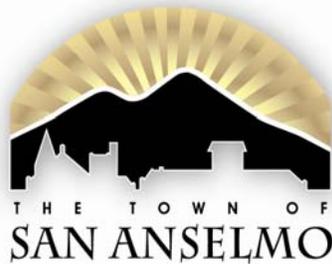


Ford Greene  
*Mayor*

Tom McInerney  
*Vice Mayor*



Kay Coleman  
*Councilmember*

Jeff Kroot  
*Councilmember*

Barbara Thornton  
*Councilmember*

525 San Anselmo Avenue, San Anselmo, CA 94960-2682  
[www.townofsananselmo.org](http://www.townofsananselmo.org)  
(415) 258-4600 | Fax (415) 459-2477

Annex to 2010 Association of Bay  
Area Governments  
Local Hazard Mitigation Plan  
*Taming Natural Disasters*  
[Town of San Anselmo]

# The Town of San Anselmo

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# The Town of San Anselmo

## Introduction

The Town of San Anselmo is a small city, 2.7 square miles in size, located in the center of Marin County on the northwest side of San Francisco Bay. The Town has experienced a number of disasters in recent years including the Loma Prieta Earthquake on 1989 and the Flood of December 31, 2005. The Town has a population of 12,400 people, based on the 2000 census<sup>1</sup>. The Town's 2010 - 2011 budget is \$13,992,082, and it employs 56 people. While the Town provides local police services, the Town's fire services are supplied by a separate fire district. The Town owns two fire stations, a recreation center, and the town hall / police department building. A map of the Town's jurisdictional boundary is provided in Exhibit A.

## The Regional Planning Process

The Town of San Anselmo participated in various ABAG workshops, conferences, and meetings, including:

- One County/City Workshop
- One formal set of comments on draft chapters of the Taming Natural Disasters LHMP
- Three additional comments about chapters of the draft plan on the ABAG website

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 Town of San Anselmo has provided written and oral comments on the multi-jurisdictional plan and provided information on facilities that are defined as "critical" to ABAG.

## The Local Planning Process

Representatives from Town departments met during the summer of 2009 to identify and prioritize appropriate mitigation strategies. Personnel involved in these meetings included senior management from the Administration, Police Department, Department of Planning and Building, Department of Public Works, Finance and Human Resources, and the Ross Valley Fire Department. As San Anselmo is a small city, there was no real issue with determining how to form this team or who should be on it. The participants included a planner, building department officials, facility manager, civil engineer, emergency managers, and police and fire officials.

At the first meeting, general priorities and appropriate departments were identified. Subsequent individual meetings between the Co-Emergency Manager Providenza and committee members identified mitigation strategies, prioritized said strategies, and reviewed preliminary budgets and potential funding sources for strategies designated as "High" priority for Town-owned-and-operated facilities. Each of these individual meetings focused on the area of responsibility of the individual staff member. This format was adopted because it proved successful in originally developing the Town's 2005 Local Hazard Mitigation Plan.

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<sup>1</sup> For complete Census information on this Town, see <http://www.bayareacensus.ca.gov/>.

# The Town of San Anselmo

## *Public Meetings*

The Town provided the opportunity for the public to comment on the draft mitigation strategies selected by Town staff at the public Town Council meeting of September 22, 2009, which took place beginning at 7:00 pm at the San Anselmo Town Council chambers at 525 San Anselmo Avenue, San Anselmo. The Town posted the draft mitigation strategies and requested comment on the Town's website at: <http://www.townofsananselmo.org/flood/index.htm>. No public comments were received from either the meeting or the internet posting. Copies of the internet posting are included as **Exhibit A** to the Town of San Anselmo 2010 Annex.

The lack of public comment at the Town Council meeting was not unexpected. The public has been very active in the local planning process for flood and storm mitigation and disaster preparedness ever since the flooding in the Town during the Winter Storm of 2005 (DR1628). This public participation occurs in two venues: the Town of San Anselmo Disaster Committee, the Ross Valley Watershed group and the Town of San Anselmo Flood Committee.

The Town of San Anselmo Disaster Committee is authorized by San Anselmo Municipal Code 3-2.32 ([http://library.municode.com/HTML/16603/level2/TIT3PUSA\\_CH2DIRE.html#TIT3PUSA\\_CH2DIRE\\_3-2.03DICOME](http://library.municode.com/HTML/16603/level2/TIT3PUSA_CH2DIRE.html#TIT3PUSA_CH2DIRE_3-2.03DICOME)). At its meeting of July 25, 2006 the San Anselmo Town Council voted to reconstitute the Disaster Council. The membership of the Disaster Council includes the Town Manager, Police Chief, Fire Chief, two representatives from the Town's business community, two representatives from the local school districts, one representative from labor unions representing Town employees and one representative from the San Francisco Theological Seminary. The Disaster Council has focused on its goals of increased communications between local government and community groups, seeking funding for emergency programs and equipment, training citizens in personal responsibility and emergency preparedness.

