



Annex to 2010 Association of Bay
Area Governments
Local Hazard Mitigation Plan
Taming Natural Disasters

CITY OF SOUTH SAN FRANCISCO
400 Grand Ave.
South San Francisco, CA 94080



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Introduction

The City of South San Francisco, incorporated in 1908, is located in San Mateo County, California. Situated in the San Francisco Bay area, just south of the City of San Francisco, the City is 9.5 square miles (a map of the City's jurisdictional boundary is provided in Exhibit A). The city has a population of 60,592 people based on the 2000 census. The annual operating budget is \$ 64 million for fiscal year 2010 and for 2011. The City employs 420 regular part-time and full-time positions. The City currently own and operates approximately 285,000 square feet of office and institutional space. South San Francisco has experienced disasters including the Loma Prieta Earthquake of 1989 and more recently localized flooding during the winter of 2005/2006.

The Regional Planning Process

The City of South San Francisco participated in various ABAG workshops, conferences, and meetings, including the following:

ABAG local Hazard Mitigation Plan Update Workshop – April 30, 2009
Comments to the ABAG Multi-Jurisdictional Local Hazard Mitigation Plan were provided in December 2009. **South San Francisco staff contributed the local perspective to the regional process and contributed to the evaluation of the regional mitigation strategies and priorities.**

For more information on these meetings and for rosters of attendees, please see Appendix A and H in the ABAG Multi-Jurisdictional Local Hazard Mitigation Plan 2010 (MJ-LHMP). In addition, the City of South San Francisco has provided information on facilities that are defined as “critical” to ABAG.

The Local Planning Process

Representatives from multiple City departments met on a regular basis to identify and prioritize appropriate mitigation strategies. Personnel involved in these meetings included senior management and staff from the Finance Department, Planning Division, Building Division, Engineering division, Fire Department and Police Department.

At the first meeting, general priorities and appropriate departments were identified. Subsequent meetings identified mitigation strategies, prioritized said strategies, and reviewed preliminary budgets and potential funding sources for strategies designated as “High” priority for City-owned-and-operated facilities.

No formal meeting agendas, minutes, or sign-in sheets were prepared during this part of the process. City staff met in a collaborative approach to identify and review the various elements of the process.



Process for Updating Plan Sections

City staff began the update process by reviewing the 2005 plan. Staff then researched City records in order to provide new information on hazards and susceptibility within the City. The updates include new data regarding recent occurrences of natural hazards as well as updated information on risk assessment with new data provided by ABAG.

Review of Existing Reports, Studies and Plans

Incorporating Other Plans into the Annex

Existing plans, studies report, and technical information	Method of incorporation into the City of South San Francisco annex
General Plan, Health and Safety Element	Hazard Assessment / Mitigation Strategies
Capital Improvement Plan	Mitigation Strategies
Flood Plain Improvement	Hazard Assessment/ Mitigation Strategies
Emergency Response Plan	Hazard Assessment/ Mitigation Strategies

Public Meetings

Opportunity for public comments on the DRAFT mitigation strategies was provided at a public meeting at the October 14, 2009 City Council Meeting at 7:00pm and advertised on the City of South San Francisco website. The draft mitigation strategies were also published on the City of South San Francisco website for public viewing. No public comments were received from either the meeting or the internet posting. Copies of the internet posting are included as **Exhibit B** to the City of the South San Francisco 2010 Annex.

Public meetings and outreach, via our website, were instrumental in seeking comment regarding the 2010 plan. Future updates of the plan could include coordination with neighboring cities in a public outreach effort. This may also allow all cities to make the process more interesting and therefore elicit greater public comment.

The South San Francisco City Council will adopt the plan in a public meeting via an official Resolution upon approval by FEMA. The mitigation strategies will become an implementation appendix of the Safety Element of the city of South San Francisco General Plan.



Hazards Assessment

The ABAG Multi-Jurisdictional Local Hazard Mitigation Plan, to which this is an annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Maps of these hazards and risks are shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

The City of South San Francisco has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The Public Works Director, Chief Building Official and Fire Chief concluded that earthquakes (particularly shaking), flooding, wildfire, and landslides (including unstable earth) pose a significant risk for potential loss.

The City of South San Francisco does not face any natural disasters not listed in the ABAG multi-jurisdictional plan and new hazards have been identified by the City of South San Francisco since the original development of this plan in 2005.

