



SAN RAFAEL CITY COUNCIL – MONDAY, JULY 15, 2019

REGULAR MEETING
COUNCIL CHAMBERS, CITY HALL
1400 FIFTH AVENUE, SAN RAFAEL, CALIFORNIA

AGENDA

OPEN SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL – 6:30 PM

1. Mayor Phillips to announce Closed Session item.

CLOSED SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL – 6:30 PM

2. Closed Session:
 - a. Conference with Legal Counsel-Existing Litigation
Government Code section 54956.9(d)(1)
Name of Case: Berkshire Hathaway Homestate Insurance Co. v. City of San Rafael et al., Marin Superior Court No. CIV 1704075

OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM

The public is welcome to address the City Council at this time on matters not on the agenda that are within its jurisdiction. Please be advised that pursuant to Government Code Section 54954.2, the City 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 two minutes and should be respectful to the community.

CITY MANAGER'S REPORT:

3. City Manager's Report:

CONSENT CALENDAR:

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

4. Consent Calendar Items:

- a. **Approval of Minutes**

Approve Minutes of City Council / Successor Agency Regular Meeting of Monday, June 17, 2019 (CC)

Recommended Action – Approve as submitted

- b. **Fire Commission Vacancy**

Call for Applications to Fill One Unexpired Four-Year Term on the San Rafael Fire Commission to the End of March 2021 Due to The Resignation of Term of Leonard Thompson (CC)

Recommended Action – Approve staff recommendation

- c. **Amendments to General Plan 2040 Professional Services Agreements**
 - 1) Resolution Authorizing the City Manager to Execute an Amendment to the Agreement for Professional Planning Services with Barry J. Miller (CD)
Recommended Action - Adopt Resolution
 - 2) Resolution Authorizing the City Manager to Execute an Amendment to the Agreement for Professional Services with Placeworks, Inc. for General Plan 2040 Environmental Impact Report and Engineering and Infrastructure Technical Consulting Services (CD)
Recommended Action - Adopt Resolution
- d. **California State Preschool Contract**

Resolution Approving a Contract (California State Preschool Program-9283) with the California Department of Education to Provide Funding in the Amount of \$232,864 for Fiscal Year 2019-2020 for Child Development Services and Authorizing the City Manager to Execute the Contract Documents (CS)
Recommended Action - Adopt Resolution
- e. **Security Services for the Library and Community Centers**

Resolution Authorizing the City Manager to Execute a Five-Year Professional Services Agreement with Barbier Security Group to Provide Security Services at the Library and Community Centers in an Amount Not to Exceed \$160,000 Annually (CS)
Recommended Action - Adopt Resolution
- f. **Microsoft Licensing Renewal**

Resolution Authorizing the City Manager to Execute the Required Forms to Renew the City's Enrollment with Microsoft Corporation as Part of a Joint Microsoft Enterprise Agreement, and Issue Purchase Orders to Software One, Inc., for Microsoft Software Licenses at a Cost Not to Exceed \$220,000 Per Year for the Next 3 Years (DS)
Recommended Action - Adopt Resolution
- g. **Server Administration Support Services**

Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with INsite Networks, Inc. to Provide Server Administration Support Services through October 31, 2019, with an Additional Compensation Amount of \$95,000; and Delegating Limited Authority to Extend the Agreement on a Month-to-Month Basis Thereafter (DS)
Recommended Action - Adopt Resolution
- h. **Network Support Services**

Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with MarinIT, Inc., to Provide Network Support Services Through October 31, 2019, with An Additional Compensation of \$150,000; and Delegating Limited Authority to Extend the Agreement on a Month-to-Month Basis Thereafter (DS)
Recommended Action - Adopt Resolution

- i. **Marin County Multi-Jurisdictional Local Hazard Mitigation Plan**
Resolution Adopting the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MCM LHMP) (FD)
Recommended Action - Adopt Resolution

- j. **Replacement of Structural Firefighting Equipment**
Resolution Approving the Purchase of Up to 40 Sets of Structural Firefighting Turnouts from AllStar Fire Equipment Inc. in an Amount Not to Exceed \$105,000 (FD)
Recommended Action - Adopt Resolution

- k. **Pump Testing Equipment**
Resolution Authorizing the Purchase of Pump Testing Equipment from Pump Pod USA In an Amount Not to Exceed \$100,000 (FD)
Recommended Action - Adopt Resolution

- l. **Third Street at Hetherton Street Improvements**
Resolution Approving and Authorizing the City Manager to Execute a First Amendment to the Agreement with Kimley-Horn and Associates, Inc. for Additional Environmental Services Associated with the Third Street at Hetherton Street Improvements Project in the Amount of \$13,096.19, for a Total Not to Exceed Amount of \$78,000 (PW)
Recommended Action - Adopt Resolution

- m. **Southern Heights Bridge Replacement**
Resolution Approving and Authorizing the City Manager to Execute an Amendment to the Temporary Construction Easement Agreement with the Property Owner of 75 Pleasant Lane in an Additional Amount of \$3,000, for a Total Not to Exceed Amount of \$23,500 (PW)
Recommended Action - Adopt Resolution

- n. **Stormwater Pump Station Repairs FY 2019-20**
Resolution Waiving Competitive Bidding and Authorizing the City Manager to Execute an Agreement for FY 2019-20 Pump Repair and Replacement, in the Amount of \$210,289.10, and Authorizing Contingency Funds in the Amount of \$49,710.90, for a Total Project Amount of \$260,000 (PW)
Recommended Action - Adopt Resolution

- o. **2017 Storm Damage Repairs**
Resolution Authorizing the City Manager to Execute a Second Amendment to the Agreement with Park Engineering, Inc. for Engineering Support Associated with the 2017 Storm Damage Repairs Project in the Amount of \$21,402.46, for a Total Not-to-Exceed Amount of \$158,092.44 (PW)
Recommended Action - Adopt Resolution

- p. **Village at Loch Lomond Marina – Mello-Roos District No. 2 Properties Special Tax**
Resolution Setting the Special Tax for City of San Rafael Community Facilities District No. 2 (The Village at Loch Lomond Marina) for Fiscal Year 2019-20 (PW)
Recommended Action - Adopt Resolution

q. **Street Resurfacing 2018-2019 Project**

Resolutions Related to Street Resurfacing 2018-2019, City Project No. 11366:

1) Resolution Awarding and Authorizing the City Manager to Execute the Construction Agreement for the Street Resurfacing 2018-2019 Project to Ghilotti Bros., Inc., in the Amount of \$2,763,088, and Authorizing Contingency Funds in the Amount of \$236,912, for a Total Appropriated Amount of \$3,000,000 (PW)

Recommended Action - Adopt Resolution

2) Resolution Approving and Authorizing the City Manager to Execute a Professional Services Agreement with Park Engineering, Inc. for Inspection Services Associated with the Street Resurfacing 2018-2019 Project, In an Amount Not to Exceed \$118,348.70 (PW)

Recommended Action - Adopt Resolution

r. **Bret Harte Park Restroom Installation Project Completion**

Accept Completion of the Bret Harte Park Restroom Installation Project (City Project No. 11326) and Authorize the City Clerk to File the Notice of Completion (PW)

Recommended Action - Accept report

SPECIAL PRESENTATIONS:

5. Special Presentation:

a. Presentation of Proclamation to the Employee of the First Quarter 2019, Quinn Gardner, Emergency Management Coordinator

b. Presentation of Proclamation to AmeriCorps NCCC Green 2

PUBLIC HEARINGS:

6. Public Hearings:

a. **Point San Pedro Median Landscaping Assessment District**

Resolution Confirming the Engineer's Annual Levy Report for the Point San Pedro Road Median Landscaping Assessment District, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments for Fiscal Year 2019-20 (PW)

Recommended Action - Adopt Resolution

b. **Baypoint Lagoons Landscaping and Lighting Assessment District**

Resolution Confirming the Engineer's Annual Levy Report for the Baypoint Lagoons Assessment District, and the Assessment Diagram Connected Therewith, and Ordering the Levy and Collection of Assessments for Fiscal Year 2019-20 (PW)

Recommended Action - Adopt Resolution

c. **Vacate a Portion of Jacoby Street**

Resolution to Order Vacation of Portions of Jacoby Street, San Rafael, California (PW)

Recommended Action - Adopt Resolution

d. **Freitas Parkway Undergrounding District**

Resolution to Form a Utility Undergrounding District on Manual T. Freitas Parkway Between U.S. Highway 101 and Las Gallinas Avenue (PW)

Recommended Action – Adopt Resolution

OTHER AGENDA ITEMS:

7. Other Agenda Items:

a. **Grand Jury Report: “Vaping: An Under-the-Radar Epidemic”**

Resolution Approving and Authorizing the Mayor to Execute the Response to the Marin County Civil Grand Jury Report Entitled, “Vaping An Under-the-Radar Epidemic” (CD)

Recommended Action – Adopt Resolution

b. **General Plan 2040 Progress Report #2 and Steering Committee Appointments**

Accept the General Plan 2040 Progress Report #2; and Adopt a Resolution Amending Resolution 14426, Modifying Appointments to the San Rafael General Plan 2040 Steering Committee (CD)

Recommended Action – Accept report and Adopt Resolution

c. **Citywide Budget, Capital Improvement Program and Legal Spending Limit FY 2019-20**

1) Resolution Approving the City-Wide Budget and Capital Improvement Program for the Fiscal Year 2019-2020 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget in the Amount of \$134,848,772 (Fin/PW/HR)

Recommended Action – Adopt Resolution

2) Resolution Approving Fiscal Year 2019-2020 Gann Appropriations Limit at \$138,889,447 (Fin/PW/HR)

Recommended Action – Adopt Resolution

COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:

(including AB 1234 Reports on Meetings and Conferences Attended at City Expense)

8. Councilmember Reports:

SAN RAFAEL SUCCESSOR AGENCY:

1. Consent Calendar: -None.

ADJOURNMENT:

Any records relating to an agenda item, received by a majority or more of the Council less than 72 hours before the meeting, shall be available for inspection in the City Clerk’s Office, Room 209, 1400 Fifth Avenue, and placed with other agenda-related materials on the table in front of the Council Chamber prior to the meeting. Sign Language interpreters and assistive listening devices may be requested by calling (415) 485-3066 (voice), emailing Lindsay.lara@cityofsanrafael.org or using the California Telecommunications Relay Service by dialing “711”, at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request. Public transportation is available through Golden Gate Transit, Line 22 or 23. Paratransit is available by calling Whistlestop. Wheels at (415) 454-0964. To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.

In the Council Chambers of the City of San Rafael, Monday, June 17, 2019 at 7:00 p.m.



**Regular Meeting
San Rafael City Council**

Minutes

[How to participate in your City Council meeting](#)

Present: Mayor Phillips
Councilmember McCullough
Councilmember Bushey
Councilmember Colin

Absent: Councilmember Gamblin

Also Present: City Manager Jim Schutz
City Attorney Rob Epstein
City Clerk Lindsay Lara

OPEN SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL

1. None.

CLOSED SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL

2. Closed Session: None.

OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM

CITY MANAGER'S REPORT:

3. City Manager's Report:

City Manager Jim Schutz commented on recent ribbon cuttings for the San Rafael Summer Market and the Grand Avenue Bridge. He noted more ribbon cuttings over the summer, as well as a variety of events. He announced the Summer Kick-Off event at Terra Linda Park on Friday, June 21, 2019 from 5-7:00 p.m. to kick off the first day of summer.

CONSENT CALENDAR:

4. Consent Calendar Items:

Items 4.c, 4.d and 4.e removed from the Consent Calendar for comment

Councilmember Bushey moved and Councilmember Colin seconded to approve the remainder of the Consent Calendar Items

a. Approval of Minutes

Approve Minutes of City Council / Successor Agency Regular Meeting of Monday, June 3, 2019 and City Council Special Meeting of Monday, June 10, 2019 (CC)

[Regular Meeting Minutes 2019-06-03](#)

[Special Meeting Minutes 2019-06-10](#)

Approved minutes as submitted

- b. **Citizens Advisory Committee Vacancy
Call for Applications to Fill One Unexpired Four-Year Term to the End of June 2021 on the Citizens Advisory Committee on Economic Development & Affordable Housing Due to the Resignation of Andrea de la Fuente (CC)**

[Citizens Advisory Committee Vacancy](#)

Approved staff recommendation

- f. **Ambulance Service Cost Recovery
Resolution Authorizing the City Manager to Execute Agreements to Allow the San Rafael Fire Department to Participate in an Intergovernmental Transfer with the California Department of Health Care Services (DHCS) In Order to Increase the Department's Reimbursement for EMS Ambulance Transport Services Provided to County Health Plan (Partnership Health Plan) Members for FY 2018-2019 (FD)**

[Ambulance Service Cost Recovery](#)

RESOLUTION 14684 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS TO ALLOW THE SAN RAFAEL FIRE DEPARTMENT TO PARTICIPATE IN AN INTERGOVERNMENTAL TRANSFER WITH THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES (DHCS) IN ORDER TO INCREASE THE DEPARTMENT'S REIMBURSEMENT FOR EMS AMBULANCE TRANSPORT SERVICES PROVIDED TO COUNTY HEALTH PLAN (PARTNERSHIP HEALTH PLAN) MEMBERS FOR FY 2018-2019

- g. **City Investment Policy
Resolution to Approve the City of San Rafael Investment Policy (Fin)**

[City Investment Policy](#)

RESOLUTION 14685 - RESOLUTION TO APPROVE THE CITY OF SAN RAFAEL INVESTMENT POLICY

- h. **Elected City Clerk Salary Steps
Resolution Amending and Restating Resolution No. 14565 (Establishing the Compensation and Working Conditions for the Elected City Clerk and Elected Part Time City Attorney for the Period from July 1, 2018 Through June 30, 2020) (HR)**

[Elected City Clerk Salary Steps](#)

RESOLUTION 14686 - RESOLUTION AMENDING AND RESTATING RESOLUTION NO. 14565 (ESTABLISHING THE COMPENSATION AND WORKING CONDITIONS FOR THE ELECTED CITY CLERK AND ELECTED PART TIME CITY ATTORNEY FOR THE PERIOD FROM JULY 1, 2018 THROUGH JUNE 30, 2020)

- i. **Annual Adjustment to the Library Parcel Tax
Report Concerning the Annual Consumer Price Index (CPI) Rate Adjustment for the Special Library Services Parcel Tax for the Fiscal Year July 1, 2019 Through June 30, 2020 as Specified in Voter-Approved Measure D (San Rafael Municipal Code Chapter 3.36) (Lib)**

[Annual Adjustment to the Library Parcel Tax](#)

Accepted report

- j. **Vacate a Portion of Jacoby Street
Resolution of Intention to Order Vacation of Portions of Jacoby Street, San Rafael, California (PW)**

[Vacate a Portion of Jacoby Street](#)

RESOLUTION 14687 - RESOLUTION OF INTENTION TO ORDER VACATION OF PORTIONS OF JACOBY STREET, SAN RAFAEL, CALIFORNIA

- k. **Third and Union Street Repaving Project Completion
Accept Completion of the Third and Union Street Repaving Project and Authorize the City Clerk to File the Notice of Completion (PW)**

[Third and Union Street Repaving Project Completion](#)

Accepted report

AYES: Councilmembers: Colin, Bushey, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: Gamblin

The following items were removed from the Consent Calendar:

- c. **Flavored Tobacco Product Ban Ordinance Adoption
Second Reading and Final Adoption of Ordinance 1970: An Ordinance of the San Rafael City Council Amending Chapter 8.15 of the San Rafael Municipal Code, Entitled "Tobacco Retail Sales, Advertising And Promotion" to Regulate Sales of Flavored Tobacco Products and Sale of Tobacco Products at Pharmacies (CC)**

[Flavored Tobacco Product Ban Ordinance Adoption](#)

[City Manager Jim Schutz and City Attorney Robert Epstein commented on the item](#)

[Mayor Phillips invited public comment](#)

Speakers: [Ryan Green, Leanne Wise, Director of Pediatrics for Kaiser Permanente, Senta Ritter, Pat Kendall, Lori Bremner, California Grassroots Director for the American Cancer Society Cancer Action Network](#)

[There being no further comment from the audience, Mayor Phillips closed the public comment period](#)

[Councilmembers provided comments](#)

[Councilmember McCullough moved and Councilmember Bushey seconded to approve final adoption of Ordinance No. 1970](#)

Final Adoption of Ordinance 1970

AYES: Councilmembers: Bushey, McCullough & Mayor Phillips
NOES: Councilmembers: Colin
ABSENT: Councilmembers: Gamblin

- d. **Rental Housing Dispute Resolution Ordinance Adoption**
Second Reading and Final Adoption of Ordinance 1971: An Ordinance of the San Rafael City Council Adding New Chapter 10.100 to the San Rafael Municipal Code, Entitled "Rental Housing Dispute Resolution" (CC)
[Rental Housing Dispute Resolution Ordinance Adoption](#)

Mayor Phillips invited public comment for items 4.d and 4.e

Speakers: Michael Burke, Pastor Tom Gable, Marin Organizing Committee

There being no further comment from the audience regarding items 4.d and 4.e, Mayor Phillips closed the public comment period

Councilmembers provided comments

Councilmember McCullough moved and Councilmember Colin seconded to approve final adoption of Ordinance No. 1971

Final Adoption of Ordinance 1971

AYES: Councilmembers: Colin, Bushey, McCullough & Mayor Phillips

NOES: Councilmembers: None

ABSENT: Councilmembers: Gamblin

- e. **Cause Required for Eviction Ordinance Adoption**
Second Reading and Final Adoption of Ordinance 1972: An Ordinance of the San Rafael City Council Adding New Chapter 10.105 to the San Rafael Municipal Code, Entitled "Cause Required for Eviction" (CC)
[Cause Required for Eviction Ordinance Adoption](#)

Councilmember McCullough moved and Councilmember Colin seconded to approve final adoption of Ordinance No. 1972

Final Adoption of Ordinance 1972

AYES: Councilmembers: Colin, Bushey, McCullough & Mayor Phillips

NOES: Councilmembers: None

ABSENT: Councilmembers: Gamblin

SPECIAL PRESENTATION:

5. Special Presentation:

- a. **Informational Update from PG&E Relating to Enhanced Vegetation Management (EVM)**

Bill Guerin, Public Works Director, introduced Mark Van Gorder, PG&E Public Affairs, and Tony Walls, PG&E Vegetation Manager, who gave a presentation

PG&E responded to questions from Councilmembers. Councilmember provided comments.

OTHER AGENDA ITEMS:

6. **Other Agenda Items:**

a. **Grand Jury Response on Wildfire Preparedness**

Resolution Approving and Authorizing the Mayor to Execute the City's Response to the April 25, 2019 Marin County Civil Grand Jury Report Entitled, "Wildfire Preparedness: A New Approach" (FD)

[Grand Jury Response on Wildfire Preparedness](#)

Fire Chief Chris Gray and Emergency Management Coordinator Quinn Gardner presented the staff report and noted the City sent a draft 37-point Action Plan to the Civil Grand Jury prior to the adoption of the 38-point Wildfire Prevention and Protection Action Plan and requested a modification be made to the response to add emphasis to the adoption of the 38-point Wildfire Prevention and Protection Action Plan.

Mayor Phillips provided comments.

Mayor Phillips invited public comment

Speakers: Bell Cole, OFA Marin, Bill Carney, Sustainable San Rafael, Larry Manacus

There being no comment, Mayor Phillips closed the public comment period

Mayor Phillips provided comments.

Councilmember Bushey moved and Councilmember McCullough seconded to adopt the Resolution with the modification to the response emphasizing the adopted 38-point Wildfire Prevention and Protection Action Plan.

RESOLUTION 14688 - RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE CITY'S RESPONSE TO THE APRIL 25, 2019 MARIN COUNTY CIVIL GRAND JURY REPORT ENTITLED, "WILDFIRE PREPAREDNESS: A NEW APPROACH"

AYES: Councilmembers: Colin, Bushey, McCullough & Mayor Phillips

NOES: Councilmembers: None

ABSENT: Councilmembers: Gamblin

b. **Measure A Workplan and Preliminary Capital Improvement Program (CS/Fin/PW)**

1) **Resolution Approving the Measure A Work Plan for Proposed Expenditure of Measure A Funds for July 1, 2019 – June 30, 2020**

2) **Accept Informational Report Regarding the Preliminary Three-Year Capital Improvement Program for FY 2019-20 through FY 2021-22**

[Capital Improvement Program and Measure A - Open Space Spending Plan](#)

Kevin McGowan, Assistant Public Works Director and Talia Smith, Senior Management Analyst, presented the staff report

Staff responded to questions from Councilmembers

Mayor Phillips invited public comment

Speakers: Bill Carney, Sustainable San Rafael, Kate Powers

There being no further comment from the audience, Mayor Phillips closed the public comment period

Councilmember Bushey moved and Councilmember Colin seconded to adopt the Resolution Approving the Measure A Work Plan for Proposed Expenditure of Measure A funds for July 1, 2019 - June 30, 2020

RESOLUTION 14689 – RESOLUTION APPROVING THE MEASURE A WORK PLAN FOR PROPOSED EXPENDITURE OF MEASURE A FUNDS FOR JULY 1, 2019 – JUNE 30, 2020

AYES: Councilmembers: Colin, Bushey, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: Gamblin

Councilmember Bushey moved and Councilmember McCullough seconded to accept the report Regarding the Preliminary Three-Year Capital Improvement Program for FY 2019-20 through FY 2021-22

Accepted report

AYES: Councilmembers: Colin, Bushey, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: Gamblin

COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:

7. Councilmember Reports:

Councilmember McCullough reported on his appointment to the subcommittee designated by the Marin Telecommunications Agency to analyze the Grand Jury Report response on behalf of the Marin Telecommunications Agency.

SAN RAFAEL SUCCESSOR AGENCY:

- 1. Consent Calendar: -None.**

ADJOURNMENT:

Mayor Phillips adjourned the City Council meeting at 9:03 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2019

GARY O. PHILLIPS, Mayor



SAN RAFAEL CITY COUNCIL STAFF REPORT

Department: City Clerk

Prepared by: Lindsay Lara, City Clerk

City Manager Approval: _____

TOPIC: Fire Commission Vacancy

SUBJECT: CALL FOR APPLICATIONS TO FILL ONE UNEXPIRED FOUR-YEAR TERM ON THE SAN RAFAEL FIRE COMMISSION TO THE END OF MARCH 2021 DUE TO THE RESIGNATION OF LEONARD THOMPSON

RECOMMENDATION:

Approve a call for applications to fill one unexpired four-year term on the San Rafael Fire Commission to the end of March 2021 and set the deadline for receipt of applications for Tuesday, August 6, 2019 at 5:00 p.m. at City Hall in the City Clerk's Office, Room 209.

BACKGROUND:

The Fire Commission consists of five members and two alternate members who advise and support the goals and objectives of the San Rafael Fire Department. In concert with the Fire Chief, Fire Commission Members contribute their experience and expertise with department-related initiatives, such as Public Education and Information, Emergency Preparedness, support of the San Rafael Fire Foundation, Essential Facilities Project, Photography and documenting Fire Service History. [Meetings](#) are held on the second Wednesday of each month at 4:00 p.m. at 1600 Los Gamos Drive, Suite 345, San Rafael, California 94903.

ANALYSIS:

The term of Leonard Thompson was set to expire on March 31, 2021, but the City Clerk's Office received notice on June 19, 2019 that he would be resigning from his position on the Fire Commission. To serve on the Commission, members must be at least 18 years old and reside within the City limits. By approving this item, staff will be able to release a Call for Applications for eligible and interested community members to apply. Once applications are received and reviewed, the City Clerk's Office will schedule a special City Council meeting where the City Council will interview candidates and make a selection to appoint a candidate to the Fire Commission.

FISCAL IMPACT: There is no fiscal impact associated with this item.

RECOMMENDED ACTION:

Approve a call for applications to fill one unexpired four-year term on the San Rafael Fire Commission to the end of March 2021 and set the deadline for receipt of applications for Tuesday, August 6, 2019 at 5:00 p.m. at City Hall in the City Clerk's Office, Room 209.

ATTACHMENT:

1. Application Materials

FOR CITY CLERK ONLY

Council Meeting:

Disposition:

One Vacancy
Fire Commission

Applications to serve on the Fire Commission to fill one unexpired four-year term to the end of March 2021 may be obtained online at <https://www.cityofsanrafael.org/boards-commissions/> and may be completed and submitted electronically. Hard copies of the application are also available in the City Clerk's Office.