The Ross Valley Watershed group: Marin County Supervisor Hal Brown initiated the Ross Valley Watershed Flood Protection & Watershed Program in January 2006 to create a comprehensive strategy for the entire Ross Valley Watershed. Led by the County of Marin Department of Public Works the Program is a collaborative effort that includes the City of Larkspur and Towns of Fairfax, Ross and San Anselmo. The Program also includes participation by a wide range of partners, technical and financial working groups, and community members. Information about this program is located at: <http://www.marinwatersheds.org/rossvalleywatershed-org/ross-partners.html>.

The Flood Committee was established in 2006 and formalized in May 2010 by Town Council Resolution #3906. The committee is charged to serve as the town's expert representatives on flooding and stormwater management issues, to become informed on hydro-logic conditions that affect flooding in San Anselmo and to evaluate possible solutions and make recommendations to the Town Council. The Flood Committee has five members from the public and two members of the Town Council. The members of the public were chosen through the Town of San Anselmo's standard volunteer / commission member selection process. This process includes application, qualification review if required, oral interview and final selection by the Town Council. Flood Committee agendas and minutes for 2008 – 2011 can be found on the Town of San Anselmo website: <http://www.townofsananselmo.org/index.aspx?nid=181>

# The Town of San Anselmo

The San Anselmo Town 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 San Anselmo 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 Town of San Anselmo has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (particularly shaking), flooding (including dam failure), wildfire, and landslides (including unstable earth) pose a significant risk for potential.

The Town of San Anselmo ranks flooding as the most important hazard to the Town followed by wildfire and earthquake. The Town suffered two 100 year floods in less than 25 years and has yearly nuisance flooding. This experience shows that this is the most likely recurring hazard. Based on the Town's location within the Mount Tamalpais Wildland urban interface, the 1923 Mill Valley fire, the 1990 Tunnel Fire and the expert opinion of the Town's fire officials, wildfire is the next highest ranking hazard due to the nature and amount of destruction the town would suffer from such an event. Based on expert opinion and projected severity of the next large event, earthquake is ranked as the third highest hazard.

The Town of San Anselmo does not face any natural disasters not listed in the ABAG multi-jurisdictional plan and NO new hazards have been identified by the Town of San Anselmo since the original development of this plan in 2005.

While the Town of San Anselmo has undertaken a number of general hazard mapping activities since the first Safety Element was prepared by the Town of San Anselmo, 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

The Town of San Anselmo has experienced a number of different disasters over the last 50 years, including numerous earthquakes, floods, droughts, energy shortages, landslides, and severe storms. The Town has had a number of landslides in the hills of the Town, including one that destroyed an apartment complex in 1967. Two houses were destroyed and one severely damaged by a landslide in the winter of 1997-1998. One house was destroyed and one severely damaged in a landslide during the Spring Storms of 2006 (DR 1646).

The Town experiences localized flooding on a yearly basis with some minor damage to residences and businesses in most years. The January, 1982 Winter Storm flooding of the Corte

# The Town of San Anselmo

Madera Creek (FEMA 651-DR-CA) caused extensive damage to the downtown commercial district and surrounding residential areas. Ongoing mitigation measures after 1982 prevented a recurrence until the Winter Storm of 2005 (DR 1628) when dozens of businesses, numerous single and multi-family residences, most Town facilities and 300 vehicles were damaged or destroyed by flooding.

There are no known active earthquake faults within the Town of San Anselmo.

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

## Risk Assessment

### *Urban Land Exposure*

The Town of San Anselmo has examined the hazard exposure of the Town's 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 Town of San Anselmo is increasing slightly over time as the amount of urban land increases (in the last 5 years, 6 acres of land has become urban). The Town of San Anselmo actually increased 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 and data from the Flood of December 31, 2005 which was part of the Winter Storm of 2005 (DR 1628). The following table described the exposure of urban land within the Town of San Anselmo to the various hazards.

<b>Exposure (acres of urban land)</b>			
<b>Hazard</b>	<b>Plan Year 2005</b>	<b>Plan Year 2010</b>	<b>Change</b>
<i>Total Acres of Urban Land</i>	<i>1,550</i>	<i>1,556</i>	<i>6</i>
Earthquake Faulting (within CGS zone)	0	0	0
Earthquake Shaking (within highest two shaking categories)	230	229	(1)
Earthquake-Induced Landslides (within CGS study zone)	0	0	0
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	475	482	7
Flooding (within 100 year floodplain)	83	127	44
Flooding (within 500 year floodplain)	112	98	(14)

## The Town of San Anselmo

Landslides (within areas of existing landslides)	214	297	83
Wildfire (subject to high, very high, or extreme wildfire threat) <sup>2</sup>	24	14	(10)
Wildland-Urban Interface Fire Threat	1300	1432	132
Dam Inundation (within inundation zone)	19	18	(1)
Sea Level Rise <sup>3</sup>	not applicable		
Tsunamis <sup>4</sup> (within inundation area)	not applicable		
Drought <sup>5</sup>	1550	1556	6

<sup>2</sup> The decrease is due to better and more accurate mapping.