While the City of South San Francisco has undertaken a number of general hazard mapping activities since the first Safety Element was prepared by the City of South San Francisco all of these maps are less detailed and are not as current as those shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

Past Occurrences Of Disasters (natural and human-induced)

The City of South San Francisco has experienced a number of different disasters over the last 50 years, including numerous earthquakes, floods, droughts, wildfires, energy shortages, civil disturbances, landslides, and severe storms. The Loma Prieta Earthquake of 1989 is an example of the kind of large scale disaster which can strike the Bay Area. It killed 63 persons, injured 3,757, and displaced over 12,000 persons. With over 20,000 homes and businesses damaged and over 1,100 destroyed, this quake caused approximately \$6 Billion of damage. Reconstruction continues some two decades later as the replacement for Oakland-Bay Bridge is still several years from completion.

More information on State and Federally declared disasters in the City of South San Francisco can be found at <http://quake.abag.ca.gov/mitigation/ThePlan-D-Version-December09.pdf>



In addition to the declared disasters noted in Appendix D, locally significant incidents that have also impacted San Mateo County in the last several years include:

- December 2005/ January 2006 localized flooding in the S Linden/ S. Canal area caused disruption of businesses and re-routing of traffic.
- Weather, Summer Heat and Winter Cold. During weather extremes San Mateo County OES monitors situation with cities that are affected.
- August 2009 – Hazardous Materials release of ammonia with San Mateo County OES monitoring the incident.
- February 27, 2010 – Chile Earthquake/Tsunami. State EOC activated. San Mateo County EOC monitored situation.

Risk Assessment

Then risks and vulnerability of the City of South San Francisco does not vary significantly from those of the entire Bay Area. The following describes the exposure of land uses, critical facilities and infrastructure within the City to natural hazards.

Urban Land Exposure

The City of South San Francisco examined the hazard exposure of the City of South San Francisco urban land based on information in ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. The "2005 Existing Land Use with 2009 Mapping" file was used for this evaluation (in the existing plan, the file used was "Existing Land Use in 2000").

In general, the hazard exposure of the City of South San Francisco is increasing over time as the amount of urban land increases (In the last 5 years, 92 acres of land has become urban). The City of South San Francisco actually reduced the acres of urban land in the 100 year flood zone over the last 5 years due to changes in the new FEMA flood maps. The following table described the exposure of urban land within the City to the various hazards.



Exposure (acres of urban land)			
Hazard	Plan Year 2005	Plan Year 2010	Change
<i>Total Acres of Urban Land</i>	5869	5961	92
Earthquake Faulting (within CGS zone)	123	121	(2)
Earthquake Shaking (within highest two shaking categories) ¹	1685	1731	46
Earthquake-Induced Landslides (within CGS study zone) ²	0	0	0
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	1559	1698	139
Flooding ³ (within 100 year floodplain)	256	273	17
Flooding (within 500 year floodplain)	142	142	0
Landslides (within areas of existing landslides)	177	177	0
Wildfire (subject to high, very high, or extreme wildfire threat) ⁴	137	67	(70)
Wildland-Urban Interface Fire Threat	2561	2613	52
Dam Inundation (within inundation zone)	0	0	0
Sea Level Rise ⁵	not applicable		
Tsunamis ⁶ (within inundation area)	not applicable		
Drought ⁷	5869	5961	92

¹ In large part because the San Andreas fault system runs through the County.

² The California Geological Survey continues to map San Mateo County.

³ The increase due to better and more accurate mapping.

⁴ The decrease is due to better and more accurate mapping.

⁵ The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.

⁶ Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. Acres of exposed land are not an appropriate analysis for this hazard. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.

⁷ The entire San Mateo County area is subject to drought.



Infrastructure Exposure

The City of South San Francisco, also examined the hazard exposure of infrastructure within the jurisdiction based on the information on ABAG’s website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 197 miles of roadway in the City of South San Francisco, the following are exposed to the various hazards analyzed.