Deadline for filing applications: **Tuesday, August 6, 2019 at 5:00 p.m.**

There is no compensation paid to Committee Members. Members must comply with the City's ethics training requirement of AB 1234, and reimbursement policy. See attached information.

RESIDENTS OF THE CITY OF SAN RAFAEL ONLY MAY APPLY.

The Fire Commission regularly meets on the second Wednesday of every month at 4:00 p.m. at 1600 Los Gamos, Suite 345, San Rafael, California 94903.

Interviews of applicants will be held at a date to be determined.

An excerpt from the San Rafael Municipal Code re: Fire Commission membership, terms of Commission members, powers and duties, etc., is also attached.

Lindsay Lara
City Clerk
City of San Rafael

Dated: July 16, 2019

**CITY OF SAN RAFAEL APPLICATION TO SERVE AS MEMBER OF
Fire Commission**

NAME: _____

STREET ADDRESS: _____

CITY/STATE/ZIP CODE: _____

RESIDENT OF THE CITY OF SAN RAFAEL FOR _____ YEARS

PRESENT POSITION: _____

NAME OF FIRM: _____

BUSINESS ADDRESS: _____

*HOME & BUSINESS PHONE: _____

*E-MAIL ADDRESS: _____

EDUCATION: _____

PARTICIPATION IN THE FOLLOWING CIVIC ACTIVITIES: _____

MEMBER OF FOLLOWING CIVIC ORGANIZATIONS: _____

MY REASONS FOR WANTING TO SERVE ARE: _____

DESCRIBE POSSIBLE AREAS IN WHICH YOU MAY HAVE A CONFLICT OF INTEREST WITH THE CITY: _____

DATE: _____

SIGNATURE: _____

Filing Deadline:

Date: Tuesday, August 6, 2019
Time: 5:00 p.m.

Mail or deliver to:

City of San Rafael, Dept. of City Clerk
City Hall, 1400 Fifth Avenue, Room 209
P.O. Box 151560, San Rafael, CA 94915

*Information kept confidential, to the extent permitted by law.

SAN RAFAEL CHARTER

ARTICLE VIII Executive and Administrative Departments, Section 10. FIRE COMMISSION.

There shall be a board of fire commissioners appointed by the council, the exact number of which shall be set by ordinance or resolution of the council, one of whom may be a councilman. The chief of the fire department shall be an ex officio member of the commission but shall not be entitled to vote as a member of the commission. The members of the commission shall serve for a term of four years and shall be subject to removal by the affirmative vote of three members of the council. The terms of office of members of the commission shall be staggered in the manner provided by resolution of the council. The board of fire commissioners shall exercise such powers and perform such duties as may be prescribed or conferred in this charter or by the ordinances of the city. (Assembly Concurrent Resolution No. 121, August 20, 1973: Senate Concurrent Resolution No. 46, May 31, 1967.)

2.16.010 Board of Fire Commissioners.*

A board of fire commissioners is created. (Ord. 889 § 2, 1967: Ord. 825 § 1, 1965: Ord. 422).

* Fire Commission--See San Rafael Charter, Art. VIII § 10.

2.16.011 Board membership--Compensation.

The board of fire commissioners shall consist of five members appointed by the city council, one of whom may be a councilman. The chief of the fire department shall be an ex officio member of the commission, but shall not be entitled to vote as a member of the commission. All members of the commission shall serve without compensation. (Ord. 889 § 3 (part), 1967).

2.16.012 Board term of office and removal.

The members of the board of fire commissioners shall serve for a term of four years and shall be subject to removal by the affirmative vote of three members of the council. The terms of office of members of the commission shall be staggered in the manner provided by resolution of the city council. (Ord. 889 § 3 (part), 1967).

2.16.013 Board powers and duties.

Subject to the direction and control of the city council, as provided in Section 2.04.030 of this code, the powers and duties of the board of fire commissioners shall be:

To review and recommend concerning the future needs of the fire department in respect to long-range capital needs, including buildings, training facilities, and water mains and hydrant replacements;

To review the relationship of the fire department with other governmental agencies and private entities concerning topics which the commission feels present a true and pressing need for the city's fire service, i.e., mutual aid and the fire rating system of the Independent Insurance Office;

To review, comment and make recommendations regarding the annual operating budget of the department;

To recommend to the fire chief and the city council action concerning initial adoption and future amendments to the fire prevention code, the building code, and other such ordinances which pertain to the prevention of fires within the community;

To receive monthly reports from the department head concerning the general operations and functions of the department;

To perform such other duties as may be prescribed by the city council.

(Ord. 1131 § 1, 1974: Ord. 889 § 3 (part), 1967).

NOTICE TO BOARD & COMMISSION APPLICANTS

REGARDING ETHICS TRAINING

On January 1, 2006, a new law became effective that requires two (2) hours of ethics training of the local legislative bodies by January 1, 2007. This new law defines a local legislative body as a "Brown Act" governing body, whether permanent or temporary, decision-making or advisory, and created by formal action of the City Council. In other words, any person serving on a City Council, Board, Commission, or Committee created by the Council is subject to this ethics training requirement. After this initial class, training will be required every two years.

Ethics training can be accomplished by taking a 2-hour class, self-study, or an on-line class. You may seek reimbursement for taking any authorized ethics class. The city staff member that is assigned to your committee can help you with the reimbursement process.

After you have completed the ethics class, the original certificate needs to be given to the City Manager's Office for record-keeping, with a copy kept for your records.

AB 1234 (Salinas). Local Agencies: Compensation and Ethics

Chapter 700, Statutes of 2005

This law does the following:

- **Ethics Training:** Members of the Brown Act-covered decision-making bodies must take two hours of ethics training every two years, if they receive compensation or are reimbursed expenses. The training can be in-person, on-line, or self-study. For those in office on 1/1/06, the first round of training must be completed by 1/1/07.
- **Expense Reimbursement -- Levels:** Local agencies which reimburse expenses of members of their legislative bodies must adopt written expense reimbursement policies specifying the circumstances under which expenses may be reimbursed. The policy may specify rates for meals, lodging, travel, and other expenses (or default to the Internal Revenue Service's (IRS) guidelines). Local agency officials must also take advantage of conference and government rates for transportation and lodging.
- **Expense Reimbursement -- Processes:** Local agencies, which reimburse expenses, must also provide expense reporting forms; when submitted, such forms must document how the expense reporting meets the requirements of the agency's expense reimbursement policy. Officials attending meetings at agency expense must report briefly back to the legislative body at its next meeting.



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Community Development

Paul A. Jensen

Prepared by: Paul A. Jensen (EG),
Community Development Director

City Manager Approval: _____

AS

TOPIC: AMENDMENTS TO GENERAL PLAN 2040 PROFESSIONAL SERVICE AGREEMENTS

SUBJECT: 1. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL PLANNING SERVICES WITH BARRY J. MILLER

2. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH PLACEWORKS, INC. FOR GENERAL PLAN 2040 ENVIRONMENTAL IMPACT REPORT AND ENGINEERING AND INFRASTRUCTURE TECHNICAL CONSULTING SERVICES

RECOMMENDATION:

1. Adopt a resolution authorizing the City Manager to execute an amendment to the agreement for professional planning services with Barry J. Miller.
2. Adopt a resolution authorizing the City Manager to execute an amendment to the agreement for professional services with Placeworks, Inc. for General Plan 2040 Environmental Impact Report and engineering and infrastructure technical consulting services.

EXECUTIVE SUMMARY:

As part of the City's [General Plan 2040 update](#), staff is seeking approval to execute amendments to two professional service agreements. The first amendment would be to increase the total contract amount under the agreement with Project Manager Barry J. Miller by \$25,000 to cover an increased scope of work related to the completion of a Downtown Precise Plan. The second amendment would be to expand the agreement with Placeworks, Inc. to include technical planning assistance to City staff, in and additional amount not to exceed \$57,000.

The City has sufficient fund balance in the General Plan Special Revenue Fund (Fund no. 218) to support these contract amendments.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

BACKGROUND:

On June 19, 2017, the City Council adopted Resolution No. 14358 authorizing a one-year Professional Services Agreement (“PSA”) for planning services with Barry J. Miller as Project Manager for the City’s General Plan 2040. The City has exercised two additional one-year extensions authorized in the agreement on the same terms and the agreement is currently in its third year and set to expire on June 30, 2020.

After entering into this Project Manager agreement, the City obtained a \$500,000 One Bay Area (OBAG) grant to reimburse costs associated with the preparation of a Precise Plan for Downtown San Rafael (Resolution No. 14469). The Precise Plan applies policies of the General Plan at a finer level of detail for the Downtown area, effectively becoming a zoning ordinance for Downtown. The Precise Plan will be completed and adopted concurrent with the General Plan 2040.

On January 22, 2019, the City Council approved [four agreements for technical services to complete the General Plan 2040 and Downtown Precise Plan](#), for a total amount not to exceed \$1,458,933. These agreements included the including:

- Resolution 14627 - Authorizing the City Manager to Execute an Agreement with Placeworks, Inc. to Serve as Environmental Impact Review (EIR) and Engineering and Infrastructure Technical Consultant for the General Plan 2040, with a Two-Year Term and Two Optional One-Year Extensions, for an amount not to exceed \$569,069
- Resolution 14628 - Authorizing the City Manager to Execute an Agreement with Opticos Design, Inc. to Serve as General Plan Community Design and Downtown Precise Plan Technical Consultant for the General Plan 2040, with a Two-Year Term and Two Optional One-Year Extensions, for an amount not to exceed \$493,500
- Resolution 14629 - Authorizing the City Manager to Execute an Agreement with BAE Urban Economics, Inc. to Serve as Economic and Fiscal Technical Consultant for the General Plan 2040, with a Two-Year Term and Two Optional One-Year Extensions, for an amount not to exceed \$123,365
- Resolution 14630 - Authorizing the City Manager to Execute an Agreement with Fehr & Peers Associates, Inc. to Serve as Transportation Technical Consultant for the General Plan 2040, with a Two-Year Term and Two Optional One-Year Extensions, for an amount not to exceed \$273,000

ANALYSIS:

Barry J. Miller PSA Amendment

Mr. Miller was integral in the City being awarded the \$500,000 One Bay Area (OBAG) grant for the completion of a Downtown Precise Plan. Mr. Miller’s current scope covers the General Plan Update only, therefore in the January 22, 2019 staff report, staff indicated additional expenses were expected for revisions to Mr. Miller’s PSA to reflect the additional scope of work associated with the Downtown Precise Plan.

The cost associated with the increased scope of services required for Mr. Miller to complete the Downtown Precise Plan is \$25,000. The proposed PSA amendment for Mr. Miller (**Attachment 2**) increases the maximum billing amount for the current (third) contract year by \$25,000 from \$90,000 to \$115,000, thus increasing the total contract amount by \$25,000 from \$270,000 to \$295,000.

While this expense was not included in the final General Plan Work Program and will not be covered by the OBAG grant, there is sufficient funding in the General Plan Fund to cover these expenses.

Placeworks, Inc PSA Amendment

The Community Development Director has determined that the City needs additional technical planning assistance in connection with the development of the General Plan 2040. Staff contacted Placeworks, Inc. about providing this technical planning assistance due to their familiarity with the City's General Plan efforts, and Placeworks is willing to provide this additional work on a time and materials basis at a discounted rate. The proposed amendment would add up to 600 hours of this work to Placeworks' current PSA, with an additional not-to-exceed amount of \$57,000.

FISCAL IMPACT:

Staff is requesting approval for amendments to two PSAs. \$25,000 in funding for the amendment to the Barry J. Miller PSA has already been appropriated from General Plan Special Revenue Fund (fund no. 218). An additional \$57,000 in funding for the amendment to the Placeworks, Inc. PSA will need to be appropriated from General Plan Special Revenue Fund (fund no. 218).

This fund includes revenue for both the implementation of the current General Plan, as well as the General Plan update process. The current fund balance of the General Plan Special Revenue Fund is approximately \$1.853 million.

OPTIONS:

The City Council has the following options to consider regarding this matter:

1. Adopt the resolutions as presented, approving the amendments to the PSAs.
2. Adopt the resolutions with modifications, revising all or a portion of the amendments to the PSAs.
3. Do not adopt the resolutions and reject all or a portion of the amendments to the PSAs and direct staff to solicit additional proposals for the corresponding services.
4. Direct staff to return with additional information.

RECOMMENDED ACTION:

1. Adopt a resolution authorizing the City Manager to execute an amendment to the agreement for professional planning services with Barry J. Miller.
2. Adopt a resolution authorizing the City Manager to execute an amendment to the agreement for professional services with Placeworks, Inc. for General Plan 2040 Environmental Impact Report and engineering and infrastructure technical consulting services.

ATTACHMENTS:

1. Resolution (Barry J. Miller)
2. First Amendment to the PSA with Barry J. Miller with Exhibit A: Proposal dated June 3, 2019
3. Resolution (Placeworks, Inc.)
4. First Amendment to the PSA with Placeworks, Inc. with Exhibit A: "Amendment to the Professional Services Agreement between Placeworks and the City of San Rafael approved on January 21, 2019"

RESOLUTION NO. ____

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING THE CITY
MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR
PROFESSIONAL PLANNING SERVICES WITH BARRY J. MILLER**

WHEREAS, on June 19th, 2017, the City Council adopted Resolution No. 14357, authorizing the execution of an Agreement between the City of San Rafael and Barry J. Miller for professional planning services for General Plan 2040 project management (the “Agreement”); and

WHEREAS, the City of San Rafael has twice exercised an option to extend the Agreement by one (1) year and the Agreement is now in its third year and set to expire on June 30, 2020; and

WHEREAS, due to the efforts of Barry J. Miller, the City of San Rafael was awarded grant funding from the Metropolitan Transportation Commission to provide financial support for the creation of a Downtown Precise Plan; and

WHEREAS, the increase in work associated with the creation of a Downtown Precise Plan was not included in the initial scope of work under the Agreement; and

WHEREAS, the City of San Rafael has appropriated sufficient funds in the General Plan Special Revenue Fund #218 for FY 2019/20 to support an amendment to the Agreement to include the additional work by Barry J. Miller needed in connection with the Downtown Precise Plan;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Rafael hereby authorizes the City Manager to execute a First Amendment to the Professional Services Agreement with Barry J. Miller, in a form approved by the City Attorney, to expand the scope of services to include work needed in connection with the Downtown Precise Plan and to provide for additional compensation payable in the third year of the Agreement in an amount not to exceed \$25,000.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH
BARRY J. MILLER FOR PROFESSIONAL PLANNING SERVICES**

THIS FIRST AMENDMENT to the Professional Services Agreement by and between the **CITY OF SAN RAFAEL** (hereinafter “**CITY**”), and **BARRY J. MILLER**, (hereinafter “**CONTRACTOR**”), is made and entered into as of the _____ day of _____, 2019.

RECITALS

WHEREAS, on June 19th, 2017, the City Council adopted Resolution No. 14357, authorizing the execution of an Agreement between the **CITY** and the **CONTRACTOR** for professional planning services for General Plan 2040 project management (the “Agreement”); and

WHEREAS, the **CITY** has twice exercised the option in the Agreement to extend the term by one (1) year; and

WHEREAS, due to the efforts of the **CONTRACTOR**, the **CITY** was awarded grant funding from the Metropolitan Transportation Commission to provide financial support for the creation of a Downtown Precise Plan; and

WHEREAS, the increase in work associated with the creation of a Downtown Precise Plan was not included in the **CITY**’s initial scope of work under the Agreement; and

WHEREAS, the **CITY** has appropriated sufficient funds in the General Plan Special Revenue Fund #218 for FY 2019/20 to support an amendment to the Agreement to include the additional work by **CONTRACTOR** needed in connection with the Downtown Precise Plan;

AMENDMENT TO AGREEMENT

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. Paragraph 2 of the Agreement, entitled “DUTIES OF CONTRACTOR” is hereby amended to include the additional services described in **CONTRACTOR’S** June 3, 2019 letter with the subject “General Plan 2040 Contract Amendment” attached as Exhibit “A” to this First Amendment and incorporated herein by reference.
2. Paragraph 4 of the Agreement, entitled “COMPENSATION,” is hereby amended to include additional compensation payable to **CONTRACTOR** for the services described in Exhibit “A” to this First Amendment, on a time and materials basis, in

a not-to-exceed amount of \$25,000, thereby increasing the compensation amount for the current (third) year of the Agreement from \$90,000 to \$115,000, and increasing the total amount payable under the Agreement from \$270,000 to \$295,000.

- 3. Except as specifically amended herein, all other provisions, terms and obligations of the Agreement between the parties shall remain valid and shall be in full force.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the day, month, and year first above written.

CITY OF SAN RAFAEL

CONTRACTOR

JIM SCHUTZ, City Manager

BARRY J. MILLER

ATTEST:

LINDSAY LARA, City Clerk

APPROVED AS TO FORM:

ROBERT F. EPSTEIN, City Attorney

SUBJECT: General Plan 2040 Contract Amendment

June 3, 2019

Raffi Boloyan, Planning Manager
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

Dear Raffi:

On June 19, 2017, the City Council adopted Resolution No. 14358 authorizing an Agreement for Professional Planning Services with Barry Miller as Project Manager for the City's General Plan 2040. Work under this Agreement began on July 1, 2017. The Agreement included a provision for up to two (2) additional one-year extensions, upon approval of the City Manager. The first one-year extension was approved on June 7, 2018, extending the Agreement to June 30, 2019. This letter requests the second one-year extension, to June 30, 2020.

I am also requesting that the terms of the Agreement be modified to recognize a substantive change in the scope of services being provided. The initial Agreement covered only the 2040 General Plan. In May 2018, the City was awarded a grant to prepare a Downtown Precise Plan. I have effectively served as the City's Downtown Plan Project Manager for the last year. In May 2019 alone, roughly 2/3 of my hours in San Rafael were spent on the Downtown Plan, largely due to the Downtown charrette on May 8-11. This work was not anticipated by my Agreement with the City and was not budgeted.

I have completed a month-by-month review of my hours between January 1, 2018 and June 1, 2019 and determined that 157 hours were spent on tasks related to the Downtown Precise Plan over this 17-month period. This represents 15% of my total hours in San Rafael. The work was completed without any increase in the budget for my services.

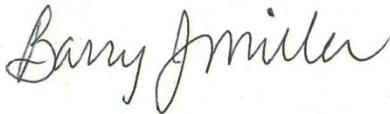
As of June 1, 2019, I have billed \$169,342 of the \$180,000 total available for the two-year period (July 1, 2017-June 1, 2019). This includes roughly \$149,100 on the General Plan and \$21,200 on the Downtown Precise Plan. The amount billed to the General Plan has been less than anticipated due to the time demands of the Downtown Plan and the overall dollar limit set by my contract.

Looking ahead, I am proposing that my contract limit for 2019-2020 be raised by \$25,000. Thus, the total for the three-year (2017-2020) contract term would be \$295,000 instead of the \$270,000 covered by the initial agreement. The additional \$25,000 would cover services associated with the Downtown Precise Plan. I will increase my San Rafael time from two days a week to something closer to three days a week for the next year, although the extra time will likely be worked in my Berkeley office.

In the event an increase in the budget cap is not viable, I will continue to work under the terms of my current Agreement (e.g., not to exceed \$90,000 for Year 3) assuming it is extended for the third year. However, the budget will likely run out several months before June 30, 2020 due to the increased time demands of managing both projects.

I am open to other approaches to moving the contract extension forward. Working for the City of San Rafael has been a privilege! I look forward to bringing both the General Plan and the Downtown Precise Plan to their successful completion over the coming year.

Sincerely,

A handwritten signature in cursive script that reads "Barry Miller". The signature is written in dark ink and is positioned above the typed name.

Barry Miller, FAICP

RESOLUTION NO. _____

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH PLACEWORKS, INC. FOR GENERAL PLAN 2040 ENVIRONMENTAL IMPACT REPORT AND ENGINEERING AND INFRASTRUCTURE TECHNICAL CONSULTING SERVICES

WHEREAS, on January 22nd, 2019, the City Council adopted Resolution No. 14627, authorizing the execution of a professional services agreement between the City of San Rafael and Placeworks, Inc. for Environmental Impact Report and professional engineering and infrastructure consulting services for General Plan 2040 preparation; and

WHEREAS, the City of San Rafael has identified additional technical planning assistance needed for the development of the General Plan 2040 and does not have existing staff persons dedicated to these efforts; and

WHEREAS, Placeworks, Inc. provides project planning services and has staff familiar with the City's existing work on the General Plan 2040; and

WHEREAS, the City of San Rafael has sufficient funds in the General Plan Special Revenue Fund #218 to be appropriated for FY 2019/20 to support an amendment to the professional services agreement to add the required services;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Rafael hereby authorizes the City Manager to execute a First Amendment to the Professional Services Agreement with Placeworks, Inc., subject to approval as to form by the City Attorney, to provide additional technical planning services and additional compensation payable in an amount not to exceed \$57,000.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDASAY LARA, City Clerk

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
WITH PLACEWORKS, INC. FOR GENERAL PLAN 2040 ENVIRONMENTAL IMPACT
REPORT AND ENGINEERING AND INFRASTRUCTURE TECHNICAL CONSULTING
SERVICES**

THIS FIRST AMENDMENT to the Professional Services Agreement by and between the **CITY OF SAN RAFAEL** (hereinafter “**CITY**”), and **PLACEWORKS, INC.**, (hereinafter “**CONTRACTOR**”), is made and entered into as of the _____ day of _____, 2019.

RECITALS

WHEREAS, on January 22nd, 2019, the City Council adopted Resolution No. 14627, authorizing the execution of a professional services agreement between the **CITY** and the **CONTRACTOR** for General Plan 2040 Environmental Impact Report and engineering and infrastructure technical consulting services (the “Agreement”); and

WHEREAS, the **CITY** has identified additional technical planning assistance needed for the development of the General Plan 2040 and does not have existing staff persons dedicated to these efforts; and

WHEREAS, the **CONTRACTOR** provides project planning services and has staff familiar with the City’s existing work on the General Plan 2040; and

WHEREAS, the **CITY** has sufficient funds in the General Plan Special Revenue Fund #218 to be appropriated for FY19/20 to support an amendment to the Agreement to add the required services;

AMENDMENT TO AGREEMENT

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. Paragraph 2 of the Agreement, entitled “DUTIES OF CONTRACTOR” is hereby amended to include the services described in **CONTRACTOR’S** memorandum re “Amendment to the Professional Services Agreement between Placeworks and the City of San Rafael approved on January 21, 2019” attached as Exhibit “A” to this First Amendment and incorporated herein by reference.

2. Paragraph 4 of the Agreement, entitled “COMPENSATION,” is hereby amended to read in its entirety as follows:

For the full performance of the services described herein by **CONTRACTOR**, **CITY** shall pay **CONTRACTOR** as follows:

1. For the services set forth in Exhibits A-1 and A-2, **CITY** shall pay **CONTRACTOR** a Total Base Contract Amount of \$541,970 allocated as follows:
 - a. For the services set forth in Exhibit A-1, **CITY** shall pay **CONTRACTOR** on a time and materials basis as set forth in “Table A-Cost Proposal- EIR” included in Exhibit A-1, in an amount not to exceed \$500,261; and
 - b. For the services set forth in Exhibit A-2, **CITY** shall pay **CONTRACTOR** on a time and materials basis as set forth in “Table A-Cost Proposal-Engineering Services” included in Exhibit A-2, in an amount not to exceed \$41,709.
2. For the services set forth in Exhibit A to this First Amendment, on a time and materials basis in an amount not to exceed \$57,000.
3. Additional compensation not to exceed five percent (5%) of the Total Base Contract Amount, or \$27,099, may be paid upon approval of the City Manager. In no event shall the compensation payable to **CONTRACTOR** under this Agreement exceed \$626,069.

Payment will be made monthly upon receipt by PROJECT MANAGER of itemized invoices submitted by **CONTRACTOR**.

3. Except as specifically amended herein, all of the other provisions, terms and obligations of the Agreement between the parties shall remain valid and shall be in full force.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the day, month, and year first above written.

CITY OF SAN RAFAEL

CONTRACTOR

JIM SCHUTZ, City Manager

By: _____

Name: _____

Title: _____

ATTEST:

[If Contractor is a corporation, add signature of second corporate officer]

LINDSAY LARA, City Clerk

APPROVED AS TO FORM:

By: _____

Name: _____

Title: _____

ROBERT F. EPSTEIN, City Attorney

Exhibit A: Amendment to the Professional Services Agreement between Placeworks and the City of San Rafael approved on January 21, 2019:

Task 9. Technical Planning Assistance

PlaceWorks will provide technical planning assistance to the City of San Rafael to support the General Plan Update effort. This task covers the part-time assignment of one PlaceWorks Project Planner to the City of San Rafael for a duration of approximately one year. The designated Project Planner will cover services beyond those already covered by the existing technical services professional services agreement for Environmental Impact Review (EIR) and Engineering scopes of work for the General Plan 2040.