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

<sup>4</sup> 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.

<sup>5</sup> The entire Town of San Anselmo area is subject to drought.

### *Infrastructure Exposure*

The Town of San Anselmo examined the hazard exposure of infrastructure within the town based on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 56 miles of roadway in the Town of San Anselmo, the following are exposed to the various hazards analyzed.

Exposure (miles of infrastructure)						
Hazard	Roadway		Transit		Rail	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Miles of Infrastructure</i>	57	56	0	0	0	0
Earthquake Shaking (within highest two shaking categories)	48	47	0	0	0	0
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	20	23	0	0	0	0
Liquefaction Hazard (within CGS study zone) <sup>1</sup>			0	0	0	0
Earthquake-Induced Landslides (within CGS study zone) <sup>2</sup>			0	0	0	0
Earthquake Faulting (within CGS zone)	0	0	0	0	0	0
Flooding (within 100 year floodplain)	4	5	0	0	0	0

<sup>1</sup> 57 miles of roadway are outside the area that has been evaluated by CGS for this hazard.

<sup>2</sup> 57 miles of roadway are outside the area that has been evaluated by CGS for this hazard.

## The Town of San Anselmo

Flooding (within 500 year floodplain)	5	5	0	0	0	0
Landslides (within areas of existing landslides)	10	9	0	0	0	0
Wildfires (subject to high, very high, or extreme wildfire threat)	2	0	0	0	0	0
Wildland-Urban Interface Fire Threat	52	51	0	0	0	0
Dam Inundation (within inundation zone)	1	1	0	0	0	0
Sea Level Rise <sup>3</sup>	not applicable					
Tsunamis <sup>4</sup>	not applicable					
Drought <sup>5</sup>	not applicable					

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

<sup>4</sup> 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.

<sup>5</sup> Drought is not a hazard for roadways.

### *Exposure of Town-Owned Buildings, Plus Critical Healthcare Facilities and Schools*

Finally, the Town of San Anselmo examined the hazard exposure of critical health care facilities and schools located within the Town of San Anselmo, and Town-owned buildings based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickcrit2010.html>. The Town of San Anselmo 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	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Number of Facilities</i>	0	0	7	7	6	6	9	9
Earthquake Shaking (within highest two shaking categories)	0	0	3	3	2	2	5	5
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	0	0	3	4	4	3	8	7

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Liquefaction Hazard (within CGS study zone) <sup>1</sup>	0	0	-	-	-	-	-	-
Earthquake-Induced Landslides (within CGS study zone) <sup>2</sup>	0	0	-	-	-	-	-	-
Earthquake Faulting (within CGS zone)	0	0	0	0	0	0	0	0
Flooding (within 100 year floodplain)	0	0	1	2	3	2	1	2
Flooding (within 500 year floodplain)	0	0	0	0	1	1	2	2
Landslides (within areas of existing landslides)	0	0	0	0	0	0	0	0
Wildfires (subject to high, very high, or extreme wildfire threat)	0	0	0	0	0	0	0	0
Wildland-Urban Interface Fire Threat	0	0	4	4	6	6	9	9
Dam Inundation	0	0	1	1	0	0	1	1
Sea Level Rise (exposed to 16in sea level rise) <sup>3</sup>	-	0	-	0	-	0	-	0
Sea Level Rise (exposed to 55in sea level rise) <sup>4</sup>	-	0	-	0	-	0	-	0
Tsunamis <sup>5</sup> (within inundation area)	-	0	-	0	-	0	-	0
Drought <sup>6</sup>	-	-	-	-	-	-	-	-

<sup>1</sup> The critical facilities in the Town of San Anselmo are outside the area that has been evaluated by CGS for this hazard.

<sup>2</sup> The critical facilities in the Town of San Anselmo are outside the area that has been evaluated by CGS for this hazard.

<sup>3</sup> Sea level rise data was not available in 2005

<sup>4</sup> Sea level rise data was not available in 2005

<sup>5</sup> 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.

<sup>6</sup> Drought will not affect locally owned facilities directly.

### *Repetitive Loss Properties*

There are 3 repetitive loss properties in the town based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>. In 2004 the town had 2 repetitive loss properties that were outside the flood plain. The repetitive loss properties are residential.