Exposure (miles of infrastructure)						
Hazard	Roadway		Transit		Rail	
	2005	2010	2005	2010	2005	2010
<i>Total Miles of Infrastructure</i>	177	197	5	5	12	9
Earthquake Shaking (within highest two shaking categories)	177	196	5	5	12	9
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	37	45	3	3	8	7
Liquefaction Hazard (within CGS study zone) ¹	0	0	0	0	0	0
Earthquake-Induced Landslides (within CGS study zone) ²	0	0	0	0	0	0
Earthquake Faulting (within CGS zone)	5	6	0	0	0	0
Flooding (within 100 year floodplain)	6	7	0	1	1	1
Flooding (within 500 year floodplain)	5	5	0	0	0	0
Landslides (within areas of existing landslides)	47	54	0	0	0	1
Wildfires (subject to high, very high, or extreme wildfire threat)	6	1	0	0	0	0
Wildland-Urban Interface Fire Threat	79	94	1	1	3	2
Dam Inundation (within inundation zone)	0	0	0	0	0	0
Sea Level Rise ³	not applicable					
Tsunamis ⁴	not applicable					
Drought ⁵	not applicable					

¹ 197 miles of roadway, 5 miles of transit, and 9 miles of rail are outside the area that has been evaluated by CGS for this hazard

² The California Geological Survey continues to map San Mateo County. 197 miles of roadway, 5 miles of transit, and 9 miles of rail are outside the area that has been evaluated by CGS for this hazard.

³ The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.

⁴ Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. Miles of exposed infrastructure is not an appropriate analysis for this hazard. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.

⁵ Drought is not a hazard for roadways.



Exposure of City-Owned Buildings, Plus Critical Healthcare Facilities and Schools

Finally, the City examined the hazard exposure of critical health care facilities and schools located within the City of South San Francisco, and City-owned buildings based on the information on ABAG’s website at <http://quake.abag.ca.gov/mitigation/pickcrit2010.html>. The City of South San Francisco provided a list of the critical facilities it owns to ABAG. ABAG provided a detailed assessment of the hazard exposure of each of its facilities. The following number of facilities is exposed to the various hazards analyzed.

Exposure (number of facility types)								
Hazard	Hospitals		Schools		Locally owned critical facilities		Locally owned bridges and interchanges	
	2005	2010	2005	2010	2005	2010	2005	2010
<i>Total Number of Facilities</i>	5	6	17	18	50	37	30	33
Earthquake Shaking (within highest two shaking categories)	5	5	17	13	50	31	30	23
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	2	1	0	1	35	22	13	17
Liquefaction Hazard (within CGS study zone) ¹	-	-	-	-	-	-	-	-
Earthquake-Induced Landslides (within CGS study zone) ²	-	-	-	-	-	-	-	-
Earthquake Faulting (within CGS zone)	1	1	0	0	0	0	0	0
Flooding (within 100 year floodplain)	0	0	0	0	10	10	4	2
Flooding (within 500 year floodplain)	0	0	0	0	2	2	4	6
Landslides (within areas of existing landslides)	0	0	0	1	1	1	0	0
Wildfires (subject to high, very high, or extreme wildfire threat)	0	0	0	0	0	7	0	3
Wildland-Urban Interface Fire Threat	1	2	8	9	2	5	6	9
Dam Inundation	0	0	0	0	0	0	0	0
Sea Level Rise (exposed to 16in sea level rise) ³	-	0	-	0	-	2	-	1

¹ Not mapped for San Mateo County

² Not mapped for san Mateo County

³ Sea level rise data was not available in 2005



Sea Level Rise (exposed to 55in sea level rise) ⁴	-	0	-	0	-	12	-	7
Tsunamis ⁵ (within inundation area)	-	0	-	0	-	6	-	0
Drought ⁶	0	0	0	0	0	0	0	0

⁴ Sea level rise data was not available in 2005

⁵ Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.

⁶ Drought will not affect locally owned facilities directly.

Repetitive Loss Properties

There are four repetitive loss properties in the City based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>. In 2004, the City had one repetitive loss property that was outside the flood plain. All the properties are commercial properties.

Other risks

The City plans to continue to work with ABAG to improve the risk assessment information being compiled by ABAG, including developing ways to assess how many soft-story buildings are located in the City.

The City plans to work with ABAG to develop specific information about the kind and level of damage to buildings, infrastructure, and critical facilities which might result from any of the hazards previously noted.

National Flood Insurance Program

The City of South San Francisco has participated in the National Flood Insurance Program since 1970. The City of South San Francisco does not participate in the Community Rating System.