The designated Project Planner will work on-site in the San Rafael Community Development Department on Plan-related tasks, including land use and transportation-related research, policy development, data analysis, report preparation, website content management, community outreach and engagement, GIS and mapping, Steering Committee support, and similar tasks. The Planner assigned to the project will be mutually agreed upon by the City and PlaceWorks.

The Project Planner's time on this task will not exceed 20 hours per week unless prior approval is received from the City's Project Manager. Services to be provided under this task will be provided at a reduced rate of \$95/hour, with a total billing amount not to exceed \$57,000 (600 hours). The City will provide a work station (desk, phone, computer, etc.) for the Project Planner on the designated work days. The designated work days will be mutually agreed upon by the City and PlaceWorks.

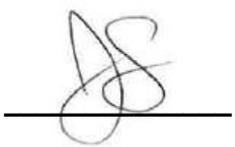


Agenda Item No: 4.d
Meeting Date: July 15, 2019

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Community Services

**Prepared by: Kelly Albrecht,
Sr. Rec. Supervisor**

City Manager Approval: 

TOPIC: California State Preschool Contract

SUBJECT: RESOLUTION APPROVING A CONTRACT (CALIFORNIA STATE PRESCHOOL PROGRAM-9283) WITH THE CALIFORNIA DEPARTMENT OF EDUCATION TO PROVIDE FUNDING IN THE AMOUNT OF \$232,864 FOR FISCAL YEAR 2019-2020 FOR CHILD DEVELOPMENT SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT DOCUMENTS

RECOMMENDATION:

Adopt a resolution approving a contract (California State Preschool Program-9283) with the California Department of Education to provide funding in the amount of \$232,864 for Fiscal Year 2019-2020 for child development services and authorizing the City Manager to execute the contract documents.

BACKGROUND:

The California State Department of Education, State Preschool Program supports part-day education for children four to five years of age. Funded programs are required to provide developmentally appropriate educational, health, social and nutritional services to eligible low-income families. Parent education and participation along with strategies to transition the children of disadvantaged families into the public school kindergarten program are required of the State funded programs.

Pickleweed Children’s Center, in the Canal neighborhood of San Rafael, has been the recipient of California State Preschool Program funding since 1998. The funding substantially covers the cost of forty-eight students’ preschool education during the academic school year.

In addition to the California State Preschool Program, the Pickleweed Children’s Center also provides an additional preschool classroom funded by First Five Marin, serving twenty students.

ANALYSIS:

This contract provides no-cost preschool services for income eligible families. The children served by this contract live in East San Rafael, where there is the greatest need for preschool services in San Rafael.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

Students are accepted into the Preschool Program at the Pickleweed Children’s Center utilizing the services of the Marin Child Care Council. The Council maintains an eligibility list for qualified low income families seeking preschool and child care placement. City staff reviews the eligibility list for current families in San Rafael with age-appropriate students. Through personal contact, staff assists families in the registration process.

FISCAL IMPACT:

The City is seeking grant funding from the California Department of Education in the amount of \$232,864 for the Preschool Program at the Pickleweed Children’s Center. The preschool program’s estimated budget for Fiscal Year 2019-20 is as follows:

Program Budgeted Expenditures FY 2019-20:	\$427,852
Program Budgeted Revenues FY 2019-20:	
California State Department of Education State Preschool Program	232,864
First 5 Marin	101,977
Community Development Block Grant (Federal)	30,000
Safety Net Grant (Marin Childcare Council)	20,000
Investment Earnings	1,225
Available Fund Balance	<u>41,786</u>
	\$427,852

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt the resolution as proposed, approving the contract with the California State Department of Education.
2. Do not adopt the resolution, resulting in the City declining the opportunity to submit a grant application to the California State Department of Education.

RECOMMENDED ACTION:

Adopt a resolution approving a contract (California State Preschool Program-9283) with the California Department of Education to provide funding in the amount of \$232,864 for Fiscal Year 2019-2020 for child development services and authorizing the City Manager to execute the contract documents.

ATTACHMENTS:

1. Resolution
2. California State Preschool Program - 8280 Grant Application and Contract

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
APPROVING A CONTRACT (CALIFORNIA STATE PRESCHOOL PROGRAM-9283)
WITH THE CALIFORNIA DEPARTMENT OF EDUCATION TO PROVIDE FUNDING IN
THE AMOUNT OF \$232,864 FOR FISCAL YEAR 2019-2020 FOR CHILD
DEVELOPMENT SERVICES AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE CONTRACT DOCUMENTS**

WHEREAS, the City operates the Pickleweed Preschool at the Pickleweed Children's Center; and

WHEREAS, the State of California has awarded the City of San Rafael funds for subsidy of the Pickleweed Preschool Program since 1997; and

WHEREAS, the City of San Rafael has been awarded a contract with the California Department of Education for State Preschool Services in the amount of \$232,864 for Fiscal Year 2019-2020.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of San Rafael does hereby approve a Contract (California State Preschool Program-9283) with the California Department of Education to provide funding in the amount of \$232,864 for Fiscal Year 2019-2020 for child development services and authorizes the City Manager to execute the Contract documents.

I, Lindsay Lara, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of San Rafael held on Monday, the 15th day of July 2019 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Lindsay Lara, City Clerk

**California Department of Education (CDE)
DIRECTIONS AND FORMS
FOR
CHILD CARE AND DEVELOPMENT CONTRACTS**

Please read the entire document carefully. This document contains:

- Directions for Contract Execution (page 2)
- Issues that will Delay Contract Execution (page 3)
- Resolution/Signature Authority (page 4)
- Sample Resolution (page 5)
- Frequently Asked Questions (pages 6-7)
- Checklist (page 8)
- Contractor Certification Clauses (CCC-04-2017) (pages 9-12)
- California Civil Rights Laws Certification (CO-005) (page 13)
- Contract (page 14)

DIRECTIONS FOR CONTRACT EXECUTION

1. Review the Funding Terms and Conditions (FT&C), applicable Program Requirements, and the General Terms and Conditions (GTC 04/2017). If you are a State Agency or University, review the General Terms and Conditions for Interagency Agreements (GIA 610).

All of the above can be found at the following link:

<http://www.cde.ca.gov/fg/aa/cd/ftc2019.asp>

2. Print **two (2) copies of this document** beginning with the CCC 04/2017 (pages 9-14), **single-sided only**. Do not alter documents in any way.
 - a. Confirm that the printed pages are legible. If the contract language is cut off at the margin, follow the link below to correct the problem:
<http://helpx.adobe.com/acrobat/kb/scale-or-resize-printed-pages.html>
3. Have **both** copies of the contract and all required documents filled out completely and signed by the authorized official.
 - Sign documents in **blue ink** only;
 - **Contracts signed in black ink, stamped signatures, or copies will NOT be accepted.**
 - Print name, title, and address where requested.
4. **Public agencies only** - Attach a copy of a resolution by the local governing body authorizing the execution of **each** contract.
 - **Contracts will not be executed prior to board approval.**
5. Mail (e-mail not accepted) signed contracts and all completed documents as *soon as possible* to:

**Contracts, Purchasing, and Conference Services
California Department of Education
1430 N Street, Suite 2213
Sacramento, CA 95814-5901**

ISSUES THAT DELAY CONTRACT EXECUTION

The following issues will delay contract execution and payment:

- Documents are unsigned, incomplete, or not returned.
- Contracts are mailed to the incorrect address.
- Contracts are e-mailed.
- The contract is not signed with original signatures in *blue ink*.
- The contract was printed illegibly, double-sided, or formatting has been changed.
- The contract was printed with the left side cut-off and language missing.
- The individual signing the contracts does not have signature authority to enter into contractual agreements with the CDE.

RESOLUTION/SIGNATURE AUTHORITY

PUBLIC AGENCIES

According to the *State Contracting Manual, Volume 1*, when one of the contracting parties is a county, city, district, or other local public body, the contract shall be accompanied by one of the following documents from the local governing body authorizing execution of the agreement:

- Board resolution; or
- Board minutes; or
- Board policy

Please submit one resolution per contract type.

County Offices of Education

A resolution is not required ***IF*** the County Superintendent signs the contract. If anyone else signs, signature authority is required.

If someone other than the County Superintendent signs the contract, signature authority is required. This can be provided by a resolution or letter on letterhead signed by the County Superintendent.

PRIVATE AGENCIES

Generally, the Executive Director, Owner, President, etc. are the authorized signers. *If an individual with a different title than above signs the contract*, provide one of the following indicating the signee has the authority to enter into and sign contractual agreements with the CDE:

- Letter on company letterhead;
- Board Resolution; or
- Board Minutes

RESOLUTION

This resolution is adopted in order to certify the approval of the Governing Board to enter into this transaction with the California Department of Education for the purpose of providing child care and development services and to authorize the designated personnel to sign contract documents for Fiscal Year 2019-2020.

RESOLUTION

BE IT RESOLVED that the Governing Board of _____

_____ authorizes entering into local agreement number _____ and that the person/s who is/are listed below, is/are authorized to sign the transaction for the Governing Board.

<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PASSED AND ADOPTED THIS _____ day of _____ 2019, by the
Governing Board of _____
of _____ County, in the State of California.

I, _____, Clerk of the Governing Board of
_____, of _____, County, in the
State of California, certify that the foregoing is a full, true and correct copy of a resolution
adopted by the said Board at a _____ meeting thereof held at a
regular public place of meeting and the resolution is on file in the office of said Board.

(Clerk's signature)

(Date)

FREQUENTLY ASKED QUESTIONS

BOARD RESOLUTIONS/SIGNATURE AUTHORITY

Do I need to provide a resolution and signature authority for an original contract?

Public Agency

Yes, you need a resolution authorizing the contract. You also need to provide signature authority for the person signing the contract, if someone other than the Superintendent signs. See the sample provided on the previous page.

Private Agency

The CDE does not require a resolution from a private agency. However, if an employee who is not the Executive Director, Owner, or President, etc. has signed the contract, signature authority is required. This can be provided by a resolution or letter on letterhead from the Executive Officer.

Do I need a resolution for an amendment?

If the resolution for the original contract specified the contract amount, a resolution containing the amended contract amount is required.

In addition, signature authority will be required if the person signing the amendment was not included as an authorized signer on the original resolution.

I work for a County Superintendent of Schools. Does my contract need a resolution?

Because County Superintendents have the authority to enter into contracts without board approval, a resolution is not required *IF* the County Superintendent signs the contract.

If someone other than the County Superintendent signs the contract, signature authority is required. This can be provided by a resolution or letter on letterhead signed by the County Superintendent.

CONTRACT COPIES

Can we e-mail copies of the signed contract?

No. CDE can only accept contracts with original signatures at this time.

Why do I have to make two copies of the contract?

So that once the contract is executed, CDE can send you a signed original.

FEDERAL ID NUMBER

What is my Federal ID number?

An Employer Identification Number (EIN) is also known as a Federal Tax Identification

Number, and is used to identify a business entity. Use this number to fill in the CCC-4/2017 form.

PRINTING ERRORS

What is a misprint?

A misprint occurs when the contract is printed illegibly, double-sided, or a change has been made to the formatting. Common examples are:

- The text on the left margin of the contract has been cut off. Fix problem here: <http://helpx.adobe.com/acrobat/kb/scale-or-resize-printed-pages.html>
- Toner issues cause the print to be illegible.
- The contract has been printed double-sided.
- Space has been added or deleted.

If this occurs, and the contract is sent to CDE, you will receive an e-mail asking you to re-print, re-sign and return a correctly printed contract. Contracts that have been altered in any way are unacceptable.

CONTACT INFORMATION

When should I contact the Contracts Office?

If you have a question regarding the status of the contract or questions about any of the attached documents, please contact Favio Flores at: FFlores@cde.ca.gov

For questions regarding contract terms such as MDO, MRA, etc., contact the assigned Fiscal Analyst or EESD Consultant.

Direct all contract correspondence to:

**Contracts, Purchasing, and Conference Services
California Department of Education
1430 N Street, Suite 2213
Sacramento, CA 95814-5901**

CONTRACT CHECKLIST

Please note that every form is required.

Contractor name _____ Contract # _____

Place a check mark next to each item being returned.

- Checklist
- Two (2)** signed (in **blue ink**) child care contracts with original signatures
 - **Did you include your printed name, title, and address?**
 - **Is all of the contract language visible?**
- Two (2)** signed Contractor Certification Clauses (CCC-4/2017)
 - **Did you fill in ALL spaces including Federal ID Number?**
- Two (2)** signed California Civil Rights Laws Certifications (CO-005)
- Board resolution or minutes authorizing execution of contract and/or authorizing delegation of authority (if applicable)

Mail all signed contracts and completed documents *as soon as possible* to:

**Contracts, Purchasing, and Conference Services
California Department of Education
1430 N Street, Suite 2213
Sacramento, CA 95814-5901**

CCC 04/2017

CERTIFICATION

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that I am duly authorized to legally bind the prospective Contractor to the clause(s) listed below. This certification is made under the laws of the State of California.

<i>Contractor/Bidder Firm Name (Printed)</i>		<i>Federal ID Number</i>
<i>By (Authorized Signature)</i>		
<i>Printed Name and Title of Person Signing</i>		
<i>Date Executed</i>	<i>Executed in the County of</i>	

CONTRACTOR CERTIFICATION CLAUSES

1. **STATEMENT OF COMPLIANCE:** Contractor has, unless exempted, complied with the nondiscrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102) (Not applicable to public entities.)

2. **DRUG-FREE WORKPLACE REQUIREMENTS:** Contractor will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:

- a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
- b. Establish a Drug-Free Awareness Program to inform employees about:
 - 1) the dangers of drug abuse in the workplace;
 - 2) the person's or organization's policy of maintaining a drug-free workplace;
 - 3) any available counseling, rehabilitation and employee assistance programs; and,
 - 4) penalties that may be imposed upon employees for drug abuse violations.
- c. Every employee who works on the proposed Agreement will:
 - 1) receive a copy of the company's drug-free workplace policy statement; and,
 - 2) agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Contractor may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Contractor has made false certification, or violated the

certification by failing to carry out the requirements as noted above. (Gov. Code §8350 et seq.)

3. NATIONAL LABOR RELATIONS BOARD CERTIFICATION: Contractor certifies that no more than one (1) final unappealable finding of contempt of court by a Federal court has been issued against Contractor within the immediately preceding two-year period because of Contractor's failure to comply with an order of a Federal court, which orders Contractor to comply with an order of the National Labor Relations Board. (Pub. Contract Code §10296) (Not applicable to public entities.)

4. CONTRACTS FOR LEGAL SERVICES \$50,000 OR MORE- PRO BONO REQUIREMENT: Contractor hereby certifies that Contractor will comply with the requirements of Section 6072 of the Business and Professions Code, effective January 1, 2003.

Contractor agrees to make a good faith effort to provide a minimum number of hours of pro bono legal services during each year of the contract equal to the lessor of 30 multiplied by the number of full time attorneys in the firm's offices in the State, with the number of hours prorated on an actual day basis for any contract period of less than a full year or 10% of its contract with the State.

Failure to make a good faith effort may be cause for non-renewal of a state contract for legal services, and may be taken into account when determining the award of future contracts with the State for legal services.

5. EXPATRIATE CORPORATIONS: Contractor hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

6. SWEATFREE CODE OF CONDUCT:

a. All Contractors contracting for the procurement or laundering of apparel, garments or corresponding accessories, or the procurement of equipment, materials, or supplies, other than procurement related to a public works contract, declare under penalty of perjury that no apparel, garments or corresponding accessories, equipment, materials, or supplies furnished to the state pursuant to the contract have been laundered or produced in whole or in part by sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor, or with the benefit of sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor. The contractor further declares under penalty of perjury that they adhere to the Sweatfree Code of Conduct as set forth on the California Department of Industrial Relations website located at www.dir.ca.gov, and Public Contract Code Section 6108.

b. The contractor agrees to cooperate fully in providing reasonable access to the contractor's records, documents, agents or employees, or premises if reasonably required by authorized officials of the contracting agency, the Department of Industrial Relations, or the Department of Justice to determine the contractor's compliance with the requirements under paragraph (a).

7. DOMESTIC PARTNERS: For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.3.

8. GENDER IDENTITY: For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.35.

DOING BUSINESS WITH THE STATE OF CALIFORNIA

The following laws apply to persons or entities doing business with the State of California.

1. CONFLICT OF INTEREST: Contractor needs to be aware of the following provisions regarding current or former state employees. If Contractor has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (Pub. Contract Code §10410):

1). No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.

2). No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (Pub. Contract Code §10411):

1). For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.

2). For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Contractor violates any provisions of above paragraphs, such action by Contractor shall render this Agreement void. (Pub. Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Pub. Contract Code §10430 (e))

2. LABOR CODE/WORKERS' COMPENSATION: Contractor needs to be aware of the provisions which require every employer to be insured against liability for Worker's

Compensation or to undertake self-insurance in accordance with the provisions, and Contractor affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

3. AMERICANS WITH DISABILITIES ACT: Contractor assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

4. CONTRACTOR NAME CHANGE: An amendment is required to change the Contractor's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

5. CORPORATE QUALIFICATIONS TO DO BUSINESS IN CALIFORNIA:

a. When agreements are to be performed in the state by corporations, the contracting agencies will be verifying that the contractor is currently qualified to do business in California in order to ensure that all obligations due to the state are fulfilled.

b. "Doing business" is defined in R&TC Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit. Although there are some statutory exceptions to taxation, rarely will a corporate contractor performing within the state not be subject to the franchise tax.

c. Both domestic and foreign corporations (those incorporated outside of California) must be in good standing in order to be qualified to do business in California. Agencies will determine whether a corporation is in good standing by calling the Office of the Secretary of State.

6. RESOLUTION: A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

7. AIR OR WATER POLLUTION VIOLATION: Under the State laws, the Contractor shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

8. PAYEE DATA RECORD FORM STD. 204: This form must be completed by all contractors that are not another state agency or other governmental entity.

CALIFORNIA CIVIL RIGHTS LAWS CERTIFICATION

Pursuant to Public Contract Code section 2010, if a bidder or proposer executes or renews a contract in the amount of \$100,000 or more on or after January 1, 2017, the bidder or proposer hereby certifies compliance with the following:

1. CALIFORNIA CIVIL RIGHTS LAWS: For contracts \$100,000 or more, executed or renewed after January 1, 2017, the contractor certifies compliance with the Unruh Civil Rights Act (Section 51 of the Civil Code) and the Fair Employment and Housing Act (Section 12960 of the Government Code); and
2. EMPLOYER DISCRIMINATORY POLICIES: For contracts \$100,000 or more, executed or renewed after January 1, 2017, if a Contractor has an internal policy against a sovereign nation or peoples recognized by the United States government, the Contractor certifies that such policies are not used in violation of the Unruh Civil Rights Act (Section 51 of the Civil Code) or the Fair Employment and Housing Act (Section 12960 of the Government Code).

CERTIFICATION

<p>I, the official named below, certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.</p> <p><i>Proposer/Bidder Firm Name (Printed)</i></p>	<p><i>Federal ID Number</i></p>
<p><i>By (Authorized Signature)</i></p>	
<p><i>Printed Name and Title of Person Signing</i></p>	
<p><i>Date Executed</i></p>	<p><i>Executed in the County and State of</i></p>



CALIFORNIA DEPARTMENT OF EDUCATION

1430 N Street

Sacramento, CA 95814-5901

F.Y. 19 - 20

DATE: July 01, 2019

CONTRACT NUMBER: CSPP-9283

PROGRAM TYPE: CALIFORNIA STATE PRESCHOOL PROGRAM

PROJECT NUMBER: 21-2193-00-9

LOCAL AGREEMENT FOR CHILD DEVELOPMENT SERVICES

CONTRACTOR'S NAME: CITY OF SAN RAFAEL

This Agreement is entered into between the State Agency and the Contractor named above. The Contractor agrees to comply with the CONTINUED FUNDING APPLICATION FY 19-20, the GENERAL TERMS AND CONDITIONS* (GTC 04/2017), the STATE PRESCHOOL PROGRAM REQUIREMENTS*, and the FUNDING TERMS AND CONDITIONS* (FT&C), which are by this reference made a part of the Agreement. Where the GTC 04/2017 conflicts with either the Program Requirements or the FT&C, the Program Requirements or the FT&C will prevail.

Funding of this Agreement is contingent upon appropriation and availability of sufficient funds. This Agreement may be terminated immediately by the State if funds are not appropriated or available in amounts sufficient to fund the State's obligations under this Agreement.

The period of performance for this Agreement is July 01, 2019 through June 30, 2020. For satisfactory performance of the required services, the Contractor shall be reimbursed in accordance with the Determination of Reimbursable Amount section of the FT&C, at a rate not to exceed \$48.28 per child day of full time enrollment and a Maximum Reimbursable Amount (MRA) of \$232,864.00.

Service Requirements

Minimum Child Days of Enrollment (CDE) Requirement 4,823.0

Minimum Days of Operation (MDO) Requirement 175

Any provision of this Agreement found to be in violation of Federal or State statute or regulation shall be invalid, but such a finding shall not affect the remaining provisions of this Agreement.

Items shown with an asterisk (*) can be viewed at https://www.cde.ca.gov/fg/aa/cd/ftc2019.asp

Table with columns for STATE OF CALIFORNIA and CONTRACTOR, containing fields for signatures, titles, amounts, program details, and dates.



Agenda Item No: 4.e
Meeting Date: July 15, 2019

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Library, Recreation and Childcare

Prepared by: Catherine Quffa,
Management Analyst

City Manager Approval: 

TOPIC: Security Services for the Library and Community Centers

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH BARBIER SECURITY GROUP TO PROVIDE SECURITY SERVICES AT THE LIBRARY AND COMMUNITY CENTERS IN AN AMOUNT NOT TO EXCEED \$160,000 ANNUALLY

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to execute a five-year agreement with Barbier Security Group to provide security services at the Library and Community Centers in an amount not to exceed \$160,000 annually.

BACKGROUND:

City Departments, such as Library, Community Services, Fire, and Parking have historically contracted with Barbier Security Group for security services at City facilities, events, and for other purposes. From 2014 to 2018, the Downtown Library contracted with Barbier Security Group to provide on-site security during all open hours of operation (55 hours per week). In 2019, the number of hours of on-site security at the Downtown Library was reduced to the afternoon and evening hours (30 to 35 hours per week). Barbier Security Group has also provided fee-based security services for private events held at the City's community centers, paid for by rental parties, since 2014, as well as nightly patrols of the San Rafael Community Center and Albert Park since 2016.

ANALYSIS:

Barbier Security Group provides a necessary service to the community to ensure the safety of City assets and community members who are using City facilities and services. The services have been reviewed and vetted by City staff in multiple departments and found to be of high quality, and the company to be both responsive and responsible.

Additionally, the City sent out a request for quotes and obtained three informal bids for the needed security services. Of the three bids, Barbier Security Group and First Security Services offered

_____ **FOR CITY CLERK ONLY** _____

File No.: _____

Council Meeting: _____

Disposition: _____

comparable and competitive pricing. Given the City's history and satisfaction with the service provided by Barbier Security Group, staff recommends that Barbier Security Group be awarded the contract.

The new contract will include the following: 30to 35 hours per week of on-site security at the Downtown Library; 25 hours per week of on-site security from May through September at the San Rafael Community Center; fee-based security services for private events held at the City's community centers, paid for by rental parties and passed through the City; and nightly foot patrols of the San Rafael Community Center and Albert Park to deter vandalism and illegal activity in the area.

FISCAL IMPACT:

For each year of the five-year agreement term, the security services provided to the Library will not exceed \$40,000 and sufficient funds have been requested for appropriation from the General Fund for FY 2019-20. Up to \$120,000 will be available for community center security annually and sufficient funds have been requested for appropriation in Fund 222 for FY 2019-2020. Of the \$120,000 designated for the City's community centers, \$26,000 will be used for the on-site security and patrols of the San Rafael Community Center and Albert Field and the remaining \$94,000 will be for private events held at the community centers, the cost of which will be passed on to the rental parties.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt the resolution as proposed, approving the agreement with Barbier Security Group.
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION:

Adopt a resolution authorizing the City Manager to execute a five-year agreement with Barbier Security Group to provide security services at the Library and Community Centers.