### *Other risks*

The Town of San Anselmo plans to continue to work with ABAG to improve the risk assessment information being compiled by ABAG.

# The Town of San Anselmo

The Town 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 Town of San Anselmo has participated in the National Flood Insurance Program since 1978. The Town insures all of its facilities in the flood plain through NFIP. These include the Town Hall and Council Chambers, the Police Department, the Town Library and Fire Station 19. The Town does not participate in the Community Rating System. The Community Rating System is extremely cumbersome and too time consuming for the limited staff of a city of the size of the Town of San Anselmo to be able to undertake. The Town participated in the FEMA Flood Mitigation Assistance home elevation program subsequent to the Flood of December 31, 2005 (DR 1628) with the result that 3 single family dwellings were elevated.

## 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 the Town of San Anselmo in designing its mitigation program. Additionally, the Town has the specific objective of increasing the number of public and private buildings within the Town protected from flooding.

## 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 high or very high strategies identified, along with responsible party, action taken, and/or current status of progress.

- Purchase and install emergency generator at Town Corporation Yard for a new EOC – the Town had to replace emergency generator servicing Town Hall, current EOC and Police Department after the flood of December 31, 2005 (DR 1628); the new generator services all town buildings in the Town Hall / Town Council Chambers / Police Department / Library complex; the Town is continuing to pursue funding for a new emergency generator for the Corporation Yard. (INFR-a-8).
- Pursue funding for storm drain projects – still pursuing funding for local storm drain projects, working with county and flood district staff on coordinated regional mitigation projects for Corte Madera Creek flood issues, flood fee in place. (INFR-d-5)
- Enforce real estate disclosure of multi-hazards – ongoing project. (HSNG-a-1)
- Soft story building inventory – Town Building Official, completed first quarter, 2006 (HSNG-c-4)
- Soft story education and information campaign design assistance – Town Building Official, ongoing project (HSNG-c-5,6&9)
- Encourage apartment and home owners to participate in home elevation programs – Town Staff worked with 3 homeowners to successfully elevate their homes after the Flood of December 31, 2005 (DR 1628). Further, homeowners and apartment building

## The Town of San Anselmo

owners are required to elevate if doing a substantial remodel – Planning, ongoing project. (HSNG-h-8)

- Soft story building inventory, Town Building Official, completed, first quarter 2006. (ECON-c-4)
- Soft story education and information campaign design assistance – Town Building Official, ongoing project. (ECON-c-5,6&9)
- Encourage business owners to participate in voluntary building elevation programs, Planning & Building, ongoing, as staff time allows. Additionally, the Town has flood gate designs and permitting process to encourage flood gate retrofits – Planning, ongoing project. (ECON-f-7)
- Police Department and Fire Station 19 earthquake and flood mitigation retrofit completed after the Flood of December 31, 2005 (DR 1628). (GOVT-a-1,2)
- Protective gear training – Police and Fire – funding still being sought. (GOVT-b-6)
- Maintain the local government’s emergency operations center in a fully functional state of readiness – funding still being sought for new EOC, Public Works Dept, ongoing. (GOVT-b-10)
- Recognize the need for multi-agency approach to mitigate flooding – regional planning and funding ongoing since the Flood of December 31, 2005 (DR 1628), first projects in neighboring jurisdiction (Town of Ross) underway – Town of San Anselmo, Flood Zone Nine, ongoing project. (GOVT-c-3)
- Offer CERT Training – ongoing, by Ross Valley Fire; in addition a short course “Get Ready Marin” has been successfully introduced – Ross Valley Fire, ongoing. (EDUC-c-3,4,5)
- Enforce and/or comply with the hazardous materials requirements of the State of California Certified Unified Program Agency (CUPA) – ongoing program by Ross Valley Fire, (ENVI-a-11).
- Establish Wildland-Urban Interface areas within Town limits and adopt additional code requirements for Wildland-Urban Interface areas – Wildland-Urban Interface map and code adopted 2008. (ECON-e-4, INFR-c4,c-5,c-6)

### *Future Mitigation Actions and Priorities*

As a participant in the 2010 ABAG multi-jurisdictional planning process, the staff of Town of San Anselmo 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 Town’s 2005 strategies, to identify and prioritize additional mitigation strategies to update the list.

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

The Town planning team also prioritized specific mitigation tasks for the next 5 years. This list includes implementation process, funding strategy, responsible agency, and approximate time frame.

