.

First & foremost, I am currently renting to wonderful families who are teachers, grocery store employees, government workers none of whom are wealthy. I understand what it is like to be a tenant and this informs how I care for my properties. As a tenant what was most important to me was to live in a safe community, have a good landlord that maintained the property, have good neighbors and not have big rent increases.

Since purchasing the property I have invested over $150,000 in improvements from a new driveway, double pane windows & sliding glass doors, new furnaces, water heaters, upgraded laundry room, kitchens, bathrooms, landscaping, improved drainage around the property, new water service from the main to the building changing from galvanized to copper plumbing. I am currently budgeting & saving to upgrade electric and install new roofs. None of these costs are low and prices are ever increasing. As an example in 2013 a new water heater cost $1,300 this time last year I replaced a water heater for $2,522 a 94% increase in cost!! I spend more on this property than on my own home!!

I am not for additional rent control. I believe that the state rules are well thought out with each group having their input and it is a fair and reasonable law that takes into consideration the high costs of housing as well as the high cost of maintaining properties. It stops housing providers from price gouging and provides an ample return for housing providers to maintain their property and earn a living (yes housing providers like everyone else have the right to earn a living to support themselves and their families). It would not be fair for housing providers to shoulder the burden for significantly increasing costs thereby subsidizing tenants living expenses. The result of this law would most likely deter housing providers from upgrading/maintaining their properties thus making the landlord/tenant relationship worse rather than better.

My tenants appreciate I don't raise rents annually. If this law were passed I would be forced to raise rents every year the maximum allowed not only to keep up with increasing costs but also in fear that the town does not have my back and god only knows what they will do next. I pay taxes & cooperate with all rules. I would also seriously consider selling the property and moving to a more friendly community that appreciates & respects people who ARE providing affordable & safe housing. You will be left with housing providers who do not care. When housing providers do not care communities suffer.

I also understand that there is discussion of changing rules around subletting. This would be a disaster.

I am an strong advocate for knowing my tenants and currently have great tenants who appreciate me as a landlord because I have created a place where tenants can feel safe and the building is well maintained with problems address promptly. **Dictating to a property owner who can live in their property is pure & simple government overreach.** A property owner must be entitled to decide who can live on THEIR property. If governments were to pass laws allowing third parties to

determine who can live on their property you will find that many housing providers will sell their property and invest in a friendlier community that appreciates & respects people who ARE providing affordable & safe housing. You will be left with housing providers who do not care. When housing providers do not care communities suffer.

While there are always bad actors who try and take whatever they can without regard to anyone else (this applies to both renters & housing providers), I don't want to live in a society where everyone is presumed guilty and rules are made for the bad actors. In order for our society to function well we all need to be treated fairly and honestly. Our current society seems to want villains. Currently housing providers are being vilified. I know many housing providers and we are not villains we live in the community & are hardworking members of society. We enjoy being housing providers & like tenants, we want safe communities & tenants who get along with their neighbors, take care of the property and pay the rent on time.

Until such time that everyone is treated the same our society will only continue to decline.

I am more than happy to discuss further.

Kindly,

Kathleen Doyle

From: Jenny Silva
To: Town Council
Subject: Tenant protections
Date: Tuesday, March 12, 2024 1:38:27 PM
Attachments: 2024-03-12-San Anselmo tenant.pdf

CAUTION: External Sender

Dear Town Council,

The Marin Environmental Housing Collaborative (MEHC) advocates for projects and policies that advance affordable housing, environmental sustainability, and social justice. We are writing you to urge you to vote "Yes" on a strong rent stabilization/anti-displacement measures this evening.

MEHC advocates for more affordable housing in Marin. At this point, there are very few affordable housing projects that are in the pipeline in Marin, and no multi-family projects currently proposed in San Anselmo. Marin has underbuilt housing for decades, causing the extreme housing shortage we currently face. A number of our multi-family housing developments have been purchased over the past five years, with tenants evicted. It is extremely difficult for these evicted tenants to find homes in Marin County, and many of them ultimately move out of County and become part of the commuting workforce to Marin. Each eviction is a humanitarian and environmental tragedy.

Tenant displacement in Marin is happening at a rapid rate. The longer San Anselmo waits, the more the damage that occurs. Further delays will cause harm. We urge San Anselmo to act now.

At MEHC, we believe that we need to produce far more housing. However, it will be years before we have sufficient housing. This is a landlord friendly market, and so we must protect renters.