ATTACHMENTS:

1. Resolution
2. Professional Services Agreement with Barbier Security Group

RESOLUTION NO. _____

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING
THE CITY MANAGER TO EXECUTE A FIVE-YEAR PROFESSIONAL SERVICES
AGREEMENT WITH BARBIER SECURITY GROUP TO PROVIDE SECURITY SERVICES AT
THE LIBRARY AND COMMUNITY CENTERS IN AN AMOUNT NOT TO EXCEED \$160,000
ANNUALLY**

WHEREAS, the City of San Rafael requires security for its Downtown Library, events at its facilities and a nightly patrol of the San Rafael Community Center and Albert Park; and

WHEREAS, these security services provide a necessary service to the community to ensure the safety of City assets and community members who are using City facilities and services; and

WHEREAS, Barbier Security Group has provided the City with these services since 2014 and the City has found their services to be of high quality, and the company to be both responsive and responsible; and

WHEREAS, the City desires to continue to employ Barbier Security Group to provide such services and the Barbier Security Group is willing and able to continue to provide said services.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute a five-year agreement with Barbier Security Group to provide security services at the Library and Community Centers in an amount not to exceed \$160,000 annually, subject to final approval as to form by the City Attorney.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of San Rafael, held on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**AGREEMENT FOR PROFESSIONAL SERVICES
FOR LIBRARY AND RECREATION SECURITY SERVICES**

This Agreement is made and entered into this _____ day of _____, 2019, by and between the CITY OF SAN RAFAEL (hereinafter "**CITY**"), and BARBIER SECURITY GROUP, a California Corporation (hereinafter "**CONTRACTOR**").

RECITALS

WHEREAS, the **CITY** operates the San Rafael Public Library (“**LIBRARY**”); and

WHEREAS, the **CITY** owns and operates the Albert J. Boro Community Center, Falkirk Cultural Center, Pickleweed Field, San Rafael Community Center and Terra Linda Community Center (“**COMMUNITY CENTERS**”); and

WHEREAS, the **CITY** has a need for regular professional security services in connection with the Downtown Library (“**LIBRARY**”) and the San Rafael Community Center; and

WHEREAS, when the **CITY** rents out the **COMMUNITY CENTERS** to members of the public for large events, the renters are required to use professional security services contracted through the **CITY**; and

WHEREAS, the **CONTRACTOR** has the expertise required to provide such services and is willing to do so on the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, the parties hereby agree as follows:

1. **PROJECT COORDINATION.**

A. **CITY’S Project Manager.** The Library, Recreation and Childcare Director is hereby designated the **PROJECT MANAGER** for the **CITY** and said **PROJECT MANAGER** shall supervise all aspects of the progress and execution of this Agreement.

B. **CONTRACTOR’S Project Director.** **CONTRACTOR** shall assign a single **PROJECT DIRECTOR** to have overall responsibility for the progress and execution of this Agreement for **CONTRACTOR**. Evan Barbier, Principal, is hereby designated as the **PROJECT DIRECTOR** for **CONTRACTOR**. Should circumstances or conditions subsequent to the execution of this Agreement require a substitute **PROJECT DIRECTOR**, for any reason, the **CONTRACTOR** shall notify the **CITY** within ten (10) business days of the substitution.

2. **DUTIES OF CONTRACTOR.**

A. **CONTRACTOR** shall provide the following services to **CITY**:

- One professionally trained security guard on-site at the **LIBRARY**. **CONTRACTOR** will be responsible for the general security of the interior and exterior, assisting staff with unruly visitors and enforcing library policies.
- One professionally trained security guard on-site at the San Rafael Community Center. **CONTRACTOR** will be responsible for the general security of the interior and exterior, assisting staff with unruly visitors and enforcing library policies.
- As needed security guards for private events held at the **COMMUNITY CENTERS**; **CONTRACTOR** will be responsible for crowd and access control, event safety and customer service.
- Nightly foot patrols of the San Rafael Community Center and Albert Park, 618 B Street.

B. Exact schedules for **CONTRACTOR'S** services will be coordinated in advance between **CITY** and **CONTRACTOR**. The parties agree that as of the effective date of this Agreement, **CITY** requires one security guard at the **LIBRARY** for 30-35 hours per week, one security guard at the San Rafael Community Center for 25 hours a week from May through September, and 2 patrols per night 7 nights per week at the San Rafael Community Center and Albert Park. However, **CITY** shall have the right to reduce the hours of or eliminate this service at any time during the Term of this Agreement.

C. **CONTRACTOR** will conduct background checks and fingerprinting of all of **CONTRACTOR'S** staff prior to their assignment to services for the **CITY**.

D. **CONTRACTOR** will be responsible for all planning, scheduling, coordination and general training for security guards provided to the **CITY**.

E. **CONTRACTOR** will be responsible for promptly providing the **CITY** with information about security incidents.

3. DUTIES OF CITY.

CITY shall pay the compensation as provided in Paragraph 4, and shall provide **CONTRACTOR** with access to the **LIBRARY** and **COMMUNITY CENTERS** as appropriate, coordinate scheduling of security services in a timely manner and shall otherwise cooperate as necessary for the performance of **CONTRACTOR's** service hereunder.

4. COMPENSATION.

For the full performance of the on-site and event security services described herein by **CONTRACTOR**, **CITY** shall pay **CONTRACTOR** on an hourly basis per person as follows:

Downtown San Rafael Library (on site)	\$27/hour regular	\$40.50/hour OT/holiday
San Rafael Community Center (on site)	\$30/hour regular	\$45/hour OT/holiday
Albert J. Boro Community Center (event)	\$40/hour regular	\$55/hour OT/holiday

Falkirk Cultural Center (event)	\$40/hour regular	\$55/hour OT/holiday
Pickleweed Soccer Field (event)	\$30/hour regular	\$45/hour OT/holiday
San Rafael Community Center (event)	\$40/hour regular	\$55/hour OT/holiday
Terra Linda Community Center (event)	\$40/hour regular	\$55/hour OT/holiday

For the patrol services described herein by **CONTRACTOR**, **CITY** shall pay **CONTRACTOR** as follows:

2 patrols per night 7 nights per week	\$750.00 per month
4 patrols per night 7 nights per week	\$1,000.00 per month

Total payments for work provided at the LIBRARY pursuant to this agreement shall not exceed \$40,000 per year. Total payments for work provided at the COMMUNITY CENTERS and security patrols pursuant to this agreement shall not exceed \$120,000 per year.

Payment will be made monthly upon receipt by PROJECT MANAGER of itemized invoices submitted by **CONTRACTOR**.

5. TERM OF AGREEMENT.

The term of this Agreement shall be for five (5) years commencing on August 1, 2019 and ending on July 31, 2024.

6. TERMINATION.

A. **Discretionary.** Either party may terminate this Agreement without cause upon thirty (30) days written notice mailed or personally delivered to the other party.

B. **Cause.** Either party may terminate this Agreement for cause upon fifteen (15) days written notice mailed or personally delivered to the other party, and the notified party's failure to cure or correct the cause of the termination, to the reasonable satisfaction of the party giving such notice, within such fifteen (15) day time period.

C. **Effect of Termination.** Upon receipt of notice of termination, neither party shall incur additional obligations under any provision of this Agreement without the prior written consent of the other.

D. **Return of Documents.** Upon termination, any and all **CITY** documents or materials provided to **CONTRACTOR** and any and all of **CONTRACTOR's** documents and materials prepared for or relating to the performance of its duties under this Agreement, shall be delivered to **CITY** as soon as possible, but not later than thirty (30) days after termination.

7. OWNERSHIP OF DOCUMENTS.

The written documents and materials prepared by the **CONTRACTOR** in connection with the performance of its duties under this Agreement, shall be the sole property of **CITY**. **CITY** may

use said property for any purpose, including projects not contemplated by this Agreement.

8. INSPECTION AND AUDIT.

Upon reasonable notice, **CONTRACTOR** shall make available to **CITY**, or its agent, for inspection and audit, all documents and materials maintained by **CONTRACTOR** in connection with its performance of its duties under this Agreement. **CONTRACTOR** shall fully cooperate with **CITY** or its agent in any such audit or inspection.

9. ASSIGNABILITY.

The parties agree that they shall not assign or transfer any interest in this Agreement nor the performance of any of their respective obligations hereunder, without the prior written consent of the other party, and any attempt to so assign this Agreement or any rights, duties or obligations arising hereunder shall be void and of no effect.

10. INSURANCE.

A. **Scope of Coverage.** During the term of this Agreement, **CONTRACTOR** shall maintain, at no expense to **CITY**, the following insurance policies:

1. A commercial general liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/three million dollars (\$3,000,000) aggregate, for death, bodily injury, personal injury, or property damage.

2. An automobile liability (owned, non-owned, and hired vehicles) insurance policy in the minimum amount of one million dollars (\$1,000,000) dollars per occurrence.

3. If any licensed professional performs any of the services required to be performed under this Agreement, a professional liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, to cover any claims arising out of the **CONTRACTOR's** performance of services under this Agreement. Where **CONTRACTOR** is a professional not required to have a professional license, **CITY** reserves the right to require **CONTRACTOR** to provide professional liability insurance pursuant to this section.

4. If it employs any person, **CONTRACTOR** shall maintain worker's compensation insurance, as required by the State of California, with statutory limits, and employer's liability insurance with limits of no less than one million dollars (\$1,000,000) per accident for bodily injury or disease. **CONTRACTOR's** worker's compensation insurance shall be specifically endorsed to waive any right of subrogation against **CITY**.

B. **Other Insurance Requirements.** The insurance coverage required of the **CONTRACTOR** in subparagraph A of this section above shall also meet the following requirements:

1. Except for professional liability insurance or worker's compensation

insurance, the insurance policies shall be specifically endorsed to include the **CITY**, its officers, agents, employees, and volunteers, as additional insureds (for both ongoing and completed operations) under the policies.

2. The additional insured coverage under **CONTRACTOR'S** insurance policies shall be "primary and noncontributory" with respect to any insurance or coverage maintained by **CITY** and shall not call upon **CITY's** insurance or self-insurance coverage for any contribution. The "primary and noncontributory" coverage in **CONTRACTOR'S** policies shall be at least as broad as ISO form CG20 01 04 13.

3. Except for professional liability insurance or worker's compensation insurance, the insurance policies shall include, in their text or by endorsement, coverage for contractual liability and personal injury.

4. By execution of this Agreement, **CONTRACTOR** hereby grants to **CITY** a waiver of any right to subrogation which any insurer of **CONTRACTOR** may acquire against **CITY** by virtue of the payment of any loss under such insurance. **CONTRACTOR** agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not **CITY** has received a waiver of subrogation endorsement from the insurer.

5. If the insurance is written on a Claims Made Form, then, following termination of this Agreement, said insurance coverage shall survive for a period of not less than five years.

6. The insurance policies shall provide for a retroactive date of placement coinciding with the effective date of this Agreement.

7. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of **CITY** (if agreed to in a written contract or agreement) before **CITY'S** own insurance or self-insurance shall be called upon to protect it as a named insured.

8. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to **CITY** or any other additional insured party. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater. No representation is made that the minimum Insurance requirements of this agreement are sufficient to cover the obligations of the **CONTRACTOR** under this agreement.

C. **Deductibles and SIR's.** Any deductibles or self-insured retentions in **CONTRACTOR's** insurance policies must be declared to and approved by the **PROJECT MANAGER** and City Attorney, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be

satisfied by either the named insured or **CITY** or other additional insured party. At **CITY's** option, the deductibles or self-insured retentions with respect to **CITY** shall be reduced or eliminated to **CITY's** satisfaction, or **CONTRACTOR** shall procure a bond guaranteeing payment of losses and related investigations, claims administration, attorney's fees and defense expenses.

D. **Proof of Insurance.** **CONTRACTOR** shall provide to the PROJECT MANAGER or **CITY'S** City Attorney all of the following: (1) Certificates of Insurance evidencing the insurance coverage required in this Agreement; (2) a copy of the policy declaration page and/or endorsement page listing all policy endorsements for the commercial general liability policy, and (3) excerpts of policy language or specific endorsements evidencing the other insurance requirements set forth in this Agreement. **CITY** reserves the right to obtain a full certified copy of any insurance policy and endorsements from **CONTRACTOR**. Failure to exercise this right shall not constitute a waiver of the right to exercise it later. The insurance shall be approved as to form and sufficiency by PROJECT MANAGER and the City Attorney.

11. INDEMNIFICATION.

A. Except as otherwise provided in Paragraph B., **CONTRACTOR** shall, to the fullest extent permitted by law, indemnify, release, defend with counsel approved by **CITY**, and hold harmless **CITY**, its officers, agents, employees and volunteers (collectively, the "**City Indemnitees**"), from and against any claim, demand, suit, judgment, loss, liability or expense of any kind, including but not limited to attorney's fees, expert fees and all other costs and fees of litigation, (collectively "**CLAIMS**"), arising out of **CONTRACTOR'S** performance of its obligations or conduct of its operations under this Agreement. The **CONTRACTOR's** obligations apply regardless of whether or not a liability is caused or contributed to by the active or passive negligence of the **City Indemnitees**. However, to the extent that liability is caused by the active negligence or willful misconduct of the **City Indemnitees**, the **CONTRACTOR's** indemnification obligation shall be reduced in proportion to the **City Indemnitees'** share of liability for the active negligence or willful misconduct. In addition, the acceptance or approval of the **CONTRACTOR's** work or work product by the **CITY** or any of its directors, officers or employees shall not relieve or reduce the **CONTRACTOR's** indemnification obligations. In the event the **City Indemnitees** are made a party to any action, lawsuit, or other adversarial proceeding arising from **CONTRACTOR'S** performance of or operations under this Agreement, **CONTRACTOR** shall provide a defense to the **City Indemnitees** or at **CITY'S** option reimburse the **City Indemnitees** their costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.

B. Where the services to be provided by **CONTRACTOR** under this Agreement are design professional services to be performed by a design professional as that term is defined under Civil Code Section 2782.8, then, to the extent permitted by law including without limitation, Civil Code sections 2782, 2782.6 and 2782.8, **CONTRACTOR** shall indemnify and hold harmless the **CITY** and its officers, officials, and employees (collectively **City Indemnitees**) from and against damages, liabilities or costs (including incidental damages. Court costs, reasonable attorney's fees as may be determined by the Court, litigation expenses and fees of expert witnesses incurred in connection therewith and costs of investigation) to the extent they are caused by the negligence, recklessness, or willful misconduct of **CONTRACTOR**, or any subconsultants, or subcontractor

or anyone directly or indirectly employed by them, or anyone for whom they are legally liable (collectively Liabilities). Such obligation to hold harmless and indemnify any indemnity shall not apply to the extent that such Liabilities are caused in part by the negligence or willful misconduct of such City Indemnitee.

C. The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement, and shall survive the termination or completion of this Agreement for the full period of time allowed by law.

12. NONDISCRIMINATION.

CONTRACTOR shall not discriminate, in any way, against any person on the basis of age, sex, race, color, religion, ancestry, national origin or disability in connection with or related to the performance of its duties and obligations under this Agreement.

13. COMPLIANCE WITH ALL LAWS.

CONTRACTOR shall observe and comply with all applicable federal, state and local laws, ordinances, codes and regulations, in the performance of its duties and obligations under this Agreement. **CONTRACTOR** shall perform all services under this Agreement in accordance with these laws, ordinances, codes and regulations. **CONTRACTOR** shall release, defend, indemnify and hold harmless **CITY**, its officers, agents and employees from any and all damages, liabilities, penalties, fines and all other consequences from any noncompliance or violation of any laws, ordinances, codes or regulations.

14. NO THIRD PARTY BENEFICIARIES.

CITY and **CONTRACTOR** do not intend, by any provision of this Agreement, to create in any third party, any benefit or right owed by one party, under the terms and conditions of this Agreement, to the other party.

15. NOTICES.

All notices and other communications required or permitted to be given under this Agreement, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service. Notice shall be given as follows:

TO CITY 's Project Manager:	Susan Andrade-Wax City of San Rafael 618 B Street San Rafael, CA 94901
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TO CONTRACTOR 's Project Director:	Evan Barbier
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Barbier Security Group
369-B Third Street #440
San Rafael, CA 94901

16. INDEPENDENT CONTRACTOR.

For the purposes, and for the duration, of this Agreement, **CONTRACTOR**, its officers, agents and employees shall act in the capacity of an Independent Contractor, and not as employees of the **CITY**. **CONTRACTOR** and **CITY** expressly intend and agree that the status of **CONTRACTOR**, its officers, agents and employees be that of an Independent Contractor and not that of an employee of **CITY**.

17. ENTIRE AGREEMENT -- AMENDMENTS.

A. The terms and conditions of this Agreement, all exhibits attached, and all documents expressly incorporated by reference, represent the entire Agreement of the parties with respect to the subject matter of this Agreement.

B. This written Agreement shall supersede any and all prior agreements, oral or written, regarding the subject matter between the **CONTRACTOR** and the **CITY**.

C. No other agreement, promise or statement, written or oral, relating to the subject matter of this Agreement, shall be valid or binding, except by way of a written amendment to this Agreement.

D. The terms and conditions of this Agreement shall not be altered or modified except by a written amendment to this Agreement signed by the **CONTRACTOR** and the **CITY**.

E. If any conflicts arise between the terms and conditions of this Agreement, and the terms and conditions of the attached exhibits or the documents expressly incorporated by reference, the terms and conditions of this Agreement shall control.

18. SET-OFF AGAINST DEBTS.

CONTRACTOR agrees that **CITY** may deduct from any payment due to **CONTRACTOR** under this Agreement, any monies which **CONTRACTOR** owes **CITY** under any ordinance, agreement, contract or resolution for any unpaid taxes, fees, licenses, assessments, unpaid checks or other amounts.

19. WAIVERS.

The waiver by either party of any breach or violation of any term, covenant or condition of this Agreement, or of any ordinance, law or regulation, shall not be deemed to be a waiver of any other term, covenant, condition, ordinance, law or regulation, or of any subsequent breach or violation of the same or other term, covenant, condition, ordinance, law or regulation. The subsequent acceptance by either party of any fee, performance, or other consideration which may become due or

owing under this Agreement, shall not be deemed to be a waiver of any preceding breach or violation by the other party of any term, condition, covenant of this Agreement or any applicable law, ordinance or regulation.

20. COSTS AND ATTORNEY'S FEES.

The prevailing party in any action brought to enforce the terms and conditions of this Agreement, or arising out of the performance of this Agreement, may recover its reasonable costs (including claims administration) and attorney's fees expended in connection with such action.

21. CITY BUSINESS LICENSE / OTHER TAXES.

CONTRACTOR shall obtain and maintain during the duration of this Agreement, a **CITY** business license as required by the San Rafael Municipal Code **CONTRACTOR** shall pay any and all state and federal taxes and any other applicable taxes. **CITY** shall not be required to pay for any work performed under this Agreement, until **CONTRACTOR** has provided **CITY** with a completed Internal Revenue Service Form W-9 (Request for Taxpayer Identification Number and Certification).

22. SURVIVAL OF TERMS.

Any terms of this Agreement that by their nature extend beyond the term (or termination) of this Agreement shall remain in effect until fulfilled, and shall apply to both Parties' respective successors and assigns.

23. APPLICABLE LAW.

The laws of the State of California shall govern this Agreement.

24. COUNTERPARTS AND ELECTRONIC SIGNATURE.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one document. Counterpart signature pages may be delivered by telecopier, email or other means of electronic transmission.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day, month and year first above written.

CITY OF SAN RAFAEL

CONTRACTOR

JIM SCHUTZ, City Manager

By: _____

Name: _____

Title: _____

ATTEST:

[If Contractor is a corporation, add signature of second corporate officer]

LINDSAY LARA, City Clerk

By: _____

APPROVED AS TO FORM:

Name: _____

Title: _____

ROBERT F. EPSTEIN, City Attorney



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: DIGITAL SERVICE AND OPEN GOVERNMENT

Prepared by: Gus Bush, Technology Ops Mgr City Manager Approval: _____

TOPIC: MICROSOFT LICENSING RENEWAL

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE REQUIRED FORMS TO RENEW THE CITY’S ENROLLMENT WITH MICROSOFT CORPORATION AS PART OF A JOINT MICROSOFT ENTERPRISE AGREEMENT, AND ISSUE PURCHASE ORDERS TO SOFTWARE ONE, INC., FOR MICROSOFT SOFTWARE LICENSES AT A COST NOT TO EXCEED \$220,000 PER YEAR FOR THE NEXT 3 YEARS

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute the required forms to renew the City’s enrollment with [Microsoft Corporation](#) (Microsoft) as part of a joint Microsoft Enterprise Agreement and issue purchase orders to [Software ONE, Inc.](#), (Software ONE) for Microsoft software licenses at a cost not to exceed \$220,000 per year for the next 3 years.

BACKGROUND: The City of San Rafael has used Microsoft products as its standard computer software at the server and workstation level since 2000. In August 2004, the City began purchasing its Microsoft software licenses through a joint, volume licensing program known as the County of Riverside’s Microsoft Enterprise Agreement (the Riverside EA). This cooperative purchasing program was initiated through a Request for Proposals process by the County of Riverside and continues to be the primary procurement vehicle for Microsoft licenses for many government agencies throughout California. The City’s [current enrollment in the Riverside EA](#) is due to expire on July 31, 2019. Over the last 3 years, the most recent enrollment period, the City paid a total of \$466,724.76 (\$155,574.96 per year) for maintenance and support on its original inventory of Microsoft products. During the same timeframe, the City paid an additional \$100,854 for new licenses needed in support of recent technology projects; \$46,548 as the ongoing yearly cost for these additional licenses. As a result, the City’s ongoing yearly cost for its total inventory of Microsoft products was estimated at \$200,000 at the time of initial budget submittals for FY19-20.

The Riverside EA currently includes Microsoft offerings for traditional products such as Windows, MS Office, MS Project, Exchange, and SQL Server. A few years ago, licensing options were added for Microsoft’s newer cloud-based subscription services such as Office 365, OneDrive, SharePoint, Teams, and Azure. The City began migrating to some of these cloud-based services in 2017 to maximize staff’s

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

ability to collaborate on email and shared files from any device connected to the Internet (including desktop and laptop computers, tablets, and smartphones).

ANALYSIS: In order to continue using its inventory of Microsoft products, and proceed without a lapse of coverage, the City needs to execute the necessary forms (Attachment 2) to renew with Microsoft as part of the Riverside EA by July 31, 2019. The Department of [Digital Service and Open Government](#) completed its review of current products in June, with help from Microsoft and Software One. Some adjustments to license types and numbers are being made as part of the renewal process as a result of changing needs at the City, as well as changes to Microsoft's licensing guidelines. Software One has provided initial cost estimates of under \$200,000 annually for the next three years and is working with Microsoft to finalize this number in the next week in order to provide their final price quote.

The estimated \$200,000 per year covers the cost for all of the City's Microsoft products for each year of a 3-year renewal period under the Riverside EA. This cost includes support and maintenance for all previously purchased licenses and subscription services, and adds support for new products purchased in the last 3 years. The additional \$20,000 requested by staff for each year would provide the latitude to purchase any additional licenses or services needed (such as for increased operational requirements and/or to support new technology projects) during this time period.

FISCAL IMPACT: The required costs for renewing licensing and subscription support for the City's Microsoft products are estimated at or under \$200,000 per year. \$200,000 is budgeted and available in the FY 2019-20 Department of Digital Service and Open Government operating budget, in the Technology Fund (fund no. 601), to cover this expense. Staff is recommending City Council approve a contingency of an additional \$20,000 with Software One to cover any unanticipated Microsoft licensing expenses for future projects. Any funds needed to cover those additional licenses during the upcoming 3 years would be appropriated separately by the specific technology projects requiring those increases. All funds needed in future fiscal years would continue to be appropriated through the normal budget process.

RECOMMENDED ACTION: Adopt a resolution authorizing the City Manager to execute the required forms to renew the City's enrollment with Microsoft as part of the Riverside EA and issue purchase orders to Software ONE for Microsoft software licenses at a cost not to exceed \$220,000 per year for the next 3 years.