# The Town of San Anselmo

- The Town is participating in the Ross Valley Watershed group, which is how priorities were set for flooding hazard mitigation. A successful local election has created a flood fee generating revenues to fund watershed wide flood mitigation projects through the local flood control district. A hydrologic study has been completed that encompasses the entire Ross Valley watershed in order to determine the effects of potential flood mitigation projects. Federal grant applications have been submitted by the Town to rebuild 4 bridges. Preliminary planning / study is ongoing regarding the creation of a detention basin in Memorial Park. The Town is studying the possible effects of removal of building bridges with willing property owners – Town of San Anselmo and Flood Zone Nine, local flood fee, state and federal grants, 10 – 15 years. (GOVT-d-3)
- As new flood-control projects are completed, request that FEMA revise its flood-insurance rate maps and digital Geographic Information System (GIS) data to reflect flood risks as accurately as possible – ongoing project, Planning and Building Dept. (GOVT-d-4). The high priority for this mitigation task is based on town resident input at NFIP flood map update information meetings held in the town.
- Enforce and/or comply with the hazardous materials requirements of the State of California Certified Unified Program Agency (CUPA) – Ross Valley Fire Department, ongoing project. (ENVI-a-9)
- Obtain a new emergency generator for the Town Corporation Yard – Public Works Department, ongoing project. (INFR-a-8) This task received a high priority based on input from the Town’s Director of Public Works and Emergency Managers. There is a demonstrated need to provide emergency power for the Town’s Corporation Yard where much of the Town’s emergency response will come from in any emergency situation.
- Seek grant funding for vegetation removal along roadways and roadside collection/chipping of hazardous vegetation within the Wildland-Urban Interface. (ECON-e-6,j-9)
- Ross Valley Fire to work with other Marin County Fire agencies and Marin Municipal Water District to review and update MMWD Fireflow Master Plan to improve the water distribution system. (INFR-c-2)

## *On-Going Mitigation Strategy Programs*

The Town 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.

- Continued development of interoperable communications for first responders from cities, counties, special districts, state, and federal agencies. (GOVT-c-7);
- Maintain and update the Town’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)
- Continue to sponsor the formation and training of Community Emergency Response Teams (CERT) and Get Ready Marin through partnerships with local businesses (GOVT-c-3, ECON-j-5, HWNG-k-6);

# The Town of San Anselmo

- 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);
- 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)
- Ross Valley Fire to continue annual defensible space and resale inspections within the Wildland-Urban Interface. (ECON-,e-1,e-6, INFR-c-3 )
- Continue enforcement of State and local Building Code and Fire Code ordinances as they apply to new development and remodels within the Wildland-Urban Interface. (ECON-e-1, INFR-c-4, c-5,c-6)

## Incorporation into Existing Planning Mechanisms

The Town of San Anselmo has a Conservation Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. This Local Hazard Mitigation Plan can be incorporated into the Conservation Element of the General Plan. In addition, the Town enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The Town as 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.

## Plan Update Process

As required Disaster Mitigation Act of 2000, the Town of San Anselmo 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 Town of San Anselmo will ensure that monitoring of this Annex will occur. The plan will be monitored on an on-going basis by Co-Emergency Manger Providenza. Major disasters affecting our Town, legal changes, notices from ABAG as the lead agency in this process, and other triggers will also be used. Finally, the Annex will be a discussion item on the agenda of the staff meeting of Department heads 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 heads will be responsible for determining if the plan should be updated.

The Town 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 Police 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 Town of San Anselmo

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 Town 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. The public will continue to be involved in the three bodies described in the Public Meetings section, above: the Town of San Anselmo Flood Committee, the Town of San Anselmo Disaster Council, and the Ross Valley Watershed group, as well as the lead agency for flood mitigation, Flood Zone 9. Active public participation in the planning process and support for flood mitigation projects continues to be the norm and the future goal. Public participation has driving the mitigation planning process for half a dozen years since the Winter Storm of 2005 (DR1628). Active participation is required to sustain the process for the anticipated 10-15 additional years it will take to complete the flood mitigation work that is presently envisioned.

### **Mitigation Plan Point of Contact**

Name: James Providenza

Title: Police Captain

Mailing Address: 525 San Anselmo Avenue, San Anselmo, CA 94960

Telephone: 415-258-4607

Email: [jprovidenza@sananselmopd.org](mailto:jprovidenza@sananselmopd.org)

### ***Alternate Point of Contact***

Name: Debra Stutsman

Title: Town Manager

Mailing Address: 525 San Anselmo Avenue, San Anselmo, CA 94960

Telephone: 415-258-4626

Email: [dstutsman@townofsananselmo.org](mailto:dstutsman@townofsananselmo.org)