Sincerely,

Jenny Silva
MEHC Board Chair

From: STIAN
To: Town Council
Subject: Rent Control - From a lifelong renter
Date: Tuesday, March 12, 2024 3:32:36 PM

CAUTION: External Sender

Hello San Anselmo,

I will not be able to attend this evening's town meeting, but I would love to add my voice to the issue of Rent Control in San Anselmo. I'm a lifelong renter, so renter's rights are something I identify strongly with.

If you would please consider the challenges renters face, **I urge you to vote in favor of strong rent control.** Living expenses seem to rise every year, while wages stagnate. I firmly believe that in a civilized society there should be safeguards to prohibit the abuse of renters. **I could go on a tangent on this issue, but the simple side of it is, as somebody born and raised, and still living in Marin county I support strong rent control.**

- We need a strong rent stabilization law in San Anselmo to keep working families, seniors, and people with disabilities in their homes.
- Please adopt a rent stabilization ordinance that caps annual rent increases at 60% of the Consumer Price Index (CPI), or 5%, whichever is less.
- I am disappointed the council has chosen to exclude duplexes and ADUs from rent control. But if that is your decision, then you must at least ensure that the larger buildings that are still included have a strong rental cap that provides real housing stability for tenants.

San Anselmo has the opportunity to set a standard of compassion for the working class, and not simply bow to the pressures of the 'owning class' who often have more free time and ability to fight against the pleas of their less-financially-padded neighbors.

Thank you for listening.
Stian
--
Stian Rasmussen
415-844-0984



From: Massimo Pacchione
To: Town Council; Meagan Keane
Subject: Rent Control Vote
Date: Tuesday, March 12, 2024 3:48:32 PM

CAUTION: External Sender

Hi, Town Council -

I am writing as a San Anselmo resident who is very much in favor of rent control.

We need to make sure our community is affordable for individuals and families to be able to rent without fear of sudden and extreme cost increases. The stabilization ordinance seems incredibly fair - with a 5% raise or 60% of CPI being sizable enough to fluctuate with the greater economy without harming the ability of renters to afford to pay.

I understand that being a landlord can be very hard, and that tenants have a lot of rights that should be evaluated or reconsidered - that being said, tenants who pay their rent on time and are well behaved should not be kicked out of their homes just so landlords can make more money.

We are already a community that is highly skewed towards wealthy individuals. We should be supporting our tenants to make sure we continue to have a diversity of people who can afford to live and work in our town.

Thank you.

Massimo A Pacchione

--
/// **Massimo Pacchione** ///
/// massimo.pacchione@gmail.com ///

Marin Environmental Housing Collaborative

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Kiki LaPorta, Communications

P.O. Box 9633
San Rafael CA 94912
www.MarinMEHC.org
info@marinmehc.org

Town Council
San Anselmo
Via email: towncouncil@townofsananselmo.org

March 12, 2024

Subject: **Tenant protections/anti-displacement measures**

Dear San Anselmo Council Members, Mayor and Vice-Mayor,

The Marin Environmental Housing Collaborative (MEHC) advocates for projects and policies that advance affordable housing, environmental sustainability, and social justice. We are writing you to urge you to vote "Yes" on a strong rent stabilization/anti-displacement measures this evening.

MEHC advocates for more affordable housing in Marin. At this point, there are very few affordable housing projects that are in the pipeline in Marin, and no multi-family projects currently proposed in San Anselmo. Marin has underbuilt housing for decades, causing the extreme housing shortage we currently face. A number of our multi-family housing developments have been purchased over the past five years, with tenants evicted. It is extremely difficult for these evicted tenants to find homes in Marin County, and many of them ultimately move out of County and become part of the commuting workforce to Marin. Each eviction is a humanitarian and environmental tragedy.

Tenant displacement in Marin is happening at a rapid rate. The longer San Anselmo waits, the more the damage that occurs. Further delays will cause harm. We urge San Anselmo to act now.

At MEHC, we believe that we need to produce far more housing. However, it will be years before we have sufficient housing. This is a landlord friendly market, and so we must protect renters.