ATTACHMENTS:

1. Resolution
2. Microsoft Enterprise Enrollment Forms

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL AUTHORIZING THE CITY MANAGER TO EXECUTE THE REQUIRED FORMS TO RENEW THE CITY'S ENROLLMENT WITH MICROSOFT CORPORATION AS PART OF A JOINT MICROSOFT ENTERPRISE AGREEMENT, AND ISSUE PURCHASE ORDERS TO SOFTWARE ONE, INC., FOR MICROSOFT SOFTWARE LICENSES AT A COST NOT TO EXCEED \$220,000 PER YEAR FOR THE NEXT 3 YEARS

WHEREAS, the City has used Microsoft products as its standard for computer software since 2000 and has been purchasing its Microsoft software licenses under the County of Riverside's Microsoft Enterprise Agreement since 2004; and

WHEREAS, the County of Riverside's Microsoft Enterprise Agreement is a cooperative purchasing program and the primary procurement vehicle for Microsoft licenses by many government agencies in California; and

WHEREAS, the City's current enrollment with Microsoft Corporation as part of the County of Riverside's Microsoft Enterprise Agreement expires on July 31, 2019, and the City wishes to renew its Microsoft licenses after that date; and

WHEREAS, City funds in the amount of \$200,000 are budgeted and available for expenditure in the FY 2019-20 Department of Digital Service and Open Government operating budget, in Technology Fund 601, while the additional \$20,000 in contingency funds would be appropriated separately by any technology projects requiring additional Microsoft licenses, and all funds needed in future fiscal years would continue to be appropriated through the normal budget process;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute the required forms to renew the City's enrollment with Microsoft Corporation, subject to approval as to form by the City Attorney, as part of the County of Riverside's Microsoft Enterprise Agreement and to issue purchase orders to Software ONE, Inc., for Microsoft software licenses at a cost not to exceed \$220,000 per year for the next 3 years.

I, Lindsay Lara, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the San Rafael City Council held on Monday, the 15th day of July 2019, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

Enterprise Enrollment

State and Local

Enterprise Enrollment number <i>(Microsoft to complete)</i>	61834404	Framework ID <i>(if applicable)</i>	
Previous Enrollment number <i>(Reseller to complete)</i>	62650014		

This Enrollment must be attached to a signature form to be valid.

This Microsoft Enterprise Enrollment is entered into between the entities as identified in the signature form as of the effective date. Enrolled Affiliate represents and warrants it is the same Customer, or an Affiliate of the Customer, that entered into the Enterprise Agreement identified on the program signature form.

This Enrollment consists of: (1) these terms and conditions, (2) the terms of the Enterprise Agreement identified on the signature form, (3) the Product Selection Form, (4) the Product Terms, (5) the Online Services Terms, (6) any Supplemental Contact Information Form, Previous Agreement/Enrollment form, and other forms that may be required, and (7) any order submitted under this Enrollment. This Enrollment may only be entered into under a 2011 or later Enterprise Agreement. By entering into this Enrollment, Enrolled Affiliate agrees to be bound by the terms and conditions of the Enterprise Agreement.

All terms used but not defined are located at <http://www.microsoft.com/licensing/contracts>. In the event of any conflict the terms of this Agreement control.

Effective date. If Enrolled Affiliate is renewing Software Assurance or Subscription Licenses from one or more previous Enrollments or agreements, then the effective date will be the day after the first prior Enrollment or agreement expires or terminates. If this Enrollment is renewed, the effective date of the renewal term will be the day after the Expiration Date of the initial term. Otherwise, the effective date will be the date this Enrollment is accepted by Microsoft. Any reference to “anniversary date” refers to the anniversary of the effective date of the applicable initial or renewal term for each year this Enrollment is in effect.

Term. The initial term of this Enrollment will expire on the last day of the month, 36 full calendar months from the effective date of the initial term. The renewal term will expire 36 full calendar months after the effective date of the renewal term.

Terms and Conditions

1. Definitions.

Terms used but not defined in this Enrollment will have the definition in the Enterprise Agreement. The following definitions are used in this Enrollment:

“Additional Product” means any Product identified as such in the Product Terms and chosen by Enrolled Affiliate under this Enrollment.

“Community” means the community consisting of one or more of the following: (1) a Government, (2) an Enrolled Affiliate using eligible Government Community Cloud Services to provide solutions to a Government or a qualified member of the Community, or (3) a Customer with Customer Data that is subject to Government regulations for which Customer determines and Microsoft agrees that the use of Government Community Cloud Services is appropriate to meet Customer’s regulatory requirements.

Membership in the Community is ultimately at Microsoft's discretion, which may vary by Government Community Cloud Service.

"Enterprise Online Service" means any Online Service designated as an Enterprise Online Service in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Online Services are treated as Online Services, except as noted.

"Enterprise Product" means any Desktop Platform Product that Microsoft designates as an Enterprise Product in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Products must be licensed for all Qualified Devices and Qualified Users on an Enterprise-wide basis under this program.

"Expiration Date" means the date upon which the Enrollment expires.

"Federal Agency" means a bureau, office, agency, department or other entity of the United States Government.

"Government" means a Federal Agency, State/Local Entity, or Tribal Entity acting in its governmental capacity.

"Government Community Cloud Services" means Microsoft Online Services that are provisioned in Microsoft's multi-tenant data centers for exclusive use by or for the Community and offered in accordance with the National Institute of Standards and Technology (NIST) Special Publication 800-145. Microsoft Online Services that are Government Community Cloud Services are designated as such in the Use Rights and Product Terms.

"Industry Device" (also known as line of business device) means any device that: (1) is not useable in its deployed configuration as a general purpose personal computing device (such as a personal computer), a multi-function server, or a commercially viable substitute for one of these systems; and (2) only employs an industry or task-specific software program (e.g. a computer-aided design program used by an architect or a point of sale program) ("Industry Program"). The device may include features and functions derived from Microsoft software or third-party software. If the device performs desktop functions (such as email, word processing, spreadsheets, database, network or Internet browsing, or scheduling, or personal finance), then the desktop functions: (1) may only be used for the purpose of supporting the Industry Program functionality; and (2) must be technically integrated with the Industry Program or employ technically enforced policies or architecture to operate only when used with the Industry Program functionality.

"Managed Device" means any device on which any Affiliate in the Enterprise directly or indirectly controls one or more operating system environments. Examples of Managed Devices can be found in the Product Terms.

"Qualified Device" means any device that is used by or for the benefit of Enrolled Affiliate's Enterprise and is: (1) a personal desktop computer, portable computer, workstation, or similar device capable of running Windows Pro locally (in a physical or virtual operating system environment), or (2) a device used to access a virtual desktop infrastructure ("VDI"). Qualified Devices do not include any device that is: (1) designated as a server and not used as a personal computer, (2) an Industry Device, or (3) not a Managed Device. At its option, the Enrolled Affiliate may designate any device excluded above (e.g., Industry Device) that is used by or for the benefit of the Enrolled Affiliate's Enterprise as a Qualified Device for all or a subset of Enterprise Products or Online Services the Enrolled Affiliate has selected.

"Qualified User" means a person (e.g., employee, consultant, contingent staff) who: (1) is a user of a Qualified Device, or (2) accesses any server software requiring an Enterprise Product Client Access License or any Enterprise Online Service. It does not include a person who accesses server software or an Online Service solely under a License identified in the Qualified User exemptions in the Product Terms.

"Reseller" means an entity authorized by Microsoft to resell Licenses under this program and engaged by an Enrolled Affiliate to provide pre- and post-transaction assistance related to this agreement;

"Reserved License" means for an Online Service identified as eligible for true-ups in the Product Terms, the License reserved by Enrolled Affiliate prior to use and for which Microsoft will make the Online Service available for activation.

"State/Local Entity" means (1) any agency of a state or local government in the United States, or (2) any United States county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of Customer's state and located within Customer's state's jurisdiction and geographic boundaries.

"Tribal Entity" means a federally-recognized tribal entity performing tribal governmental functions and eligible for funding and services from the U.S. Department of Interior by virtue of its status as an Indian tribe.

"Use Rights" means, with respect to any licensing program, the use rights or terms of service for each Product and version published for that licensing program at the Volume Licensing Site. The Use Rights supersede the terms of any end user license agreement (on-screen or otherwise) that accompanies a Product. The Use Rights for Software are published by Microsoft in the Product Terms. The Use Rights for Online Services are published in the Online Services Terms.

"Volume Licensing Site" means <http://www.microsoft.com/licensing/contracts> or a successor site.

2. Order requirements.

- a. Minimum order requirements.** Enrolled Affiliate's Enterprise must have a minimum of 250 Qualified Users or Qualified Devices. The initial order must include at least 250 Licenses for Enterprise Products or Enterprise Online Services.
 - (i) Enterprise commitment.** Enrolled Affiliate must order enough Licenses to cover all Qualified Users or Qualified Devices, depending on the License Type, with one or more Enterprise Products or a mix of Enterprise Products and the corresponding Enterprise Online Services (as long as all Qualified Devices not covered by a License are only used by users covered with a user License).
 - (ii) Enterprise Online Services only.** If no Enterprise Product is ordered, then Enrolled Affiliate need only maintain at least 250 Subscription Licenses for Enterprise Online Services.
- b. Additional Products.** Upon satisfying the minimum order requirements above, Enrolled Affiliate may order Additional Products.
- c. Use Rights for Enterprise Products.** For Enterprise Products, if a new Product version has more restrictive use rights than the version that is current at the start of the applicable initial or renewal term of the Enrollment, those more restrictive use rights will not apply to Enrolled Affiliate's use of that Product during that term.
- d. Country of usage.** Enrolled Affiliate must specify the countries where Licenses will be used on its initial order and on any additional orders.
- e. Resellers.** Enrolled Affiliate must choose and maintain a Reseller authorized in the United States. Enrolled Affiliate will acquire its Licenses through its chosen Reseller. Orders must be submitted to the Reseller who will transmit the order to Microsoft. The Reseller and Enrolled Affiliate determine pricing and payment terms as between them, and Microsoft will invoice the Reseller based on those terms. Throughout this Agreement the term "price" refers to reference price. Resellers and other third parties do not have authority to bind or impose any obligation or liability on Microsoft.
- f. Adding Products.**
 - (i) Adding new Products not previously ordered.** New Enterprise Products or Enterprise Online Services may be added at any time by contacting a Microsoft Account Manager or Reseller. New Additional Products, other than Online Services, may be used if an order is placed in the month the Product is first used. For Additional Products that are Online Services, an initial order for the Online Service is required prior to use.

- (ii) Adding Licenses for previously ordered Products.** Additional Licenses for previously ordered Products other than Online Services may be added at any time but must be included in the next true-up order. Additional Licenses for Online Services must be ordered prior to use, unless the Online Services are (1) identified as eligible for true-up in the Product Terms or (2) included as part of other Licenses.
- g. True-up requirements.** Enrolled Affiliate must submit an annual true-up order that accounts for any changes since the initial order or last order. If there are no changes, then an update statement must be submitted instead of a true-up order.
- (i) Enterprise Products.** For Enterprise Products, Enrolled Affiliate must determine the number of Qualified Devices and Qualified Users (if ordering user-based Licenses) at the time the true-up order is placed and must order additional Licenses for all Qualified Devices and Qualified Users that are not already covered by existing Licenses, including any Enterprise Online Services.
- (ii) Additional Products.** For Additional Products that have been previously ordered under this Enrollment, Enrolled Affiliate must determine the maximum number of Additional Products used since the latter of the initial order, the last true-up order, or the prior anniversary date and submit a true-up order that accounts for any increase.
- (iii) Online Services.** For Online Services identified as eligible for true-up in the Product Terms, Enrolled Affiliate may place a reservation order for the additional Licenses prior to use and payment may be deferred until the next true-up order. Microsoft will provide a report of Reserved Licenses ordered but not yet invoiced to Enrolled Affiliate and its Reseller. Reserved Licenses will be invoiced retroactively to the month in which they were ordered.
- (iv) Subscription License reductions.** Enrolled Affiliate may reduce the quantity of Subscription Licenses at the Enrollment anniversary date on a prospective basis if permitted in the Product Terms, as follows:
- 1)** For Subscription Licenses that are part of an Enterprise-wide purchase, Licenses may be reduced if the total quantity of Licenses and Software Assurance for an applicable group meets or exceeds the quantity of Qualified Devices and Qualified Users (if ordering user-based Licenses) identified on the Product Selection Form, and includes any additional Qualified Devices and Qualified Users added in any prior true-up orders. Step-up Licenses do not count towards this total count.
 - 2)** For Enterprise Online Services that are not a part of an Enterprise-wide purchase, Licenses can be reduced as long as the initial order minimum requirements are maintained.
 - 3)** For Additional Products available as Subscription Licenses, Enrolled Affiliate may reduce the Licenses. If the License count is reduced to zero, then Enrolled Affiliate's use of the applicable Subscription License will be cancelled.
- Invoices will be adjusted to reflect any reductions in Subscription Licenses at the true-up order Enrollment anniversary date and effective as of such date.
- (v) Update statement.** An update statement must be submitted instead of a true-up order if, since the initial order or last true-up order, Enrolled Affiliate's Enterprise: (1) has not changed the number of Qualified Devices and Qualified Users licensed with Enterprise Products or Enterprise Online Services; and (2) has not increased its usage of Additional Products. This update statement must be signed by Enrolled Affiliate's authorized representative.
- (vi) True-up order period.** The true-up order or update statement must be received by Microsoft between 60 and 30 days prior to each Enrollment anniversary date. The third-year true-up order or update statement is due within 30 days prior to the Expiration Date, and any license reservations within this 30 day period will not be accepted. Enrolled Affiliate

may submit true-up orders more often to account for increases in Product usage, but an annual true-up order or update statement must still be submitted during the annual order period.

- (vii) Late true-up order.** If the true-up order or update statement is not received when due, Microsoft will invoice Reseller for all Reserved Licenses not previously invoiced and Subscription License reductions cannot be reported until the following Enrollment anniversary date (or at Enrollment renewal, as applicable).
- h. Step-up Licenses.** For Licenses eligible for a step-up under this Enrollment, Enrolled Affiliate may step-up to a higher edition or suite as follows:

 - (i)** For step-up Licenses included on an initial order, Enrolled Affiliate may order according to the true-up process.
 - (ii)** If step-up Licenses are not included on an initial order, Enrolled Affiliate may step-up initially by following the process described in the Section titled “Adding new Products not previously ordered,” then for additional step-up Licenses, by following the true-up order process.
- i. Clerical errors.** Microsoft may correct clerical errors in this Enrollment, and any documents submitted with or under this Enrollment, by providing notice by email and a reasonable opportunity for Enrolled Affiliate to object to the correction. Clerical errors include minor mistakes, unintentional additions and omissions. This provision does not apply to material terms, such as the identity, quantity or price of a Product ordered.
- j. Verifying compliance.** Microsoft may, in its discretion and at its expense, verify compliance with this Enrollment as set forth in the Enterprise Agreement.

3. Pricing.

- a. Price Levels.** For both the initial and any renewal term Enrolled Affiliate’s Price Level for all Products ordered under this Enrollment will be Level “D” throughout the term of the Enrollment.
- b. Setting Prices.** Enrolled Affiliate’s prices for each Product or Service will be established by its Reseller. Except for Online Services designated in the Product Terms as being exempt from fixed pricing, As long as Enrolled Affiliate continues to qualify for the same price level, Microsoft’s prices for Resellers for each Product or Service ordered will be fixed throughout the applicable initial or renewal Enrollment term. Microsoft’s prices to Resellers are reestablished at the beginning of the renewal term.

4. Payment terms.

For the initial or renewal order, Enrolled Affiliate may pay upfront or elect to spread its payments over the applicable Enrollment term. If an upfront payment is elected, Microsoft will invoice Enrolled Affiliate’s Reseller in full upon acceptance of this Enrollment. If spread payments are elected, unless indicated otherwise, Microsoft will invoice Enrolled Affiliate’s Reseller in three equal annual installments. The first installment will be invoiced upon Microsoft’s acceptance of this Enrollment and remaining installments will be invoiced on each subsequent Enrollment anniversary date. Subsequent orders are invoiced upon acceptance of the order and Enrolled Affiliate may elect to pay annually or upfront for Online Services and upfront for all other Licenses.

5. End of Enrollment term and termination.

- a. General.** At the Expiration Date, Enrolled Affiliate must immediately order and pay for Licenses for Products it has used but has not previously submitted an order, except as otherwise provided in this Enrollment.

- b. Renewal option.** At the Expiration Date of the initial term, Enrolled Affiliate can renew Products by renewing this Enrollment for one additional 36-month term or by signing a new Enrollment. Microsoft must receive a Renewal Form, Product Selection Form, and renewal order prior to or at the Expiration Date. Microsoft will not unreasonably reject any renewal. Microsoft may make changes to this program that will make it necessary for Customer and its Enrolled Affiliates to enter into new agreements and Enrollments at renewal.
- c. If Enrolled Affiliate elects not to renew.**
- (i) Software Assurance.** If Enrolled Affiliate elects not to renew Software Assurance for any Product under its Enrollment, then Enrolled Affiliate will not be permitted to order Software Assurance later without first acquiring a new License with Software Assurance.
 - (ii) Online Services eligible for an Extended Term.** For Online Services identified as eligible for an Extended Term in the Product Terms, the following options are available at the end of the Enrollment initial or renewal term.
 - 1) Extended Term.** Licenses for Online Services will automatically expire in accordance with the terms of the Enrollment. An extended term feature that allows Online Services to continue month-to-month (“Extended Term”) for up to one year, unless designated in the Product Terms to continue until cancelled, is available. During the Extended Term, Online Services will be invoiced monthly at the then-current published price as of the Expiration Date plus a 3% administrative fee. If Enrolled Affiliate wants an Extended Term, Enrolled Affiliate must submit a request to Microsoft at least 30 days prior to the Expiration Date.
 - 2) Cancellation during Extended Term.** At any time during the first year of the Extended Term, Enrolled Affiliate may terminate the Extended Term by submitting a notice of cancellation to Microsoft for each Online Service. Thereafter, either party may terminate the Extended Term by providing the other with a notice of cancellation for each Online Service. Cancellation will be effective at the end of the month following 30 days after Microsoft has received or issued the notice.
 - (iii) Subscription Licenses and Online Services not eligible for an Extended Term.** If Enrolled Affiliate elects not to renew, the Licenses will be cancelled and will terminate as of the Expiration Date. Any associated media must be uninstalled and destroyed and Enrolled Affiliate’s Enterprise must discontinue use. Microsoft may request written certification to verify compliance.
- d. Termination for cause.** Any termination for cause of this Enrollment will be subject to the “Termination for cause” section of the Agreement. In addition, it shall be a breach of this Enrollment if Enrolled Affiliate or any Affiliate in the Enterprise that uses Government Community Cloud Services fails to meet and maintain the conditions of membership in the definition of Community.
- e. Early termination.** Any early termination of this Enrollment will be subject to the “Early Termination” Section of the Enterprise Agreement.

For Subscription Licenses, in the event of a breach by Microsoft, or if Microsoft terminates an Online Service for regulatory reasons, Microsoft will issue Reseller a credit for any amount paid in advance for the period after termination.

6. Government Community Cloud.

- a. Community requirements.** If Enrolled Affiliate purchases Government Community Cloud Services, Enrolled Affiliate certifies that it is a member of the Community and agrees to use Government Community Cloud Services solely in its capacity as a member of the Community and, for eligible Government Community Cloud Services, for the benefit of end users that are members of the Community. Use of Government Community Cloud Services by an entity that is not a member of the Community or to provide services to non-Community members is strictly

prohibited and could result in termination of Enrolled Affiliate's license(s) for Government Community Cloud Services without notice. Enrolled Affiliate acknowledges that only Community members may use Government Community Cloud Services.

- b.** All terms and conditions applicable to non-Government Community Cloud Services also apply to their corresponding Government Community Cloud Services, except as otherwise noted in the Use Rights, Product Terms, and this Enrollment.
- c.** Enrolled Affiliate may not deploy or use Government Community Cloud Services and corresponding non-Government Community Cloud Services in the same domain.
- d. Use Rights for Government Community Cloud Services.** For Government Community Cloud Services, notwithstanding anything to the contrary in the Use Rights:
 - (i)** Government Community Cloud Services will be offered only within the United States.
 - (ii)** Additional European Terms, as set forth in the Use Rights, will not apply.
 - (iii)** References to geographic areas in the Use Rights with respect to the location of Customer Data at rest, as set forth in the Use Rights, refer only to the United States.

FOR REVIEW

Enrollment Details

1. Enrolled Affiliate's Enterprise.

- a. Identify which Agency Affiliates are included in the Enterprise. (Required) Enrolled Affiliate's Enterprise must consist of entire offices, bureaus, agencies, departments or other entities of Enrolled Affiliate, not partial offices, bureaus, agencies, or departments, or other partial entities. Check only one box in this section. If no boxes are checked, Microsoft will deem the Enterprise to include the Enrolled Affiliate only. If more than one box is checked, Microsoft will deem the Enterprise to include the largest number of Affiliates:
- Enrolled Affiliate only
 - Enrolled Affiliate and all Affiliates
 - Enrolled Affiliate and the following Affiliate(s) (Only identify specific affiliates to be included if fewer than all Affiliates are to be included in the Enterprise):

 - Enrolled Affiliate and all Affiliates, with following Affiliate(s) excluded:
- b. Please indicate whether the Enrolled Affiliate's Enterprise will include all new Affiliates acquired after the start of this Enrollment: Exclude future Affiliates

2. Contact information.

Each party will notify the other in writing if any of the information in the following contact information page(s) changes. The asterisks (*) indicate required fields. By providing contact information, Enrolled Affiliate consents to its use for purposes of administering this Enrollment by Microsoft, its Affiliates, and other parties that help administer this Enrollment. The personal information provided in connection with this Enrollment will be used and protected in accordance with the privacy statement available at <https://www.microsoft.com/licensing/servicecenter>.

- a. **Primary contact.** This contact is the primary contact for the Enrollment from within Enrolled Affiliate's Enterprise. This contact is also an Online Administrator for the Volume Licensing Service Center and may grant online access to others. The primary contact will be the default contact for all purposes unless separate contacts are identified for specific purposes

Name of entity (must be legal entity name)* City of San Rafael

Contact name* First Gus **Last** Bush

Contact email address* gus.bush@cityofsanrafael.org

Street address* 1400 Fifth Ave

City* San Rafael

State/Province* CA

Postal code* 94901-1943-

(For U.S. addresses, please provide the zip + 4, e.g. xxxxx-xxxx)

Country* United States

Phone* 415-458-5302

Tax ID

** indicates required fields*

- b. **Notices contact and Online Administrator.** This contact (1) receives the contractual notices, (2) is the Online Administrator for the Volume Licensing Service Center and may grant online access to others, and (3) is authorized to order Reserved Licenses for eligible Online Services, including adding or reassigning Licenses and stepping-up prior to a true-up order.

Same as primary contact (default if no information is provided below, even if the box is not checked).

Contact name* First Gus Last Bush

Contact email address* gus.bush@cityofsanrafael.org

Street address* 1400 Fifth Ave

City* San Rafael

State/Province* CA

Postal code* 94901-1943-

(For U.S. addresses, please provide the zip + 4, e.g. xxxxx-xxxx)

Country* United States

Phone* 415-458-5302

Language preference. Choose the language for notices. English

This contact is a third party (not the Enrolled Affiliate). Warning: This contact receives personally identifiable information of the Customer and its Affiliates.

** indicates required fields*

- c. **Online Services Manager.** This contact is authorized to manage the Online Services ordered under the Enrollment and (for applicable Online Services) to add or reassign Licenses and step-up prior to a true-up order.

Same as notices contact and Online Administrator (default if no information is provided below, even if box is not checked)

Contact name*: First Gus Last Bush

Contact email address* gus.bush@cityofsanrafael.org

Phone* 415-458-5302

This contact is from a third party organization (not the entity). Warning: This contact receives personally identifiable information of the entity.

** indicates required fields*

- d. **Reseller information.** Reseller contact for this Enrollment is:

Reseller company name* SoftwareONE, Inc.

Street address (PO boxes will not be accepted)* 20875 Crossroads Circle, Suite 1

City* Waukesha

State/Province* WI

Postal code* 53186-4093

Country* United States

Contact name* MS* Admin

Phone* 262-317-5555

Contact email address* ms-admin.us@softwareone.com

** indicates required fields*

By signing below, the Reseller identified above confirms that all information provided in this Enrollment is correct.

Signature* _____

Printed name*

Printed title*

Date*

** indicates required fields*

Changing a Reseller. If Microsoft or the Reseller chooses to discontinue doing business with each other, Enrolled Affiliate must choose a replacement Reseller. If Enrolled Affiliate or the Reseller intends to terminate their relationship, the initiating party must notify Microsoft and the

other party using a form provided by Microsoft at least 90 days prior to the date on which the change is to take effect.