# The Town of San Anselmo

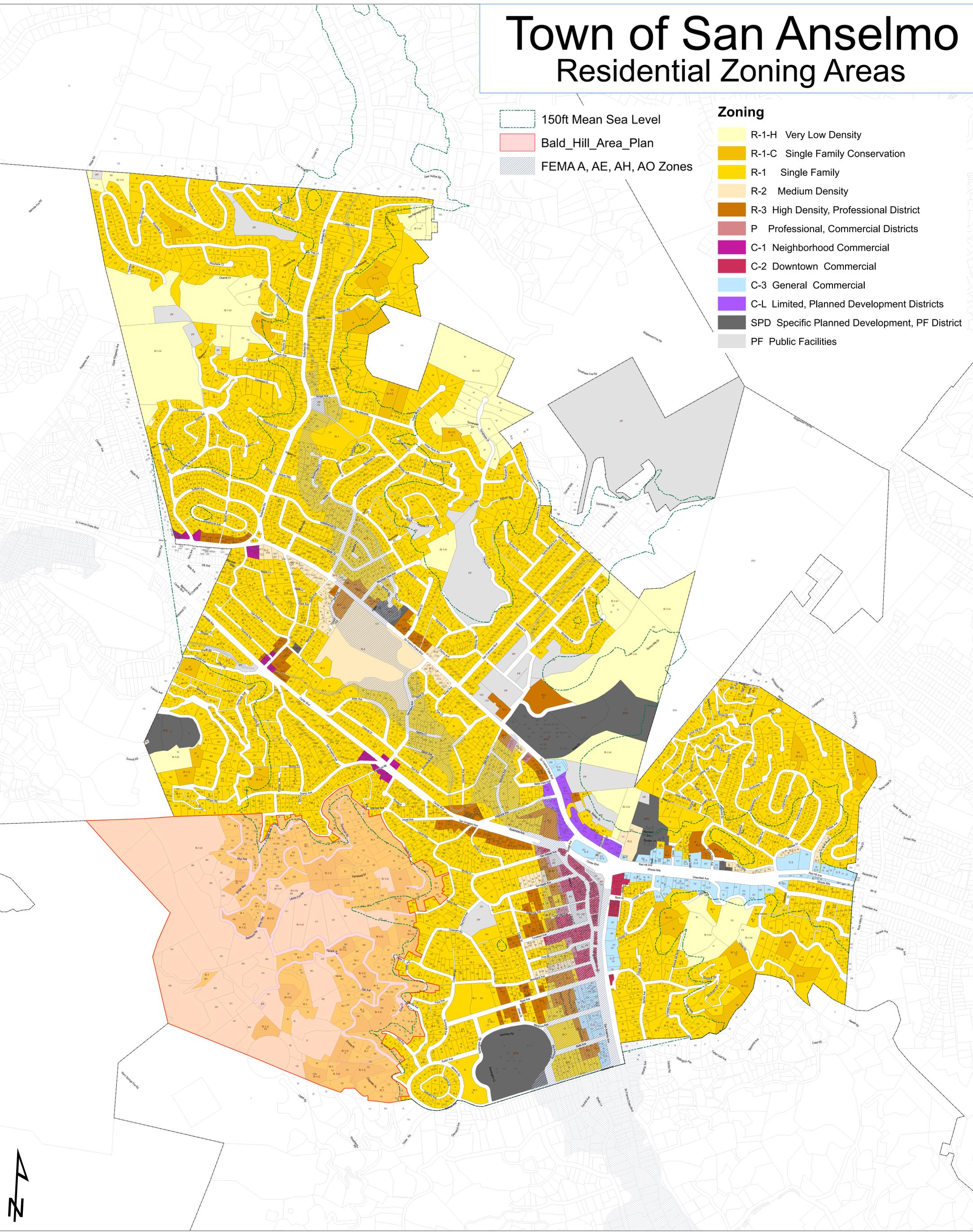
## Exhibit A - Jurisdiction Boundary Map

# Town of San Anselmo Residential Zoning Areas

-  150ft Mean Sea Level
-  Bald\_Hill\_Area\_Plan
-  FEMA A, AE, AH, AO Zones

## Zoning

-  R-1-H Very Low Density
-  R-1-C Single Family Conservation
-  R-1 Single Family
-  R-2 Medium Density
-  R-3 High Density, Professional District
-  P Professional, Commercial Districts
-  C-1 Neighborhood Commercial
-  C-2 Downtown Commercial
-  C-3 General Commercial
-  C-L Limited, Planned Development Districts
-  SPD Specific Planned Development, PF District
-  PF Public Facilities