Mitigation Goals and Objectives

The goal of the ABAG MJ-LHMP is to maintain and enhance a disaster-resistant region by reducing the potential for loss of life, property damage, and environmental degradation from natural disasters, while accelerating economic recovery from those disasters. This goal is unchanged from the 2005 plan and continues to be the goal of City of South San Francisco in designing its mitigation program.

Additional, the City has the specific objective of reducing the number of public and private buildings within the City that are vulnerable to the effects of earthquakes.



Mitigation Activities and Priorities

Evaluation of Progress from 2005 Plan

In 2005, mitigation actions and priorities were identified. The attached list indicates each of the significant strategies identified, along with responsible party, action taken, and current status of progress.

- Infra a-4: In June 2007, the City of South San Francisco replaced Fire station 61. This building replaced critical lifeline facility previously housed in a seismic prone facility.
- Infra d-5,d-6,d-7, d-8: The Capital Improvement Plan identifies an annual program to replace failing or damaged storm drains. Maintenance of storm water facilities is on-going.
- Infra a-9: Emergency generator was included in the design of the new fire station where the Emergency Operation Center is located. The generator is tested on a regular basis.
- Infra a-10: In 2009, The City completed a 3 mile linear park following the BART right of way. The park allows north to south access for pedestrians though the City.
- Infra d-17: The Colma Creek gauging station at Orange Park was recommissioned in 2009. Flow data is available via telemetry.
- Hsng a-1: City staff provides information to real estate agents and property owners regarding questions related to flood, fire, earthquake and landslide zones.
- Hsng h-4: Information regarding sandbag locations is provided in the City newsletter to residents as well as the City website.
- Hsng k-6: The City's Fire Department sponsors the formation and training of Community Emergency Response Teams.
- Govt d-5: The City participates in the National Flood Insurance Program.
- Envi a-6: The City works closely with the San Francisco Bay Area Regional Water quality Control board to ensure erosion and storm water control measures are in place prior and during wet weather construction activities.
- Envi b-11: Recycling events are now more important than ever in the community and are encouraged and sponsored by the City.

Future Mitigation Actions and Priorities

As a participant in the 2010 ABAG multi-jurisdictional planning process, the staff of the city of South San Francisco helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The decision on priority was made based on a variety of criteria, not simply on an economic cost-benefit analysis. These criteria include being technically and administratively feasible, politically acceptable, socially appropriate, legal, economically sound, and not harmful to the environment or our heritage. Representatives from multiple departments then met on a regular basis to review progress on the City of South San Francisco's 2005 strategies, to identify and prioritize additional mitigation strategies to update the list.



These draft priorities were submitted to the City Manager's office for review. The draft priorities will be provided to the City Council for adoption pending approval of this LHMP by FEMA.

The City planning team also identified one specific mitigation tasks for the next 5 years deemed to be of highest priority to the City

The proposed projects include:

- *Underground Utility District Project* –
Description: Project would underground overhead utilities in the east of 101 area of the city
 - Responsible Party: South San Francisco Engineering services and Pacific Gas and Electric
 - Mitigation Benefit: Reduce potential for loss of power in natural hazard events.
 - Funding Source: South San Francisco General fund identified in the FY11 Capital Improvement Plan for funding over the next five years.
 - Time Frame: Design and installation starting in 2011 through 2015
 - Mitigation Strategy Number: Infr-a-12.
 - Hazards addressed: EQ, LS, WF, FL, SECURITY

On-Going Mitigation Strategy Programs

The City has many on-going mitigation programs that help create a more disaster-resistant region. The following list highlights those programs identified as *Existing Programs* in the mitigation strategy spreadsheet. Others are on-going programs that are currently underfunded. It is the County's priority to find additional funding to sustain these on-going programs over time.

- Vulnerability assessments of City facilities and infrastructure (GOVT-a-1) ;
- Non-structural mitigation for building contents (GOVT-a-4);
- Installation of micro and/or surveillance cameras at critical public assets tied to web-based software (GOVT-a-6);
- Development of interoperable communications for first responders from cities, counties, special districts, state, and federal agencies. (GOVT-c-7);
- Maintain and update the City's Standardized Emergency Management System Plan (GOVT-c-12);
- Participation in general mutual-aid agreements and agreements with adjoining jurisdictions for cooperative response to fires, floods, earthquakes, and other disasters (GOVT-c-13);
- Participation in FEMA's National Flood Insurance Program (GOVT-d-5)