- e. If Enrolled Affiliate requires a separate contact for any of the following, attach the Supplemental Contact Information form. *Otherwise, the notices contact and Online Administrator remains the default.*
 - (i) Additional notices contact
 - (ii) Software Assurance manager
 - (iii) Subscriptions manager
 - (iv) Customer Support Manager (CSM) contact

3. *Financing elections.*

Is a purchase under this Enrollment being financed through MS Financing? Yes, No.

If a purchase under this Enrollment is financed through MS Financing, and Enrolled Affiliate chooses not to finance any associated taxes, it must pay these taxes directly to Microsoft.

FOR REVIEW

Previous Enrollment(s)/Agreement(s) Form

Entity Name: City of San Rafael

Contract that this form is attached to: State Local Government

For the purposes of this form, “entity” can mean the signing entity, Customer, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

Please provide a description of the previous Enrollment(s), Agreement(s), Purchasing Account(s), and/or Affiliate Registration(s) being renewed or consolidated into the new contract identified above.

- a. Entity may select below any previous contract(s) from which to transfer MSDN subscribers to this new contract. Entity shall ensure that each MSDN subscriber transferred is either properly licensed under the new contract or is removed.
- b. Entity may select below only one previous contract from which to transfer the Software Assurance (SA) Benefit contact details, i.e., benefits contact (*not* the SA manager) and the program codes, to this new contract.
- c. An Open License cannot be used to transfer either the SA Benefit details or MSDN subscribers.
- d. The date of the earliest expiring Enrollment/Agreement that contains SA or Online Services will be the effective date of the new contract (or SA coverage period for Select Plus).
- e. Please insert the number of the earliest expiring Enrollment/Agreement with SA or Online Services in the appropriate fields of the new contract.

Enrollment/Agreement/ Purchasing Account/Affiliate Registration Description	Enrollment/Agreement/ Purchasing Account/Affiliate Registration Public Customer Number	Transfer SA Benefit Contact	Transfer MSDN Subscribers
Standard Enrollment	62650014	X	X

Enterprise and Enterprise Subscription Enrollment Product Selection Form

Enrollment Number
*Microsoft to complete for initial term.
 Reseller or Software Advisor to
 complete for renewal or with prior
 qualifying Enrollment/Agreement*

Step 1. Enter all fields in the table below (Required).

Profile	Qualified Devices	Qualified Users	Enterprise Product Platform	Licensing Model
Enterprise			Choose One	Choose One
Device Profile (e.g. Call Center)			Choose One	Choose One

Step 2. Select the Products and Quantities Enrolled Affiliate is ordering on its initial Enrollment Order. Quantity may not include any Licenses which Enrolled Affiliate has selected for optional future use, or to which it is stepping-up within Enrollment term.

Products	Enterprise Quantity	Device Profile (e.g. Call Center)
Secure Productive Enterprise (SPE)		
Secure Productive Enterprise E3 USL		
Secure Productive Enterprise E3 Add-on		
Secure Productive Enterprise E5 USL		
Secure Productive Enterprise E5 Add-on		
Office Professional Plus		
Office Professional Plus		
Office 365 ProPlus		
Office 365 Plans		
Office 365 Plan E1 USL		
Office 365 Plan E3 USL		
Office 365 Plan E5 USL		
Office 365 Plan E1 Add-on		
Office 365 Plan E3 Add-on		
Office 365 Plan E5 Add-on		
Office 365 Plan E3 without ProPlus Add-on		
Client Access License (CAL)		
Choose Core CAL or Enterprise CAL:	<Choose One>	<Choose One>
Core CAL or Enterprise CAL		
Bridge for Office 365		
Bridge for Enterprise Mobility Suite		
Windows Desktop		
Windows 10 Enterprise E3 and LTSB Upgrade per Device		
Windows 10 Enterprise E5 per Device SL		
Windows 10 Enterprise E3 per User SL		
Windows 10 Enterprise E3 per User Add-on SL		
Windows 10 Enterprise E5 per User SL		
Windows 10 Enterprise E5 per User Add-on SL		

Products	Enterprise Quantity	Device Profile (e.g. Call Center)
Windows 10 Enterprise E5 per Device Add-on SL		
Windows VDA		
Windows VDA per User SL		
Microsoft Intune		
Microsoft Intune USL		
Enterprise Mobility + Security		
Enterprise Mobility + Security E3 USL		
Enterprise Mobility + Security E3 Add-on		
Enterprise Mobility + Security E5 USL		
Enterprise Mobility + Security E5 Add-on		

Step 3. Establish the Enrolled Affiliate's price level. Unless otherwise indicated in the associated contract documents, the price level for each Product offering/pool is set based upon the quantity to price level mapping. *DO NOT INCLUDE BRIDGE CALS OR ADD-ONS.*

Price Group	1	2	3	4
Enterprise Products	Office Professional Plus + Office 365 ProPlus + Office 365 (Plans E3 and E5) + Secure Productive Enterprise USL	Client Access License + Office 365 (Plans E1, E3, and E5) + Secure Productive Enterprise USL	Client Access License + Microsoft Intune + Enterprise Mobility and Security USL + Secure Productive Enterprise USL	Windows Enterprise E3 and LTSC Upgrade+ Windows Enterprise E5 + Win E3/E5 USL + Win E3/E5 per Device + Windows VDA + Windows Enterprise E3 per User SL + Windows Enterprise E5 per User SL + Windows VDA per User USL + Secure Productive Enterprise USL
Quantity				

Product Offering / Pool	Price Level
Enterprise Products and Enterprise Online Services USLs: Unless otherwise indicated in associated contract documents, Price Level is set using the highest quantity from Groups 1 through 4.	
Additional Product Application Pool: Unless otherwise indicated in associated contract documents, Price Level is set using quantity from Group 1.	
Additional Product Server Pool: Unless otherwise indicated in associated contract documents, Price Level is set using the highest quantity from Group 2 or 3.	
Additional Product Systems Pool: Unless otherwise indicated in associated contract documents, Price Level is set using quantity from Group 4.	

Quantity of Licenses and Software Assurance to Price Level Mapping:

Quantity of Licenses and Software Assurance	Price Level
2,399 and below	A
2,400 to 5,999	B
6,000 to 14,999	C
15,000 and above	D

Notes:

1. Enterprise Online Services may not be available in all locations. Please see the Product Terms for a list of locations where these may be purchased.
2. If Enrolled Affiliate does not order an Enterprise Product or Enterprise Online Service associated with an applicable Product pool, the price level for Additional Products in the same pool will be price level "A" throughout the term of the Enrollment.
3. Unless otherwise indicated in the associated Agreement documents, the CAL selection must be the same across the Enterprise for each Profile.

This form must be attached to a signature form to be valid.





SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: DIGITAL SERVICE AND OPEN GOVERNMENT

Prepared by: Gus Bush, Technology Ops Mgr

City Manager Approval: _____

TOPIC: SERVER ADMINISTRATION SUPPORT SERVICES

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH INSITE NETWORKS, INC., FOR SERVER ADMINISTRATION SUPPORT SERVICES THROUGH OCTOBER 31, 2019, WITH AN ADDITIONAL COMPENSATION AMOUNT OF \$95,000; AND DELEGATING LIMITED AUTHORITY TO EXTEND THE AGREEMENT ON A MONTH-TO-MONTH BASIS THEREAFTER

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute an amendment to the Professional Services Agreement with INsite Networks, Inc., for server administration support services through October 31, 2019, with an additional compensation amount of \$95,000; and delegating to the City Manager additional limited authority to extend the Agreement on a month-to-month basis thereafter if deemed necessary to ensure a successful transition to a new support vendor.

BACKGROUND: [INsite Networks, Inc.](#) (INsite Networks) has provided a variety of technical services to the City since 2015. Their primary contribution has been to augment City staff where additional capacity is needed for our technical support desk or when specialized skills are not available in-house to ensure that our network infrastructure is properly maintained. They have also participated in many significant projects such as the upgrade of all City computers to replace the Windows XP operating systems, implementation of virtual server technology, migration of the City’s email environment to Office 365, and installation of technology to support opening the new Fire Station 52. INsite Networks has been a key partner for many of the City’s technology-related projects.

INsite Networks’ [current Professional Services Agreement](#) was approved by the City Council on February 19, 2019, and expires on June 30, 2019.

ANALYSIS: The Department of [Digital Service and Open Government](#) is responsible for providing oversight of the City’s network infrastructure. As such, there is a continued need to procure technical support services. These services include, but are not limited to, the following:

- Respond to technical support requests submitted by City staff
- Manage user accounts for computer, telephone, and other networked systems

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2

- Troubleshoot, maintain, and manage the City's Office 365 environment
- Configure and install small computer hardware, software, and peripherals
- Assist with the acquisition of hardware and software as needed
- Provide service and repair as necessary with timely response

The City is currently reviewing proposals submitted by several vendors in response to a [Request for Proposals for Managed Technology Services](#). The intent is for the vendor that is awarded this contract to take over all technology support services, including those provided by INsite Networks, in the next 2 to 3 months. But staff believes the new support vendor will take some time to fully take over the operation and that INsite Networks' services will be needed during the transition period. Staff expects the transition can be made by October 31, 2019.

Taking into consideration the City's needs for a seamless transition, staff recommends amending the current agreement with INsite Networks to extend through October 31, 2019, with additional compensation of \$95,000. However, in order to provide staff with flexibility in case the transition period takes longer, staff recommends that the City Council delegate authority to the City Manager, in his discretion, to further extend the agreement for services on a month-by-month basis through December 31, 2019, with compensation not-to-exceed \$23,500 per month.

FISCAL IMPACT: The cost of the proposed amendment is \$95,000. In the event the City Manager were to deem it necessary to extend the agreement, the total compensation through December 31, 2019 would not exceed \$141,000. Funds are budgeted and available in the FY 2019-20 Department of Digital Service and Open Government operating budget, in Technology Fund 601.

OPTIONS: The City Council has the following options to consider on this matter:

1. Adopt resolution as proposed.
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION: Adopt the resolution as proposed.

ATTACHMENTS:

1. Resolution
2. First Amendment to Agreement for Server Administration Support Services

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH INSITE NETWORKS, INC. TO PROVIDE SERVER ADMINISTRATION SUPPORT SERVICES THROUGH OCTOBER 31, 2019, WITH AN ADDITIONAL COMPENSATION AMOUNT OF \$95,000; AND DELEGATING LIMITED AUTHORITY TO EXTEND THE AGREEMENT ON A MONTH-TO-MONTH BASIS THEREAFTER

WHEREAS, the City of San Rafael requires assistance with responding to technical support requests as well as the administration and maintenance of its server computers (“server administration support services”); and

WHEREAS, INsite Networks, Inc. (“INsite Networks”) is experienced in providing server administration support and other technical services and has satisfactorily provided those services to the City under an “Agreement for Server Support Services” dated February 19, 2019 (the “Agreement”); and

WHEREAS, the term of the Agreement expires on June 30, 2019 and the City desires to extend the term to authorize INsite Networks to continue to provide technical support services to the City; and

WHEREAS, the City expects that services from MarinIT will only be required for four additional months, through October 31, 2019; however, the City Council wishes to provide staff with some flexibility to extend the term if necessary to ensure a successful transition to a new support vendor; and

WHEREAS, City funds in the amount of up to \$141,000 are budgeted and available in the FY 2019-20 Department of Digital Service and Open Government operating budget, in Technology Fund 601;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute an amendment to the Agreement for Server Support Services with INsite Networks, Inc., subject to final approval as to form by the City Attorney, to extend the term of the Agreement through October 31, 2019 with additional compensation payable in an amount of \$95,000.

BE IT FURTHER RESOLVED, that the City Council authorizes the City Manager to further extend the Agreement for Server Administration Support Services on a month-by-month basis through December 31, 2019 with additional compensation not to exceed \$23,500 per month, if he determines, in his discretion, that additional services are needed to ensure a successful transition to a new support vendor.

I, Lindsay Lara, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the San Rafael City Council held on Monday, the 15th day of July 2019, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**FIRST AMENDMENT TO AGREEMENT FOR SERVER
ADMINISTRATION SUPPORT SERVICES**

THIS FIRST AMENDMENT to Agreement for Administration Support Services is made and entered into this ___ day of July 2019, by and between the CITY OF SAN RAFAEL (hereinafter "**CITY**"), and INSITE NETWORKS, INC., (hereinafter "**CONTRACTOR**").

RECITALS

WHEREAS, the **CITY** and the **CONTRACTOR** entered into an original "Agreement for Server Administration Support Services" dated February 19, 2019 (the "Agreement"), with the initial term beginning on February 1, 2019, and ending on June 30, 2019 for an amount not to exceed \$160,000; and

WHEREAS, the parties wish to extend the term of the Agreement for an additional four (4) months, through October 31, 2019 so that **CONTRACTOR** can continue to provide the services as described in Exhibit "A" of the Agreement;

AMENDMENT

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. Section 4 of the Agreement, entitled "COMPENSATION" is hereby amended to include additional compensation payable to **CONTRACTOR** in the amount of \$95,000 for an additional four (4) months of server administration support services described in Exhibit "A" to the Agreement, for a total compensation amount under the Agreement not to exceed \$255,000.
2. Section 5 of the Agreement, entitled "TERM OF AGREEMENT" is hereby amended to extend the term of the Agreement to end on October 31, 2019.
3. Except as amended herein, all terms of the Agreement as executed on February 19, 2019 shall remain in full effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day, month and year first above written.

CITY OF SAN RAFAEL

CONTRACTOR

JIM SCHUTZ, City Manager

By: _____

Name: _____

Title: _____

ATTEST:

[If Contractor is a corporation, add signature of second corporate officer]

LINDSAY LARA, City Clerk

APPROVED AS TO FORM:

By: _____

Name: _____

Title: _____

ROBERT F. EPSTEIN, City Attorney



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: DIGITAL SERVICE AND OPEN GOVERNMENT

Prepared by: Gus Bush, Technology Ops Mgr

City Manager Approval: _____

TOPIC: NETWORK SUPPORT SERVICES

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARINIT, INC., TO PROVIDE NETWORK SUPPORT SERVICES THROUGH OCTOBER 31, 2019, WITH AN ADDITIONAL COMPENSATION AMOUNT OF \$150,000; AND DELEGATING LIMITED AUTHORITY TO EXTEND THE AGREEMENT ON A MONTH-TO-MONTH BASIS THEREAFTER

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute an amendment to the Professional Services Agreement with MarinIT, Inc., to provide network support services through October 31, 2019 with an additional compensation amount of \$150,000; and delegating to the City Manager additional limited authority to extend the Agreement on a month-to-month basis thereafter if deemed necessary to ensure a successful transition to a new support vendor.

BACKGROUND: [MarinIT, Inc.](#) (MarinIT) provides a wide array of services to customers throughout the San Francisco Bay Area, including several public agencies in Marin County. For example, MarinIT provides technical support to the [County of Marin](#) to assist with maintaining the Marin Information and Data Access System (MIDAS) network. This communication network provides the City's primary connection to the public Internet as well as secure connectivity to the Marin County Sheriff's network and those of other local governments. The City first began working with MarinIT in 2008, to provide network support services for daily help desk operations as well as for special projects.

Over the years, MarinIT has supported the City's efforts to upgrade networks for the Police Department, library, and parking services as well as to upgrade communication links for all City fire stations, install new Wi-Fi access points for all major City facilities, implement virtual server technology, and complete various upgrades to security and mobility systems. MarinIT also participated in the installation of a specialized computer network to manage traffic control systems that support the [Sonoma-Marin Area Rail Transit](#) (SMART) and is helping design the network for the City's new Public Safety Center. They have been a crucial partner for many of the City's technology-related projects.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

MarinIT's [current Professional Services Agreement](#) was approved by the City Council on February 4, 2019, and expires on June 30, 2019.

ANALYSIS: The Department of [Digital Service and Open Government](#) is responsible for providing oversight of the City's network infrastructure. As such, there is a continued need to procure network support services. These services include, but are not limited to, the following:

- Provide computer technical support for City staff
- Troubleshoot, maintain, and manage the network
- Troubleshoot and maintain hardware and peripherals
- Maintain upgrades for software and operating system
- Assist with the acquisition of hardware and software as needed
- Assist or manage the installation of such hardware and software as needed
- Provide service and repair as necessary with timely response
- Monitor network performance.

The City is currently reviewing proposals submitted by several vendors in response to a [Request for Proposals for Managed Technology Services](#). The intent is for the vendor that is awarded this contract to take over all technology support services, including those provided by MarinIT, in the next 2-3 months. But staff believes the new support vendor will take some time to fully take over the operation and that MarinIT's services will be needed during the transition period. Staff expects the transition can be made by October 31, 2019.

Taking into consideration the City's needs for a seamless transition, staff recommends amending the current agreement with MarinIT to extend through October 31, 2019, with additional compensation of \$150,000. However, in order to provide staff with flexibility in case the transition period takes longer, staff recommends that the City Council delegate authority to the City Manager, in his discretion, to further extend the agreement for services on a month-by-month basis through December 31, 2019, with compensation not-to-exceed \$37,500 per month.

FISCAL IMPACT: The cost of the proposed amendment is \$150,000. In the event the City Manager were to deem it necessary to extend the agreement, the total compensation through December 31, 2019 would not exceed \$225,000. Funds are budgeted and available in the FY 2019-20 Department of Digital Service and Open Government operating budget as follows: Technology Fund (up to \$201,000) and Telecommunications Fund (up to \$24,000).

OPTIONS: The City Council has the following options to consider on this matter:

1. Adopt resolution as proposed.
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION:

Adopt the resolution as proposed.

ATTACHMENTS:

1. Resolution
2. First Amendment to Professional Services Agreement for Network Support Services

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO
THE PROFESSIONAL SERVICES AGREEMENT WITH MARINIT, INC., TO
PROVIDE NETWORK SUPPORT SERVICES THROUGH OCTOBER 31, 2019,
WITH AN ADDITIONAL COMPENSATION OF \$150,000; AND DELEGATING
LIMITED AUTHORITY TO EXTEND THE AGREEMENT ON A
MONTH-TO-MONTH BASIS THEREAFTER**

WHEREAS, CITY requires network support services to maintain inter-building and inter-agency communication links, to provide day-to-day help desk assistance, and to complete various technology projects (“network support services”); and

WHEREAS, MarinIT, Inc. (“MarinIT”) is experienced in providing network support services and has satisfactorily provided those services to the City under an “Agreement for Network Support Services” dated February 4, 2019 (the “Agreement”); and

WHEREAS, the term of the Agreement expires on June 30, 2019 and the City desires to extend the term to authorize MarinIT to continue to provide network support services to the City; and

WHEREAS, the City expects that services from MarinIT will only be required for four additional months, through October 31, 2019; however, the City Council wishes to provide staff with some flexibility to extend the term if necessary to ensure a successful transition to a new support vendor; and

WHEREAS, City funds are budgeted and available in the FY 2019-20 Department of Digital Service and Open Government operating budget as follows: Technology Fund (up to \$201,000) and Telecommunications Fund (up to \$24,000);

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute an amendment to the Agreement for Network Support Services with MarinIT, Inc., subject to final approval as to form by the City Attorney, to extend the term of the Agreement through October 31, 2019 with additional compensation payable in an amount of 150,000.

BE IT FURTHER RESOLVED, that the City Council authorizes the City Manager to further extend the Agreement for Network Support Services on a month-by-month basis through December 31, 2019 with additional compensation not to exceed \$37,500 per month, if he determines, in his discretion, that additional services are needed to ensure a successful transition to a new support vendor.

I, Lindsay Lara, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the San Rafael City Council held on Monday, the 15th day of July 2019, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**FIRST AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES
FOR NETWORK SUPPORT SERVICES**

THIS FIRST AMENDMENT is made and entered into this ____ day of July 2019, by and between the CITY OF SAN RAFAEL (hereinafter "**CITY**"), and MARIN IT, INC., (hereinafter "**CONTRACTOR**").

RECITALS

WHEREAS, the **CITY** and the **CONTRACTOR** entered into an original Agreement for Professional Services for Network Support Services dated February 4, 2019 (the "Agreement"), with the initial term beginning on February 1, 2019, and ending on June 30, 2019; and

WHEREAS, the parties wish to extend the term of the Agreement for an additional four (4) months, through October 31, 2019 so that **CONTRACTOR** can continue to provide the services as described in Exhibit "A" of the Agreement;

AMENDMENT

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. Section 4 of the Agreement, entitled "COMPENSATION" is hereby amended to include additional compensation payable to **CONTRACTOR** in the amount of \$150,000 for an additional four (4) months of network support services described in Exhibit "A" to the Agreement, for a total compensation amount under the Agreement not to exceed \$319,000.
2. Section 5 of the Agreement, entitled "TERM OF AGREEMENT" is hereby amended to extend the term of the Agreement to end on October 31, 2019.
3. Except as amended herein, all terms of the Agreement as executed on February 4, 2019 shall remain in full effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day, month and year first above written.

CITY OF SAN RAFAEL

CONTRACTOR

JIM SCHUTZ, City Manager

By: _____

Name: _____

Title: _____

ATTEST:

[If Contractor is a corporation, add signature of second corporate officer]

LINDSAY LARA, City Clerk

APPROVED AS TO FORM:

ROBERT F. EPSTEIN, City Attorney

By: _____

Name: _____

Title: _____



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Fire Department

**Prepared by: Christopher Gray
Fire Chief**

City Manager Approval:

A handwritten signature in black ink, appearing to be 'AS', written over a horizontal line.

File No.: 03.01.174

TOPIC: MARIN COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN (MCM LHMP)

SUBJECT: RESOLUTION OF THE SAN RAFAEL CITY COUNCIL ADOPTING THE 2018 MARIN COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN (MCM LHMP).

RECOMMENDATION: Adopt a resolution adopting the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MCM LHMP).

BACKGROUND: The Disaster Mitigation Act (DMA) of 2000 (Public Law 106-390) requires local governments to develop and adopt pre-disaster Local Hazard Mitigation Plans (LHMP) in order to minimize property damage and the risk to public health and safety that might otherwise result from the effects of a natural or human-made disaster. A Local Hazard Mitigation Plan is a living document which assesses regional risks and vulnerabilities and identifies and prioritizes mitigation projects; describing updated strategies for sustaining and building on current mitigation activities to ensure the future safety of lives, preservation of property, and protection of the environment during times of disaster. Mitigation planning also improves the ability to recover from a disaster.

Jurisdictions need to submit their Local Hazard Mitigation Plans to FEMA for approval, thus making them eligible for FEMA funding made available for Pre-Disaster Mitigation and Hazard Mitigation Grant programs. Importantly, FEMA requires the plan to be updated every five years to maintain eligibility for federal hazard mitigation grants.

In February 2016, FEMA approved the City's application for a grant to develop a Local Hazard Mitigation Plan for San Rafael. Previously, the City did not have a FEMA-approved, locally adopted Hazard Mitigation Plan, and thus, was not eligible to apply for any FEMA funding to support City Hazard Mitigation projects. After more than a year of meetings, staff analysis and research, and working with a specialized consultant, on November 17, 2017 the City Council adopted San Rafael's first Local Hazard Mitigation Plan.

FOR CITY CLERK ONLY

File No.:

Council Meeting:

Disposition:

ANALYSIS: Since San Rafael adopted our own plan in 2017, the Marin County Sheriff's Office and County Department of Public Works have spearheaded the development of a Countywide Marin County Multi-Jurisdictional Local Hazard Mitigation Plan: a plan which includes jurisdiction-specific mitigations as well as countywide mitigation measures applying to all of Marin County's 12 cities, towns and unincorporated areas. This effort was intended to create communitywide resiliency, as large-scale disasters rarely adhere to jurisdictional boundaries, especially in cities and towns in Marin that share natural features, such as waterways and hillsides.

Furthermore, the advantages of having one plan for the entire county means that the City of San Rafael does not have to independently maintain and seek FEMA approval for our localized LHMP every five years to maintain eligibility for FEMA grants. The County will lead plan maintenance and the FEMA approval process of the Marin County Multi-Jurisdictional LHMP – thereby streamlining San Rafael's staff time spent ensuring eligibility for these important funding sources. The staff time required to update a single-jurisdictional LHMP every five years is considerable, which is why the City relied on grant funding to complete the previous Local Hazard Mitigation Plan in 2017. Should the City Council adopt the 2018 Marin County Multi-Jurisdictional LHMP, the City can rely on countywide resources and assistance in ensuring San Rafael continues to have a FEMA-approved plan since San Rafael will be included in the countywide plan.