# The Town of San Anselmo

## Exhibit B - Public Meeting Announcements



**TOWN COUNCIL AGENDA**

**Tuesday, September 22, 2009**

San Anselmo Town Council Chambers

525 San Anselmo Avenue, San Anselmo, CA 94960

**6:30 p.m.**

Photos of the Town Council by Ross Valley Reporter

**7:00 p.m.**

- Call to order and Pledge of Allegiance.
  - Announce action taken in closed session, if any.
  - Present Quality of Life Silver Award to Larry Nilsen for his volunteer work removing graffiti.
  - **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. **Please silence your cell phones during the meeting.**
  - **Council requests for future agenda items**, questions and comments to staff; staff miscellaneous items.
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.
    - (a) Approve minutes of September 8 and 15, 2009.
    - (b) Approve warrants nos. 64425 to 64607 issued during the month of August 2009 in the amount of \$1,341,427.71.
  2. Approve downtown event application for the Holiday Lighting event, to be held on Saturday, December 5, 2009 on the Town Hall Plaza, closing San Anselmo Avenue from Magnolia Avenue to Tunstead Avenue and Tunstead Avenue from Library Place to San Anselmo Avenue from 5 p.m. to 7 p.m.
  3. Public hearing on the San Anselmo Local Hazard Mitigation Plan to receive public comment on the Town's priorities regarding disaster mitigation strategies.
  4. Receive report on the California Communities' Prop 1A Securitization Bond and direct staff to proceed with the initial enrollment steps.

5. Adjourn.

**In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 258-4652. TTY phone number is 453-4690. 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 90<sup>th</sup> 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, Tuesday, October 13, 2009.**

I certify that this agenda was posted on the Public Notice Bulletin Board on or before Friday, September 18, 2009.

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Jeannie Courteau, Administrative Services Assistant I

**TOWN OF SAN ANSELMO  
TOWN COUNCIL MINUTES OF SEPTEMBER 22, 2009**

Present: Breen, Freeman, Greene, House

Absent: Thornton

**7:00 pm**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE.**

**ANNOUNCE ACTION TAKEN, IF ANY, IN CLOSED SESSION.**

No action was taken.

**QUALITY OF LIFE GREEN AWARD WAS PRESENTED TO LARRY NELSON FOR HIS VOLUNTEER WORK REMOVING GRAFITTI.**

**OPEN TIME FOR PUBLIC EXPRESSION.**

Dave Donery, Community Services Director, introduced the first youth commissioner to the Parks & Recreation Commission, Laura Hunerberg. She has been instrumental in the Rec-Reach Outreach program and getting Drake High School participation in Country Fair Day.

Tina Hunerberg, Laura's mother, is the liaison for Emergency Preparedness for the Ross Valley School District. They are very low on funds this year. She is looking for funding to train school district staff to respond in case of a natural disaster. She has been working with the Fire District but cannot afford to hire the personnel. She found the Disaster First Aid Program, which costs \$700 to provide an instruction kit for providing disaster first aid training resources to train staff. Vice Mayor House asked if CERT training was an appropriate contact. Hunerberg stated that they do not have the funds to afford CERT. She is advocating the purchase of the Disaster First Aid Program.

**COUNCIL REQUEST FOR FUTURE AGENDA ITEMS.**

Vice Mayor House asked when the report from Flood District 9 will become available. Councilmember Freeman stated they are trying to set up a meeting in the next few weeks. Town Manager Stutsman will follow up.

Councilmember Greene has an updated report on the ongoing testing for toxics at the Unocal gas station at Red Hill. Monitoring is continuing and levels of toxics are not being detected to be of concern and will continue to be monitored.

Mayor Breen has a letter from Tom Boss of Safe Routes to School regarding Ice Cream Ride Takes 2. A group will ride bikes from downtown San Anselmo to downtown Fairfax on Wednesday, September 30th. They will arrive at Scoop at 6:30 and head to the Farmer's Market and ride back to San Anselmo.

Town Manager Debbie Stutsman advised that San Anselmo's financial rating has been upgraded to AA credit rating from AA-, which is a higher rating than most cities and puts us in an elite position among cities and towns.

**1. CONSENT AGENDA: ITEMS ON THE CONSENT AGENDA MAY BE REMOVED AND DISCUSSED SEPARATELY. DISCUSSION MAY TAKE PLACE AT THE END OF THE AGENDA. OTHERWISE, ALL ITEMS MAY BE APPROVED WITH ONE ACTION.**

(a) Approve minutes of September 8 and 15, 2009.

(b) Approve warrants nos. 64425 to 64607 issued during the month of August 2009 in the amount of \$1,341,427.71.

M/s, Freeman/House, to approve the consent agenda. AYES: Breen, Greene, Freeman, House, Absent: Thornton.

**2. APPROVE DOWNTOWN EVENT APPLICATION FOR THE HOLIDAY LIGHTING EVENT, TO BE HELD ON SATURDAY, DECEMBER 5, 2009 ON THE TOWN HALL PLAZA, CLOSING SAN ANSELMO AVENUE FROM MAGNOLIA AVENUE TO TUNSTEAD AVENUE AND TUNSTEAD AVENUE FROM LIBRARY PLACE TO SAN ANSELMO AVENUE FROM 5 P.M. TO 7 P.M.**

Community Services Director Dave Donery gave the report.