- Develop printed materials, utilize existing materials (such as developed by FEMA and the American Red Cross), conduct workshops, and/or provide outreach encouraging employees of these critical health care facilities to have family disaster plans and conduct mitigation activities in their own homes (HEAL-a-7);
- Sponsor the formation and training of Community Emergency Response Teams (CERT) through partnerships with local businesses (GOVT-c-3, ECON-j-5, HWNG-k-6);
- Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards (LAND-c-2);
- Increase efforts to reduce landslides and erosion in existing and future development through continuing education of design professionals on mitigation strategies (HSNG—i-2, ECON-g-2);
- Conduct an inventory of existing or suspected soft-story residential, commercial and industrial structures (HSNG-c-4, ECON-b-4);
- Continue to repair and make structural improvements to storm drains, pipelines, and/or channels to enable them to perform to their design capacity in handling water flows as part of regular maintenance activities (INFR—d-6, INFR-d-7)

Incorporation into Existing Planning Mechanisms

The City has several planning mechanisms which include:

- ◆ General plan safety element
- ◆ Capital Improvements Plan

The City has a Safety Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. This plan was adopted as an implementation appendix to the Safety Element. In addition, the City enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The City has used these pre-existing programs as a basis for identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

The research accomplished and information provided in this annex will be used to assess the purchase of new equipment, train staff, update infrastructure and review the City's CIP in order to reduce property damage and create a more disaster-resistant region.



Plan Update Process

As required by the Disaster Mitigation Act of 2000, the City of South San Francisco will update this plan annex at least once every five years, by participating in a multi-agency effort with ABAG and other agencies to develop a multi-jurisdictional plan.

The City's Fire Department will ensure that monitoring of this Annex will occur. The plan will be monitored on an on-going basis. However, the major disasters affecting our City, legal changes, notices from ABAG as the lead agency in this process, and other triggers will be used. Finally, the Annex will be a discussion item on the agenda of the meeting of Department leaders at least once a year in April. At that meeting, the department heads will focus on evaluating the Annex in light of technological and political changes during the past year or other significant events. The Department leaders will be responsible for determining if the plan should be updated.

The City is committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The City's Fire Department will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the County again plans to participate in the multi-jurisdictional plan. If ABAG is unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other agencies will be contacted, including the County's Office of Emergency Services. Counties should then work together to identify another regional forum for developing a multi-jurisdictional plan.

The public will continue to be involved whenever the plan is updated and as appropriate during the monitoring and evaluation process. Prior to adoption of updates, the County will provide the opportunity for the public to comment on the updates. A public notice will be posted prior to the meeting to announce the comment period and meeting logistics.

Mitigation Plan Point of Contact

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Title: Battalion Chief

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Telephone: (650) 875-6961

Email: chris.campagna@ssf.net

Alternate Point of Contact

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Title: City Planner

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Exhibit A - Jurisdiction Boundary Map





Exhibit B - Public Meeting Announcements

The screenshot shows a Windows Internet Explorer browser window displaying the City of South San Francisco's official website. The address bar shows the URL: <http://ca-southsanfrancisco.civicplus.com/CivicAlerts.aspx?AID=400>. The website header includes the City of South San Francisco logo and navigation links: LIVING, VISITING, BUSINESS, DEPARTMENTS, ENVIRONMENT, CITY CONNECTION, ONLINE SERVICES, and CITY CALENDAR. A search bar is located in the top right corner. The main content area features a news flash titled "Local Hazard Mitigation Plan" under the "Fire Department" category. The article text reads: "The City of South San Francisco is inviting public comment on the City's updated Local Hazard Mitigation Plan (LHMP). The Federal Disaster Mitigation Act of 2000 requires cities, counties and special districts to have a Local Hazard Mitigation Plan to be eligible to receive FEMA hazard mitigation funds. Comments can be made to Battalion Chief Chris Campagna at (650) 875-6961 or chris_campagna@ssf.net by September 24, 2009." A small image of flames is visible to the left of the text. A sidebar on the right contains a search box, "Tools" (RSS, Notify Me, View Archived), and "Categories" (All Categories, - Home -, Building Division News, City Clerk News, Code Enforcement News, Fire Department). The browser status bar at the bottom shows "Done" and "Internet" with a 100% zoom level.



Exhibit B - Public Meetings