The City of San Rafael's 2017 LHMP content will be included as an appendix to the Marin County Multi-Jurisdictional LHMP, thereby ensuring the City's localized issues are included in the countywide approach.

As a part of this countywide effort, the City of San Rafael partnered with the Marin County Sheriff's Office of Emergency Services (OES), County of Marin Department of Public Works, Fire Department, and Community Development Agency, and all Marin County cities and towns to produce the updated plan. The cooperative planning process included public workshops and listening sessions, posting of the draft plan on the County website for comment, and press releases. The Marin County Multi-Jurisdictional LHMP was approved by FEMA on November 21, 2018 (Attachment 4). The County determined that adoption of the Plan was exempt from environmental review under the California Environmental Quality Act (CEQA) (Attachment 3), and the City's adoption of the Plan is likewise exempt.

To ensure uniformity, the governing bodies of every municipality in Marin County are considering adopting their own resolution to approve the MCM LHMP.

FISCAL IMPACT: There is no fiscal impact associated with this item. However, adoption of plan maintains City eligibility for FEMA mitigation grant funding.

OPTIONS:

The City Council has the following options to consider relating to this item:

1. Adopt a resolution adopting the Marin County Multi-Jurisdictional Local Hazard Mitigation Plan.
2. Do not adopt a resolution adopting the Marin County Multi-Jurisdictional Local Hazard Mitigation Plan, which may impact the City's eligibility for FEMA hazard mitigation funding in future years should San Rafael not have the resources to update our localized LHMP every five years. Not adopting the resolution may also complicate the possibility of the City benefiting from multi-jurisdictional mitigation project funding.

RECOMMENDED ACTION: Adopt a resolution adopting the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan.

ATTACHMENTS:

1. Resolution
2. 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan
3. CEQA Notice of Exemption (Marin County Community Development Agency)
4. FEMA Approval of the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan

RESOLUTION NO.

**A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL ADOPTING THE 2018
MARIN COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN
(MCM LHMP)**

WHEREAS, the preservation of life, property, and the environment is an inherent responsibility of local government, and

WHEREAS, natural disasters pose a significant threat to the lives and property of Marin County residents and visitors, and

WHEREAS, natural disasters can occur with little or no warning, and

WHEREAS, the City of San Rafael, in concert with local public safety organizations, in an effort to identify best practices used in response to the threat and occurrence of natural disasters, has integrated Local Hazard Mitigation planning efforts of the City of San Rafael into the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan; and

WHEREAS, adoption of the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan by the City is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) (the “common sense exemption”) and/or 15262 (planning studies);

NOW, THEREFORE, BE IT RESOLVED by the San Rafael City Council that the City of San Rafael hereby Adopts the 2018 Marin County Multi Jurisdictional Local Hazard Mitigation Plan as presented to the City Council and on file in the Office of the City Clerk.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019 by the following vote, to wit:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

LINDSAY LARA, City Clerk

Marin County Multi-Jurisdiction Local Hazard Mitigation Plan (MCM LHMP)

2018



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Acronyms and Abbreviations

2013 LHMP	Marin County 2013 Local Hazard Mitigation Plan
CalOES	California Governor's Office of Emergency Service
CFR	Code of Federal Regulations
cfs	cubic feet per second
CGS	California Geological Survey
County	Marin County
CRS	Community Rating System
DC3	Marin Disaster and Citizen Corps Council
DFIRM	Digital Flood Insurance Rate Map
DMA 2000	Disaster Mitigation Act of 2000
DSOD	California Division of Safety of Dams
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMA	Flood Mitigation Assistance
GIS	Geographic Information System
HMGP	Hazard Mitigation Grant Program
NCDC	National Climatic Data Center
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NWS	National Weather Service
OES	Office of Emergency Services
PDM	Pre-Disaster Mitigation (Program)
RFCP	Repetitive Flood Claims Program
RL	Repetitive Loss
SRL	Severe Repetitive Loss
Stafford Act	Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988
USC	United States Code
NMWD	North Marin Water District
VMP	Vegetation Management Plan

SECTION 1 INTRODUCTION

1.1 OVERVIEW

This section provides a brief overview of the topic, an introduction to hazard mitigation planning, and a brief description of the Disaster Mitigation Act of 2000, grant programs with mitigation plan requirements, local participants, and the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan.

Marin County (the County) and its partners have developed this Multi-Jurisdictional Local Hazard Mitigation Plan (hereinafter referred to as the MCM LHMP) to assess risks posed by natural hazards and to develop a mitigation strategy for reducing the County's risks. The County has prepared the MCM LHMP in accordance with the requirements of the Disaster Mitigation Act of 2000 (DMA 2000). The Marin County Sheriff's Office of Emergency Services (OES), in conjunction with the Marin County Local Hazard Mitigation Team, has coordinated the preparation of the MCM LHMP in cooperation with municipalities and special district partners. The MCM LHMP replaces the County LHMP that was approved by FEMA on August 29, 2013 and will serve as the current LHMP for all participating jurisdictions. Some participating jurisdictions also have existing single-jurisdiction plans in place that are effective until their expiration date. All MCM LHMP partners will be included in an ongoing MCM LHMP plan review process to facilitate the 2023 plan update process.

This plan draws heavily, and with gratitude, on what the planning team was able to learn from other jurisdictions who have taken on hazard mitigation planning prior to this effort. In addition, the staff serving the Association of Bay Area Governments, the California Governor's Office of Emergency Services, and Region IX of the Federal Emergency Management Agency were of countless assistance to the planning team.

1.2 HAZARD MITIGATION PLANNING

As defined in Title 44 of the Code of Federal Regulations (CFR), Subpart M, Section 206.401, hazard mitigation is "any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards." As such, hazard mitigation is any work to minimize the impacts of any type of hazard event before it occurs. It is a process in which hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions to reduce or eliminate hazard risk are developed. The implementation of the mitigation actions, which include short- and long-term strategies that may involve planning, policy changes, programs, projects, and other activities, is the end-result of this process.

1.3 DISASTER MITIGATION ACT OF 2000

Local hazard mitigation planning is compelled as a matter of law as of the Disaster Mitigation Act signed in 2000 (DMA 2000). On October 30, 2000, Congress passed the DMA 2000 (Public Law 106-390), which amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988 (Stafford Act) (Title 42 of the United States Code [USC] Section 5121 et seq.) by repealing the act's previous mitigation planning section (409) and replacing it with a new mitigation planning section (322). This new section emphasizes the need for state, tribal, and local entities to closely coordinate mitigation planning and implementation efforts. This new section also provides the legal basis for the Federal Emergency Management Agency's (FEMA's) mitigation plan requirements for mitigation grant assistance.

To implement these planning requirements, FEMA published an Interim Final Rule in the Federal Register on February 26, 2002 (44 CFR Part 201). The local mitigation planning requirements are identified in their appropriate sections throughout this MCM LHMP and in the FEMA Local Mitigation Planning Crosswalk / Review Tool in Appendix A. In addition, this plan addresses the Community Rating System (CRS) 10-step planning process requirements.

1.4 GRANT PROGRAMS WITH MITIGATION PLAN REQUIREMENTS

Currently, FEMA grant programs are available to participating jurisdictions that have FEMA-approved HMPs and are members of the National Flood Insurance Program (NFIP). Two of the grant programs are authorized under the Stafford Act and DMA 2000.

Hazard Mitigation Grant Program. The Hazard Mitigation Grant Program (HMGP) provides grants to state, local, and tribal entities to implement long-term hazard mitigation measures after declaration of a major disaster. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and enable mitigation measures to be implemented during the immediate recovery from a disaster. Projects must provide a long-term solution to a problem (for example, elevation of a home to reduce the risk of flood damage rather than buying sandbags and pumps to fight the flood). Also, a project's potential savings must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. The amount of funding available for the HMGP under a particular disaster declaration is limited. Under the program, the Federal government may provide a state or tribe with up to 20 percent of the total disaster grants awarded by FEMA and may provide up to 75 percent of the cost of projects approved under the program, subject to a specified program cap. Between 2016 and 2018 several HMGP applications were submitted by participants in this MCM LHMP.

Pre-Disaster Mitigation Program. The Pre-Disaster Mitigation (PDM) Program provides funds to state, local, and tribal entities for hazard mitigation planning and the implementation of mitigation projects before a disaster. PDM grants are awarded on a nationally competitive basis. Like HMGP funding, the potential savings of a PDM project must be more than the cost of implementing the project, and funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. The total amount of PDM funding available is appropriated by Congress on an annual basis. The cost-sharing for this grant is 75 percent Federal and 25 percent non-Federal, although cost-sharing of 90 percent Federal and 10 percent non-Federal is available in certain situations.

1.5 LOCAL PARTICIPANTS

The participating jurisdictions and special districts, referred to in this plan as local participants or partners, are listed below.

- Marin County
- City of Belvedere
- Town of Corte Madera
- City of Fairfax
- City of Larkspur
- City of Mill Valley
- City of Novato
- Town of Ross
- City of San Rafael
- Town of San Anselmo
- City of Sausalito
- City of Tiburon
- North Marin Water District
- Marin County Flood Control and Water Conservation District

1.6 COMMUNITY DESCRIPTION

1.6.1 County of Marin

Marin County, one of 58 counties in the state, is located on northern California's Pacific coast, just north of San Francisco. Marin County is bordered by Sonoma County to the north; the Pacific Ocean to the northwest and southwest; and the City and County of San Francisco to the south. Marin County spans 828 square miles, of which 520 square miles is land and 308 square miles is water. This footprint makes Marin County among the four smallest counties in the State; the only smaller counties being San Mateo County, Santa Cruz County, and the City and County of San Francisco. The following protected areas are within or contiguous to Marin:

National Protected Areas:

- Golden Gate National Recreation Area (U.S. National Park Service)
- Marin Islands National Wildlife Refuge

- Muir Woods National Monument
- Point Reyes National Seashore
- San Pablo Bay National Wildlife Refuge
- Greater Farallones National Marine Sanctuary

State Parks:

- Angel Island State Park
- China Camp State Park
- Mount Tamalpais State Park
- Olompali State Historic Park
- Samuel P. Taylor State Park
- Tomales Bay State Park

Marine Protected Areas:

- Duxbury Reef State Marine Conservation Area
- Estero Americano State Marine Recreational Management Area
- Estero de San Antonio State Marine Recreational Management Area
- Point Reyes State Marine Reserve & Drakes Estero State Marine Conservation Area

Marin County was incorporated in 1850 as one of the original 27 counties of California. Within its boundaries are 11 municipalities, 20 Census Designated Places, and 8 recognized unincorporated communities. The county seat is the City of San Rafael. According to the U.S. Census Bureau, and using the Population Estimates Program which produces July 1 estimates for years after the last published decennial census (2010), the 3.5% population increase to the 2015 estimate brings the population to 261,221. The county has 111,990 housing units, of a theoretical buildout amount of 120,755. The majority of the county's population resides within the municipalities along Highway 101.

Marin County's identity is largely shaped by its abundant natural resources and long history of open space preservation efforts to retain its rural character. A variety of factors have strictly limited development in the County over the last 5 years including large swaths of permanently protected federal and state parkland, large acreage of farm and ranch lands permanently protected through conservation easements, and Countywide Plan policies and development codes which restrain growth in sensitive habitat areas and/or flood hazard areas. Similarly future development is limited by these same constraints, as outlined in Section 3.5 Future Development.

1.6.2 Economy

Marin County has a strong economic base which has changed significantly over the last century. The county's economy was dominated by agriculture in the early part of its history. However, in recent years, Marin's economy has seen increasing job growth in technology-related fields such as biotechnology, computer software, and multimedia. With several attractions including beaches and parks in Marin, tourism is important to Marin County's economy.

Services, retail trade, government, and manufacturing account for the majority of employers in Marin. Some municipalities have also become closely aligned with particular industries. For example, Sausalito is known for its fishing fleet. Health care has a major presence in the City of San Rafael. The county also boasts one the state's highest certified organic and sustainable crop ratios.

1.6.3 Physical Features

Marin County is located along California's Pacific Coast (between San Francisco and Sonoma), including 72 miles of coastline. The highest point in the county, Mount Tamalpais, is 2,572 feet above sea level. The county has many microclimates with varying weather patterns, but the climate is generally Mediterranean with an average annual temperature of 79.7 degrees Fahrenheit. The County consists of areas of mountains/hills, valleys, forests, creeks, bayside wetlands and mud flats, and ocean coasts.

1.6.4 Infrastructure

Transportation

Marin County has an ever-developing transportation system, with most travel concentrated along key highways and arterial streets. There are 5 Highways passing through, terminating, or located wholly in Marin: Interstate 580, U.S. Route 101, State Route 1, State Route 37, and State Route 131. Marin is connected to its surrounding neighbors by bridges. The Golden Gate Bridge is to the south; the Richmond/San Rafael Bridge is to the east; State Route 37 is to the northeast (across filled bay land over San Pablo Bay); and Highway 101 is to the north (which narrows to a 4-lane uncontrolled road that traverses San Antonio Creek). One of the major problems Marin County faces during an emergency is the possibility of being isolated from the surrounding communities and any resources or help. Light rail service recently began supplementing existing transportation options along U.S. Route 101 between Marin and Sonoma Counties.

Utilities

Municipal utilities in Marin County include water (drinking water, stormwater, sanitary sewerage), power (electricity and natural gas), telecommunications, and solid waste. Several water management utilities supply treated water for domestic and fire suppression purposes. These distribution systems rely largely on the County's topography for collecting surface water, storing it in reservoirs, and distributing it with gravity-fed systems. As such, the water

management utilities are separated by both functional area and geography, but they are working more and more to coordinate within watersheds.

Marin Municipal Water District (MMWD) is the largest water district in Marin, serving central and southern portions of the county east of Mount Tamalpais and Bolinas Ridge. North Marin Water District (NMWD) serves Novato and communities along Tomales Bay including Olema, Point Reyes Station, Inverness, and Dillon Beach. Bolinas and Stinson Beach, two communities in West Marin, have separate water and sanitary districts. There are 23 agencies providing wastewater services in Marin County, including special districts, municipalities, JPAs and the Federal and State government.

(Citation: <https://www.marincounty.org/depts/gj/reports-and-responses/reports-responses/2013-14/~media/Files/Departments/GJ/Reports%20Responses/2013/SewerScoopI.pdf>)

Stormwater utilities such as open channels, catch basins and storm drains are managed by the cities, towns, and the county in unincorporated areas and are coordinated through the Marin County Stormwater Pollution Prevention Program (MCSTOPPP). Additionally, the Marin County Flood Control and Water Conservation District maintains some larger drainage infrastructure where zones have been designated. The District and some cities/towns such as San Rafael, Corte Madera, and Novato operate stormwater pump stations.

Natural gas and electricity distribution occurs through infrastructure owned and maintained by PG&E, a private utility corporation. Natural gas is piped into Marin from the central valley around the North Bay through Solano, Napa, and Sonoma Counties. The main transmission pipelines are underground along Highway 101 and flow south, branching into local distribution lines and private laterals. PG&E also brings power into Marin around the North Bay on overhead transmission lines that emanate from the Ignacio substation in Novato. Additional substations are located along Hwy 101 in Las Gallinas, San Rafael, Greenbrae, and Mill Valley to the South and in Novato, Stafford, Tocaloma, Olema, Bolinas and Woodacre to the North and East.

Telecommunications include telephone service, cable television and wireless services. AT&T maintains infrastructure for providing landlines, while Comcast provides cable television. A variety of cellular and wireless service companies operate in Marin and provide access points in the form of cellular towers, wireless antennas and equipment.

There are six solid waste haulers that operate within Marin County organized geographically and with agreements with cities and towns. All of this garbage, recycling, and greenwaste is brought to one of two processing centers; Redwood Landfill in Novato and Marin Resource Recovery Center in San Rafael.

1.6.5 Participating Municipalities

Marin County has 11 cities and towns, all of which participated in the preparation of this Plan. Using the most up-to-date information provided by the U.S. Census Bureau, these cities and key aspects of their socioeconomic and demographic qualities are described below.

City of Belvedere

The City of Belvedere had an estimated population of 2,068 in 2010, with 1,045 housing units in the City. The City has a total area of 2.406 square miles. The median income for a household in the City was \$130,796 and the per capita income for the City was \$113,595. Approximately 2.9 percent of families and 5.7 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Belvedere was incorporated as a city in 1896.

Town of Corte Madera

The Town of Corte Madera had an estimated population of 9,253 in 2010, with 4,026 housing units in the Town. The Town has a total area of 4.406 square miles. The median income for a household in the Town was \$79,839 and the per capita income for the Town was \$46,326. Approximately 2.7 percent of families and 4.5 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Corte Madera was incorporated in 1916.

Town of Fairfax

The Town of Fairfax had an estimated population of 7,441 in 2010, with 3,585 housing units in the Town. The Town has a total area of 2.204 square miles. The median income for a household in the Town is \$58,465 and the per capita income for the Town is \$34,080. Approximately 4.3 percent of families and 6.5 percent of the population is below the poverty line (2010 data, U.S. Census Bureau).

Fairfax was incorporated as a town in 1931.

City of Larkspur

The City of Larkspur had an estimated population of 11,926 in 2010, with 6,376 housing units in the City. The City has a total area of 3.243 square miles. The median income for a household in the City was \$66,710 and the per capita income for the City was \$56,983. Approximately 1.8 percent of families and 3.7 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Larkspur was incorporated as a city in 1908.

City of Mill Valley

Mill Valley had an estimated population of 13,903 in 2010, with 6,534 housing units in the City. The City has a total area of 4.847 square miles. The median income for a household in the City was \$90,794 and the per capita income for the City was \$64,179. Approximately 2.7 percent of families and 4.5 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Mill Valley was incorporated as a city in 1900.

City of Novato

The City of Novato had an estimated population of 51,904 in 2010, with 21,158 housing units in the City. The City has a total area of 27.440 square miles. The median income for a household in the City was \$63,453, and the per capita income for the City was \$32,402. Approximately 3.1 percent of families and 5.6 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Novato was incorporated as a city in 1960.

Town of Ross

The Town of Ross had an estimated population of 2,415 in 2010, with 884 housing units in the Town. The Town has a total area of 1.556 square miles. The median income for a household in the Town is \$102,015 and the per capita income for the Town is \$51,150. Approximately 5.6 percent of families and 8.5 percent of the population is below the poverty line (2010 data, U.S. Census Bureau).

Ross was incorporated as a town in 1908.

Town of San Anselmo

The Town of San Anselmo had an estimated population of 12,336 in 2010, with 5,538 housing units in the Town. The Town has a total area of 2.677 square miles. The median income for a household in the City is \$71,488 and the per capita income for the City is \$41,977. Approximately 2.5 percent of families and 5.1 percent of the population is below the poverty line (2010 data, U.S. Census Bureau).

San Anselmo was incorporated as a town in 1907.

City of San Rafael

The City of San Rafael (San Rafael) is the county seat of Marin County. San Rafael had an estimated population of 57,713 in 2010, with 24,011 housing units in the City. The City has a total area of 22.422 square miles. The median income for a household in the City was \$60,994 and the per capita income for the City was \$35,762. Approximately 5.6 percent of families and 10.2 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

San Rafael was incorporated as a city in 1874.

City of Sausalito

Sausalito had an estimated population of 7,061 in 2010, with 4,536 housing units in the City. The City has a total area of 2.257 square miles. The median income for a household in the City was \$87,469 and the per capita income for the City was \$81,040. Approximately 2.0 percent of

families and 5.1 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Sausalito was incorporated as a city in 1893.

Town of Tiburon

The Town of Tiburon had an estimated population of 8,962 in 2010, with 4,025 housing units in the Town. The Town has a total area of 13.182 square miles. The median income for a household in the Town was \$106,611 and the per capita income for the Town was \$85,966. Approximately 1.6 percent of families and 3.3 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Tiburon was incorporated in 1964.

1.6.6 Participating Special Districts

As noted previously, two of the participating jurisdictions are special districts. Information about each district is described as follows.

North Marin Water District

North Marin Water District (NMWD) was formed in April 1948 following voter approval under the California State law known as the County Water District Law (Division 12 of the California Water Code).

NMWD primarily serves the City of Novato and surrounding unincorporated areas in Marin County, encompassing approximately 75 square miles. The Novato Service Area has approximately 20,750 active service connections serving approximately 24,000 dwelling units, as well as commercial, industrial and institutional customers. The estimated Novato Service Area population is 61,000. NMWD also provides service to several small improvement districts in the West Marin Service Area near the Pacific Ocean, via approximately 800 service connections.

NMWD owns and operates Stafford Lake and the associated treatment plant, which provides approximately 20% of Novato's water. The lake lies four miles west of downtown Novato and collects runoff from 8.3 square miles of watershed property located upstream at the upper tributary reaches of Novato Creek. Water from Stafford Lake is drawn by the intake tower and fed by gravity or by pumping (depending on the lake level) into the treatment plant located just below the dam. In addition to providing water supply for domestic needs and firefighting purposes, Stafford dam provides flood protection for the greater Novato area. The Marin County Flood Control and Water Conservation District has partnered with NMWD to share in the cost of obtaining additional flood liability insurance.

Water from the Russian River via connection to the Sonoma County Water Agency's aqueduct provides the remaining 80% of the Novato Service Area supply of water. This water originates from both the Eel River and the Russian River watersheds. The water supply for the West Marin Service Area is derived from groundwater.

NMWD maintains and operates approximately 340 miles of pipeline, 42 tanks totaling over 37 million gallons of storage, and associated pump stations, hydropneumatic systems, and regulator valves. NMWD sizes its storage tanks to meet operational, firefighting and emergency requirements. Storage requirements for both the Novato and West Marin Service Areas are updated on a 5-year cycle, and are based in part on input provided by Novato Fire Protection District and Marin County Fire.

Ensuring water quality and protecting public health is one of NMWD's primary goals. Water quality data is routinely collected throughout the distribution systems and at water sources.

Marin County Flood Control and Water Conservation District

The District's geographical boundary is the same as the County's and, as a whole, it has no source of revenue. Instead, revenue is collected via ad valorem taxes and fees paid by property owners in one of eight zones covering distinct geographical areas within the District. All expenditures by the District require authorization by the Board of Supervisors of the District and the five members of the Marin County Board of Supervisors serve on the District's board.

Eight zones have been established within the District to address specific flooding problems in eight watersheds across Marin County.

1.7 DESCRIPTION OF THE Multi Jurisdictional Local Hazard Mitigation Plan

A multi-jurisdictional hazard mitigation plan is a plan jointly prepared by more than one jurisdiction. Jurisdictions can benefit in several ways when they choose to participate in a multi-jurisdictional planning process. Among such benefits, this process:

- Enables comprehensive approaches to mitigation of hazards that affect multiple jurisdictions;
- Allows economies of scale by:
 - o Leveraging individual capabilities; and
 - o Sharing costs and resources;
- Avoids duplication of efforts; and
- Imposes an external discipline on the process.

The remainder of this MCM LHMP consists of the sections described below.

Section 2: Planning Process

Section 2 describes the planning process. Specifically, this section describes the plan development process and identifies members of the Planning Committee and Plan Review Committee; including a description of the meetings held as part of the planning process (relevant

documents are attached in the Appendixes). This section also documents public outreach and stakeholder involvement activities and discusses the review and incorporation of relevant plans, reports, and other appropriate information.

Section 3: Hazard Analysis

Section 3 describes the process through which the Planning Committee identified, screened, and selected the hazards to be profiled in the MCM LHMP. The hazard analysis includes the nature, history, location, extent, probability of future events, impacts, and vulnerability for each hazard.

It also summarizes RL and SRL properties, future development, natural and beneficial functions of floodplains, and life safety/warning/evacuation systems.

Section 4: Mitigation Strategy

Section 4 provides a blueprint for reducing the potential losses identified in the vulnerability analysis. The Planning Committee reviewed mitigation projects identified in the prior LHMP of the eight participating jurisdictions with existing plans. Every participating jurisdiction with an existing LHMP assessed their progress on previously identified actions and revised their list to reflect updated priorities. Actions common to all jurisdictions were consolidated into a list of “common actions”.

Section 5: Plan Maintenance

Section 5 describes the formal plan maintenance process to ensure that the MCM LHMP remains an active and applicable document. The process includes monitoring, evaluating, and updating the plan (relevant documents are attached in Appendix F); monitoring mitigation projects and closeout procedures (relevant documents attached in Appendix F); implementing the plan through existing planning mechanisms; and achieving continued public involvement.