Sincerely,



Jennifer Silva
Board Chair
Marin Environmental Housing Collaborative

Tax deductible donations made payable to MEHC will be administered by MarinLink, a 501(c)(3) nonprofit corporation that promotes and sponsors community-based projects.

jennysilva@marinmehc.org
(415) 609-4671

From: Becky Brudniak
To: Town Council
Subject: Please support rent control! (Letter from San Anselmo resident)
Date: Tuesday, March 12, 2024 6:38:02 PM

CAUTION: External Sender

Re: **In Support of Fair Rent Control in San Anselmo** Date: March 12, 2024

Dear Wise and Wonderful San Anselmo Town Council Members,

As a 29-year resident of beautiful San Anselmo, I wholeheartedly urge you to support measures to ensure reasonable rent control in our town.

Please stand up to encroaching corporate ownership/management!

Here at Parkside Apartments (a 70-unit complex in Red Hill, built in 1975), we had a wonderful on-site manager for decades, and life in San Anselmo was idyllic.

However, in 2018, a new owner hired a corporate management firm (Avenue 5 Residential), and my ***rent increased by 13% in 2018*** (before the state ordinance) and by almost 10% the following year.

Unfortunately, the 2019 California Tenant Protection Act (10% cap) does not offer adequate rental protection—***virtually no working person's income rises by 10% per year.***

In the ensuing years, I have seen many beloved neighbors forced out by the skyrocketing increases. When my lease renewed this past November, I noticed that once again Avenue 5 raised rent by the **maximum amount allowable** under state law for Marin County for 2023: 9.2%.

However, in addition our manager told us that, at the time of lease renewal, we would also be charged an additional $25/month for "Valet Living" trash valet service. This is an obvious scam whereby you are required to purchase specific types of single-use plastic bags (they are immediately ripped open and discarded by the "valet," since they cannot be placed in recycling bins), sort everything, and place these small bags in a small receptacle outside your door (thereby attracting unwanted bugs and animals) according to a specific, enforced in-and-out timetable, and someone else picks up the trash and walks it to the dumpster, approximately 15 feet away. No one here uses it (as it takes us 5 seconds to take out our own trash), but we cannot opt out of the billing. The extra charge brings the ***true rental increase to 10.5%, exceeding the California limit.***

I mention this just to spread awareness that Corporate Management is finding ways to skirt the California law—this scam "service," while not technically "rent," is part of the rent bill due on the first of the month that must be paid to live here. In addition, Avenue 5 also tacks on a questionable (the units are not individually metered) monthly "Conservice" bill that includes water, sewer, and trash (it's $170+/month for a single person in a small 700-sq-ft apartment, in my case!).

So, ANY help from the Good Town of San Anselmo is so very deeply appreciated!

I have always LOVED living in San Anselmo, especially the access to trails and all the beautiful

nature that surrounds us.

At 65, I am also approaching the end of my working career (spent in the teaching and copyediting fields), and I had so looked forward to spending more time in nature.

However, in considering the reality of a “fixed income” scenario, it is clear that, at 10% per year, ***rent DOUBLES in 8 years and more than TRIPLES by year 13.***

I cannot express to you how grateful I would be to be able to continue to call San Anselmo home.

Corporate Management has taken advantage of renters for long enough. You may have seen that Avenue 5 **(Better Business Bureau rating: F)** is among those facing class action lawsuits in many states (including California) for **acting like a cartel** and using RealPage software to keep rental rates artificially high. When I asked our first manager in 2018 (we’ve had six managers so far) how she determined how much to hike rates, she said she made sure the rates were “competitively” high — “but of course we don’t want to be the VERY highest,” she said.

Please help protect San Anselmo from corporate forces so that longtime residents of the town can continue to enjoy and to contribute to the peace and happiness of living here.

Thank you so very much.

Sincerely,

Becky Brudniak

From: Christopher Braun
To: Town Council
Subject: Rent Stabilizationn
Date: Wednesday, March 13, 2024 2:48:58 AM

CAUTION: External Sender

Hello.
I attended and spoke at your meeting tonight in favor of rent stabilization abslutely.
I chose to cite the overview of examples like the long function of the open space committee
and its incredible fight in keeping San Anselmo in it''s natural beauty, by years of fighting developers,
and the Town plan also emphasizing keeping San ansemo in it's current character. despite the changes i have seen growing up herre from 1953,moving back east thet in 1970 and living in new york til 1989 when i had to leave for recovery reasons from being hit in the head with the barrel of a sawed off shot gun in 1973, and which led near death by 1989.
In 1995I got my Section 8 Housing because of the severity of my injury, and got thhe apartment I live in now since 1995 til the present. all this time was spent recovering and playing music whiich is what i did in NY as well as thongs like teach at the brain injury network taking care of my older brother and constantly and slowly recovering against western odds.