M/s, Greene/Freeman, to approve the downtown event application for the Holiday Lighting event, to be held on Saturday, December 5, 2009 on the Town Hall Plaza, closing San Anselmo Avenue from Magnolia Avenue to Tunstead Avenue and Tunstead Avenue from Library Place to San Anselmo Avenue from 5 p.m. to 7 p.m. AYES: Breen, Freeman, Greene, House, Absent: Thornton.

**3. PUBLIC HEARING ON THE SAN ANSELMO LOCAL HAZARD MITIGATION PLAN TO RECEIVE PUBLIC COMMENT ON THE TOWN'S PRIORITIES REGARDING DISASTER MITIGATION STRATEGIES.**

Police Captain Jim Providenza gave the report.

Freeman asked if San Anselmo can tailor this to meet our specific needs or if we have to accept a generic package. Providenza stated that these documents have been tailored to meet our specific goals and the funding we put aside for these goals is what gave us such an edge with FEMA after the floods. Stutsman advised that Providenza has reviewed the documents thoroughly and done a great job to address the needs of the Town.

House asked for clarification regarding "soft story". Stutsman stated it is like in the San Francisco Marina, where for example, the first floor is a garage, with open areas that are not supported with individual rooms and walls. Therefore, it is more likely to fail in case of an earthquake. House also asked about dams. Providenza stated it doesn't apply to San Anselmo.

Breen asked if we can take a look at certain aspects and find the critical information that needs to be passed on to the public. Stutsman stated that they have been working hard to establish a variety of channels of communication with the public, such as the Town Manager's Newsletter, Marin Sanitary News, the Recreation brochure and the website. Stutsman also commended Providenza's efforts that this isn't a glamorous part of the job, but his efforts proved very rewarding and made a difference for the Town after the flooding.

Greene asked if this kind of documenting allowed for a substantial portion of funding received from FEMA. Providenza confirmed that is the case.

Freeman pointed out a section in the report that states the new emphasis is on fixing a known potential problem before a disaster strikes and makes the problem real and more expensive to repair or replace.

House/Freeman, to approve directing staff to continue working with ABAG and to come back to Council with a final version. AYES: Breen, Greene, Freeman, House, Absent: Thornton.

**4. RECEIVE REPORT ON THE CALIFORNIA COMMUNITIES' PROP 1A SECURITIZATION BOND AND DIRECT STAFF TO PROCEED WITH THE INITIAL ENROLLMENT STEPS.**

Finance and Administrative Services Director Janet Pendoley gave the report.

Pendoley stated that in theory, there is no benefit to taking the principal and investing it now. It would benefit our current cash flow, but the Town doesn't have a cash flow crisis at this time. We also don't have a compelling need for the money before 2013. Then it comes to the issue of risk. When we are paid back by the bond proceeds, does that fulfill the State's responsibility to payback their loan under the Prop 1A requirement? The Webinar did not address this issue. They defined repayment as the state having repaid their loan, not by us being made whole. Pendoley is concerned that the lawmakers are not following their own laws. Stutsman agreed but also stated having the money in our hands would be a better assurance.

The bond requires Senate Bill 167 to pass. It was anticipated to pass this fall and has not been resolved yet. If it isn't resolved this year, it will take another year to pass. Also, all the bonds must sell to go forward with the bond issue and the total amount is substantial. We will be asking the Town Attorney to provide a legal opinion. Town Attorney Epstein recalled he was not agreeable with the previous forms as he doesn't feel comfortable making representations about the condition of the Town.

Epstein is concerned about the State determining the interest rate. Pendoley stated that the State is absorbing the cost of issuance and the interest. Stutsman stated the State is afraid of wholesale declarations from cities and towns as that will have the takeaway reduced. The caveat of the bond states that cities and towns must participate if they declare financial hardship.

Greene asked about the consequences of a city declaring hardship. Stutsman stated you can be exempt from the takeaway. But if a city declares hardship, it must participate in the bond. Stutsman asked if it is better to have the money in our hands now or let the State hold it.

House is in favor or enrolling but wants further information to make a vote.

Stutsman stated that all the cities and towns are in the same state and some of the larger cities are hit very hard by this. Therefore, we are in a more favorable position.

**5. ADJOURN.**

The meeting was adjourned at 8:10 pm in honor of Councilmember Barbara Thornton's father.

Respectfully submitted,

Jeannie Courteau

# The Town of San Anselmo

## Exhibit C - San Anselmo Mitigation Strategy Spreadsheet

[Available on CD or online at <http://www.abag.ca.gov/bayarea/eqmaps/mitigation/strategy.html>]