My apartment landlord i had known as a child and all those years was very very settled. i lived and developed close friendships with all my neighbors. i was and am allowed to play my drums . and they are and have been always enthusiastically accepted by everybody.
In 2021 my landlod died and the building was sold to Tom Garbarino, and a huge management company put in charge of the building.
This has changed everything and they have acted illegally and i have had to hire legal assistance including one of my neighbors who helped me. Things have been better but there is always pressure.

What i have to say to you about rent stabilization is)1 a small landlord has to he aware of his business and the changes in the town. just because rent stabilization might cost a small landlord money in rent increases , the Tenants also have additional expenses in this society ,
As a disabiled person you have to be responsible and requires many things just like a regular working person . my credit score is 815 because i am so resonsible though i do not make an income but my benefits.
i have almost died several times over the years, and I have only my doctor of Chinese medicine and myself to thank for for this recovery though I have had 2 good doctoors in the 30 years.
The question is what will happen if rent stabilization is not adopted. That is pretty obvious especially with big management companies. landlords will raise rents. tenants will have additional expense and everybody will be effected by raising costs. despite the state laws. It could be a disaster for the Town. Empty housing etc.
The figures show their are more renters than owners in san anselmo. families starting out in my neigborhood invest everything in their house. Who loses out the most . the tenant or the landlord. it is obvious its the tenant . not only here but everywhere,. prices of everything are just going up…!! San Anselmo San Anselmo.
You all know my brother Jonathan has run the open space commitee his whole life and they recentluy purchased Mt Baldy for $100,000,000.
What does that have to do with rent stabilization? it preserves San Anselmo , just like the town plan !!!!!!!
If a landlord invests alot like the sunnyside person did , that is not being aware of his business. San Anselmo has room for new people with means but also in it’s town plan to maintain it’s beauty and character. as it is. rent stabilization assures that it does lose it’s essence and the people who have lived here for so long do not lose not only the the character and reason they moved here in the first plave like my father 90 years ago, but what dean anselmo is now.
I see the changes and have since i came back in 1989 near death, and was accepted by open and caring people through most with means who as houses changed hands in my neighborhood that was unfailing.
Recently, a new kind of person from the tec industry there is an element of people who just don’t care about anything but themselves and there money.
Thet have a whole different feeling, idea and though cannot disrespect me , obviously have some new frame of

mind.
The huge management company who manages this building realized when they illegally tried to get me to move and also sign a faulty lease that they cannot walk on people at least in our building.
There is a balance but you have to know how many mom and pop landlords there are and what there real goals are. You can't make an honest decision until those facts are known. There are more renters than owners and many people i know work very hard. The question of the direction of San Anselmo I is think clear what is always been needed to be preserved. It has been changed enough. Your laws also say that. You know that and what plans or greed intent for this town is stopped cold in the laws as in the town plan. That is why rent stabilization is a positive positive move, it allows the town to remain itself. if This is an important enough a cross roads that I took this time and I hope you appreciat th and understand what i have pointed out here. Thank you Sincerely, Chris Braun

From: Wendy Lang
To: Town Council
Subject: I am concerned about Rent Control
Date: Wednesday, March 13, 2024 10:14:01 AM

CAUTION: External Sender

Dear Town Council,
I am concerned about having extra rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Sent from my iPhone

From: ConnieBorter
To: Town Council
Subject: Rent Stabilization
Date: Tuesday, March 12, 2024 9:04:40 PM

CAUTION: External Sender

My name is Connie Borter and I am in support of rent stabilization 60 % of CPA or 5% whichever is lower.
Please support our community.
Thank you,
Connie Borter
26 Elm Ave
San Anselmo, California
94960
Sent from my iPhone

From: Robert Nobili
To: Town Council
Subject: I am concerned about Rent Control
Date: Wednesday, March 13, 2024 5:10:05 PM

CAUTION: External Sender

Dear Town Council,
I am concerned about having extrastuff rent control enacted in our town. I believe that the negative financial consequences to all residents - homeowners, housing providers and renters, far out weighs any perceived benefit. Also, these regulations do nothing to increase housing affordability, the main concern of our town. Please think this through before you bring this to the voters.
Thank you.

Sent from my iPhone