SECTION 2 PLANNING PROCESS**2.1 OVERVIEW**

This section summarizes the planning efforts; details how the plan was updated and who was involved in this process; documents public outreach and stakeholder involvement efforts; and summarizes the review and incorporation of existing plans, studies, and reports used to develop the MCM LHMP. Additional information regarding the meetings and public outreach efforts is discussed below and provided in more detail in Appendix C, D and E.

The last full update of the Marin Countywide Plan (CWP) was in 2007, and the last Local Hazard Mitigation Plan (LHMP) update was completed in 2013. As the CWP update preceded the LHMP update, inclusion of the 2013 LHMP into the CWP was not possible. However, as Senate Bill 379 requires climate adaptation to be included in County general plans, the 2018 LHMP can serve as a valuable reference document for hazards assessments, potential policies, and implementing programs for the next CWP update

2.2 INITIAL PLANNING PROCESS, 2011–2013

As noted previously, the initial basis for this plan was 2013 Marin County LHMP and LHMPs of partner jurisdictions with current approved and adopted plans. This plan was prepared by the Marin County Local Hazard Mitigation Plan Team, which consisted of representatives from the County Office of Emergency Services, Department of Public Works, Fire Department, and Community Development Agency. The 2013 LHMP development occurred from December 2011 to July 2013. The 2012 LHMP was adopted by the Marin County Board of Supervisors on October 16, 2012 and approved by FEMA on August 29, 2013.

2.3 PLAN UPDATE PROCESS, 2013–2018

Pursuant to approval and adoption of the 2013 LHMP, the County LHMP Team established a schedule of team meetings to provide opportunity for review and documentation of any changes to LHMP relevant plans, projects, programs, as well as Notices of Intent (NOIs) submitted to CalOES by their respective groups. In April 2016 the Marin County Sheriff's OES kicked off the official update process. The 2018 plan process became a multi-jurisdictional process to include all municipalities and select Special Districts. The Marin County Sheriff's OES determined that the standing Marin Disaster and Citizen Corps Council (DC3) included almost all of the relevant stakeholders and therefore would make up the 2018 MCM-LHMP Plan Review Committee. The DC3 consists of local officials from the County, cities and towns, and special districts as well as non-governmental agencies, private sector, and special districts that have been delegated the authority of local government emergency services directors, City Managers, and the Director of Emergency Services (a member of the County Board of Supervisors) who serves as the DC3 Chairperson.

The MCM LHMP's Planning Committee is shown below in Table 2-1. The 2018 DC3, serving as the MCMLHMP Plan Review Committee, is shown below in Table 2-2.

Table 2-1. Planning Committee

Department, Agency, or Municipality	Name
Marin County Sheriff's Office	Thomas Jordan, Emergency Services Coordinator
Marin County Department of Public Works	Hannah Lee, Senior Civil Engineer Beb Skye, Engineering Technician Felix Meneau, Assistant Engineer Gerhard Epke, Senior Program Coordinator
Marin County Fire Department	Scott Alber, Fire Marshal
Marin County Community Development Agency	Kristen Drumm, Senior Planner Alex Westhoff, Planner
City of Belvedere	Irene Borba, Director of Planning & Building Laurie Nilsen, Emergency Services Coordinator
Town of Corte Madera	Kelly Crowe, Senior Civil Engineer Matt Cobb, Battalion Chief Hamid Khalili, Police Captain Adam Wolff, Planning and Building Director Peter Brown, Public Works Director
City of Fairfax	Mark Lockaby, Chief Building Official Michele Gardner, Deputy Town Clerk
City of Larkspur	Matt Cobb, Battalion Chief Bob Quinn, Public Works Superintendent Neal Toft, Planning Director Julian Skinner, Public Works Director .
City of Mill Valley	Tom Welch, Fire Chief Andrew Poster, Public Works Director Elisa Sarlatte, DPW Engineering Manager
Town of Ross	Richard Simonitch, Public Works Director Heidi Scoble, Planning Manager Erik Masterson, Police Chief
Town of San Anselmo	Sean Condry, Public Works Director Elise Semonian, Planning Director Dave Donery, Town Manager
City of San Rafael	Talia Smith, Senior Management Analyst Quin Gardner, Emergency Management Coord Robert Sinnott, Deputy Fire Chief

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	Kevin McGowan, Asst Public Works Director Bill Guerin, Public Works Director
City of Sausalito	Jonathon Goldman, Public Works Director Bill Frass, Police Captain Lilly Whalen, Clerk Mike McKinley, Emergency Services Coordinator
Town of Tiburon	Kyra O'Malley, Associate Planner Laurie Nilsen, Emergency Services Coordinator Scott Anderson, Community Development Director
City of Novato	Nancy Andrews, Senior Management Analyst Bob Brown, Community Development Director Bill Tyler, Fire Chief Jim Correa, Police Captain Dave Jeffries, Consultant
North Marin Water District	Drew McIntyre, General Manager Rocky Vogler, Chief Engineer Pippin Cavagnaro, Associate
Marin County Flood Control and Water Conservation District	Hannah Lee, Senior Civil Engineer Felix Meneau, Assistant Engineer Gerhard Epke, Senior Program Coordinator

Table 2-2. MCM LHMP Plan Review Committee

DC3 Position Title	Name
Chairperson	Judy Arnold
Marin Managers	Joe Chinn
Schools	Michael Grant
Emergency Medical Services	Miles Julihn
Access and Functional Needs	Peter Mendoza
MIDC	Denis O'Leary
Transit	Mohamed Osman
Health and Human Services	Lisa Santora
Police Chiefs	Tricia Seyler-Campbell
Public Works	Eric Steger

At Large Representative	Bill Tyler
MCCMC	Catherine Way
Fire Chiefs	Jason Weber
American Red Cross	Debbie Yee
Economic Forum	Garry Lion
District 1	Frank Cox
District 2	Michael McDermott
District 3	Keith Kennedy
District 4	Anne Sands
District 5	Ed Schulze

DC3 = Marin County Disaster and Citizen Corps Council

County LHMP Team members attended and facilitated meetings with the Planning Committee and coordinated numerous activities to create the 2018 MCM LHMP. Members of the Plan Review Committee were provided project updates at Marin County Disaster and Citizen Corps Council DC3) meetings and draft plans for review via email. Additional information regarding the meetings and public outreach efforts is provided in more detail in Appendix C, D and E.

Community Rating System Program Planning Process

Several participating jurisdictions in the MCM LHMP are also participants in FEMA's Community Rating System (CRS), including the County of Marin, City of Sausalito, Town of Fairfax, Town of San Anselmo, Town of Ross, Town of Corte Madera, and the City of Novato. The County of Marin hosts regular CRS coordination meetings and invites all jurisdictions, even those that aren't currently part of CRS. The Marin County Public Works Community Rating System representative who hosts those multi-jurisdictional meetings also participated on the MCM LHMP Planning Committee in order to address the CRS Floodplain Management Planning requirements.

2.4 REVIEW OF EXISTING PLANS, STUDIES, AND REPORTS

The following Table 2-3 reflects the existing plans, studies, and reports used during the planning process

Table 2-3. MCM LHMP Existing Plans, Studies, and Reports

Document Title and Date	Method of incorporation into the jurisdiction annex
All Jurisdictions	
Association of Bay Area Governments (ABAG) 2010 multi-jurisdictional Local Hazard Mitigation Plan for the San Francisco Bay Area, 2010 Update of 2005 Plan	Hazard Identification and Screening Mitigation Actions
Marin Map- online mapping tool includes hazard data, assets, zoning, current FEMA flood maps www.marinmap.org	Hazards Analysis
FEMA data via Flood Insurance Studies, BureauNet	Hazard Profiles, Risk Assessments, Repetitive Loss Lists
Marin County -California Wildfire Protection Plan (CWPP) www.firesafemarin.org/cwpp	Hazard Profiles & Mitigation Actions
Marin County Sea Level Rise Vulnerability Assessments (BayWAVE & C-SMART) and C-SMART Adaptation Report	Hazard Profiles & Mitigation Actions
DSOD dam safety information ABAG earthquake: http://resilience.abag.ca.gov/earthquakes/marin/	Hazard Profiles
2013 State of California Hazard Mitigation Plan	Plan Conformance
Marin Stormwater Resource Plan 2017	Mitigation Actions
The Scoop on Marin County Sewer Systems: Part I 2013/2014 Marin County Civil Grand Jury	Cited in 1.6.3 to describe sewer infrastructure
U.S. Census Bureau 2010 The studies detail flood depths and base flood elevations. Used in development of risk assessments and mitigation actions	For socioeconomic and demographic aspects of participating municipalities.
Marin Municipal Water District Urban Water Management Plan 2015 (approved June 7, 2016)	Referenced by several Jurisdictions
Countywide Watershed Stewardship Plan	Hazard Analysis
Plan Bay Area 2040	
Sonoma County Water Agency Local Hazard Mitigation Plan	Mitigation actions (regional radar project)
CAL FIRE & Marin County Fire Department Strategic Fire Plans	Hazard Profiles and Mitigation Actions
International Urban-Wildland Interface Code 2003	Hazard Profiles
Community Exposure to Tsunami Hazards in California report & National Geodetic Data Center database of tsunami occurrences	Hazard Profiles
Cliff and Erosion Technical Background Report, 2003 prepared for Marin County Local Coastal Program update	Hazard Profiles
Landslide Inventory, California Department of Conservation	Hazard Profiles

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Marin County Office of Emergency Services, News Release on storm damages, 12/29/2014	Hazard Profiles
California Building, Plumbing and Mechanical Codes	Hazard Profiles
Belvedere	
Belvedere's 2010 General Plan Environmental Hazards Element has thorough treatment of environmental hazards and references the City's 2005 LHMP and development of the 2011 update. The City's 2011 LHMP contained its Flood Mitigation Plan.	
2010 General Plan 'Belvedere 2030'	Hazard Profiles, Priority mitigation actions and programs
2011 ABAG LHMP Annex	Development of Mitigation Actions
Flood Management Plan	Development of Mitigation Actions
Capital Improvement Plan	Development of Mitigation Actions
Emergency Operations Plan (EOP)	Development of Mitigation Actions
Traffic Safety Study	Development of Mitigation Actions
Corte Madera	
Corte Madera's 2009 General Plan was written before the Town's development of its 2011 ABAG LHMP Annex. The General Plan's implementation measure F-1.4.b calls for implementation of a Hazard Plan, which was completed two years later. The Town's Capital Improvement Plan and building and municipal codes have been updated since 2011 and incorporate portions of the LHMP.	
Previous LHMPs: 2005 & 2010 ABAG Multi-Jurisdictional Local Hazard Mitigation Plan Annexes	Hazard Profiles & Development of Mitigation Actions
Capital Improvement Plan (CIP)	Development of Mitigation Actions
General Plan Safety Element	Development of Mitigation Actions
Fairfax	
The Town's 2010 General Plan and 2011 ABAG Hazard Mitigation Plan Annex were developed concurrently, so the General Plan Advisory Committee (GPAC) reviewed, refined, and incorporated selected mitigation strategies into the final draft 2010 General Plan Safety Element. The Safety Element states that it "is intended to complement and support not only the other General Plan Elements, but also other Town plans and documents, such as the Emergency Operations Plan (EOP), the Local Hazard Mitigation Plan (LHMP), and the Flood Mitigation Plan (FMP).	
2010 General Plan Safety Element	Priority mitigation actions and programs
2004 LHMP ABAG Multi-Jurisdictional Local Hazard Mitigation Plan Annex	Development of Mitigation Actions

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Capital Improvement Plan (CIP)	Development of Mitigation Actions
Emergency Response Plan	Development of Mitigation Actions
Community Preparedness Plan	Development of Mitigation Actions
Larkspur	
Larkspur is in process of updating its General Plan, which was last updated in 1990. The updated plan will comply with the Disaster Management Act 2000 by including a Safety Element that references this Hazard Mitigation Plan. In the meantime, Table K-7 demonstrates the City's continuing progress implementing mitigation measures.	
General Plan Safety Element	Hazard Profiles & Development of Mitigation Actions
Comprehensive Emergency Management Plan	Development of Mitigation Actions
City of Larkspur All-Hazard Mitigation Plan Version 2.0	Development of Mitigation Actions
Unincorporated Marin County	
Marin County's prior Hazard Mitigation Plan is referenced in the 2007 Marin Countywide Plan. Appreciable integration of the last LHMP has not yet happened but can be anticipated when the County begins an update on the Countywide plan in the next two years.	
2007 Marin Countywide Plan (2015 Update)	Hazard Profiles & Development of Mitigation Actions (its policies and development codes that restrain growth in sensitive habitats and/or flood hazard areas, as well as future development in general are outlined in Section 3.5)
Local Coastal Program	Hazard Profiles & Development of Mitigation Actions
Marin County 2013 Local Hazard Mitigation Plan	Development of Mitigation Actions
Mill Valley	
Mill Valley's Hazard Mitigation Plan was approved in 2009 and it has been incorporate it into other mechanisms such as the City's General Plan from 2013 which calls for maintenance, updates, and implementation of the All Hazard Mitigation Plan.	
City All Hazard Mitigation Plan v 4.0	Development of Mitigation Actions

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2013 General Plan Update '2040 General Plan' incl Climate Action Plan & Hazards & Public Safety Element	Development of Mitigation Actions
General Fund and Capital Improvement Plan	To be incorporated into actions when complete.
Sewerage Agency of Southern Marin (SASM) Master Plan	Identifies SASM facilities to replace in Mill Valley
City of Mill Valley Emergency Operations Plan	Hazard Profiles & Mitigation Actions
City of Mill Valley Bicycle and Pedestrian Master Plan Update 2015	Development of Mitigation Actions
North Marin Water District	
NMWD hasn't had a previous LHMP for incorporation into other mechanisms.	
Stafford Dam EAP 2017	Development of Mitigation Actions
2015 Master Plan Update for the Oceana Marin Wastewater System, NMWD Job File 8 4046.00	Development of Mitigation Actions
2018 Novato Water System Master Plan Update, NMWD Job File 1 7039.02	Development of Mitigation Actions
Novato	
Novato is currently updating its General Plan. The current draft Safety and Health strategy #7a is to "Periodically update the City's Emergency Operations Plan and Local Hazard Mitigation Plan to coordinate with emergency plans of other governmental agencies and respond to changing conditions". The new general plan also refers to the previous hazard mitigation plan for additional information on certain hazards such as wildfire.	
Hazard Mitigation Plans previous annual reviews	Development of Mitigation Actions
2035 General Plan Existing Conditions Report, April 2014	Development of Mitigation Actions
2008 City Flood Mitigation Plan	Development of Mitigation Actions
Emergency Preparedness Plan	Development of Mitigation Actions
Emergency Operations Plan	Development of Mitigation Actions
Stafford Dam Emergency Action Planning and Risk Awareness in 2015	Development of Mitigation Actions
Identified Site Emergency Planning Application, (ISEPA)	Development of Mitigation Actions
Novato Elected/Appointed Official Guide to Disaster Operations 2017	Development of Mitigation Actions
City of Novato Local Drainage Master Plan	Development of Mitigation Actions
City of Novato Repetitive Loss Plan	Development of Mitigation Actions

Ross	
Ross's General Plan was completed and adopted in 2007, before its 2012 hazard mitigation plan. The 2012 LHMP was very good, but it hasn't been incorporated into other planning mechanisms.	
Town of Ross General Plan 2007 – 2025	Development of Mitigation Actions
2012 LHMP	Development of Mitigation Actions
Ross Valley Sanitary District Strategic Plan Ross Valley Sewer System Replacement Master Plan 2007 Ross Valley Sanitary District response to Grand Jury Report Dated June 16, 2011: "Ross Valley Sanitary District: Not Again!"	Cited in 1.6.3 to describe sewer infrastructure
San Anselmo	
San Anselmo's first stand-alone LHMP was adopted in 2017, so there hasn't been sufficient time for its incorporation into other planning mechanisms such as the General Plan, which was adopted in 1988. Prior to that, the ABAG annex was too general to impact local mitigation planning.	
2011 Climate Action Plan	The plan includes strategies for reducing government greenhouse gas emissions. Policies from the plan have been included as mitigation strategies, where appropriate.
2011 Capital Improvement Plan Study for Flood Damage Reduction and Creek Management in Flood Zone 9/Ross Valley	This study has information on projects that may reduce flooding in the San Anselmo watershed. The Town incorporated some of the projects within the Town jurisdiction as mitigation strategies.
Town of San Anselmo 2015 General Plan	The General Plan is the Town's long-term blueprint for the community's vision of future growth. This plan was reviewed for existing policies and programs to mitigate all hazards.
2008 Flood Mitigation Plan	The plan includes goals and strategies developed following the December 31, 2005 flood. Used in development of risk assessments and mitigation actions
Town of San Anselmo Municipal Code	This plan was reviewed for existing policies and programs to mitigate all hazards. It includes regulations for building standards, flood damage prevention, environmental review and restrictions on density in fire prone areas.
7-year Capital Improvement Plan 2015	This plan details the Town's priorities for capital improvement projects for years 2015-2021. Used in development of risk assessments and mitigation actions.

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Corte Madera Creek 2010 Flood Control Study Baseline Report Available through US Army Corps of Engineers and Ross Valley Flood Control Program website http://www.marinwatersheds.org/documents_and_reporys/documents/CorteMaderaCreekFinalBaselineReport-2010-12-08.pdf	Documents details efforts to reduce flooding in the Ross Valley and Corte Madera Creek. Study consulted for flood frequency of historic flood events.
San Rafael	
The City's "General Plan 2020" from 2004 calls for preparation and adoption of an LHMP. Since then, the City has prepared and adopted an LHMP. The General Plan is currently being updated.	
City of San Rafael 2020 General Plan	Development of Mitigation Actions
City of San Rafael 2020 General Plan Background Report	Development of Mitigation Actions
City of San Rafael Climate Change Action Plan	Development of Mitigation Actions
City of San Rafael Community Emergency Preparedness Plan	Development of Mitigation Actions
City of San Rafael Greenhouse Gas Reduction Strategy Report	Development of Mitigation Actions
Climate Adaptation – Sea Level Rise, San Rafael CA. White Paper	Development of Mitigation Actions
Marin Bay Shoreline Sea Level Rise Vulnerability Assessment	Development of Mitigation Actions
Sausalito	
Sausalito hasn't had a previous LHMP for incorporation into other mechanisms.	
2018-2020 Strategic Plan	Development of Mitigation Actions
Ongoing General Plan Update	Development of Mitigation Actions
Tiburon	
Tiburon's "General Plan 2020" from 2005 calls for the adoption of an LHMP to comply with DMA 2000. Since then the Town has adopted the ABAG LMHP Annex in 2012.	
ABAG Multijurisdictional Local Hazard Mitigation Plan 2010	Hazards Assessment Mitigation Strategies
Capital Improvement Plan	Mitigation Strategies
Emergency Operations Plan	Hazards Assessment Mitigation Strategies
General Plan Safety Element	Hazards Assessment Mitigation Strategies

2.5 PUBLIC OUTREACH AND STAKEHOLDER INVOLVEMENT

2.5.1 Meetings

During the planning process, Marin County Sheriff's OES staff made presentations at Marin County Disaster and Citizen Corps Council (DC3) and County Emergency Manager group meetings to discuss the MCM LHMP. The Marin County DC3 is an advisory body whose mission is to contribute to a unified effort in improving disaster preparedness, mitigation, response and recovery countywide. These efforts are achieved through a partnership of cooperation and collaboration with all levels of government, non-government and the private sector. Current DC3 members include representatives from Marin County Sheriff's OES, county Fire Chiefs, American Red Cross, Marin County Economic Forum, Public Works, and county Health and Human Services, to name a few. The Marin County DC3 meetings are open to the public and the details for each meeting (including time, date, location, and agenda) are posted on the Sheriff's Office website. At these meetings County staff gave presentations on the MCM LHMP and discussed progress to date, the plan adoption process and answered any general questions and comments about the update process.

Copies of the agenda and meeting minutes for DC3 / Plan Review Committee meeting and copies agendas for the Planning Committee meetings are provided in Appendix E.

In addition to meetings of the Planning Committee and the Plan Review Committee, the County LHMP Team conducted one-on-one plan finalization meetings with each participating municipality on the following dates:

- City of Belvedere - 7/12/18
- Town of Corte Madera - 7/19/18
- City of Fairfax - 7/23/18
- City of Larkspur - 7/18/18
- City of Mill Valley - 7/25/18
- City of Novato - 7/18/18
- Town of Ross - 7/7/18
- City of San Rafael - 7/24/18
- Town of San Anselmo - 7/23/18
- City of Sausalito - 7/30/18
- City of Tiburon - 7/12/18
- North Marin Water District - 7/25/18

2.5.2 Media Announcements

The County of Marin issued a media release announcing the kick-off of the MCM LHMP update process and sent the release to the Marin Independent Journal and the Point Reyes Light. The media release also provided the MCM LHMP Website link and contact information should further information be desired. A November 4, 2014 on-air interview with national news outlet The Weather Channel also highlighted the MCM LHMP effort and its benefit to the communities of Marin County.

A copy of the media release and an article on the MCM LHMP in a local newspaper is provided in Appendix E.

2.5.3 Public Workshops and Virtual Engagement Series

County staff working on the MCM LHMP hosted a total of 6 Public Workshops. These workshops were held in the North, South – Central, and West areas of the County and were conducted at each location during both working hours and in evenings to insure availability for residents from all areas of the County during business hours and in evening hours. All workshop announcement and outreach materials listed each of the participating jurisdictions so that residents would be aware that this was a countywide effort. Workshops consisted of a presentation on the basics of Hazard Mitigation Planning, the update and multi-jurisdictional planning process, and a review of resources for the public. Resources, such as MarinMap and the California Office of Emergency Services (CalOES) Hazard Mitigation activities and projects website, were available on-line so that attendees without internet access at home could view these resources.

In addition to in-person workshops, a Virtual Engagement Series (VES) was posted online so that members of the public unable to attend one of the 6 workshops could have access to the workshop contents and ability to comment on the planning process. Over 100 public comments were obtained via the VES process and as such were incorporated in the drafting of the MCM LHMP.

2.5.4 Website

As noted above, Marin County Sheriff's OES re-launched the County's HMP Website, which was first used during the development of the 2013 LHMP. For the MCM LHMP, the Website provided information about disasters in Marin County, the DMA 2000, HMP update requirements, and the planning process overview. In addition, Marin County Sheriff's OES posted hazard maps as they were completed and provided copy of the Final Draft online for review and comment. The MCM LHMP Website is located at:

<http://portal.countyofMarin.org/portal/page/portal/cov/emergencies/mitigation/plan>. A snapshot of the MCM LHMP Website is provided in Appendix E. The County has also developed and launched a Community Rating System website which includes the Final Draft MCM LHMP. The website is at: <https://www.marincounty.org/depts/pw/divisions/creeks-bay-and-flood/fema-flood-information>

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SECTION 3 HAZARD ANALYSIS**3.1 OVERVIEW**

A hazard analysis includes the identification and screening of each hazard and then the profiling of each hazard. Consistent with DMA 2000 and reasonable local capabilities this hazard analysis includes natural hazards (not human-caused, such as terrorism). Natural hazards result from unexpected or uncontrollable natural events of significant size and destructive power.

Per the local mitigation planning requirements, this hazard analysis consists of the following two steps:

1. Hazard identification and screening
2. Hazard profiles

Methodology for assessing vulnerability in the hazard profiles and jurisdiction-specific appendices (G through S) was based upon GIS analysis using spatial asset and hazard data most of which are available to the public at MarinMap.org. MarinMap is a group of local governments, special districts and other public agencies that have joined together to create a Geographic Information System (GIS). Using ArcGIS, asset locations were overlain with maps of higher risk for each of six natural hazards. Where they overlap, they are considered vulnerable. This exercise is not expected to be a prediction of future incidents, nor is it able to be highly precise. This exercise is for assessing vulnerability at a broad scale and for the purpose of comparing the relative threat to assets and communities of each hazard.

Table 3-1

	Asset	Data used	Notes
Structures	Single Family	MarinMap Parcel, developed	use code 11, 12, 61 with one living unit
	Multi Family	Parcel, developed	use code 11 (with 2 LU), 14, 21, 61
	Commercial	Parcel, developed	use code 51
	Industrial	Parcel, developed	use code 61
	Historic	National and State Register of Historic Resources	Cultural Resources
Transportation	Roads	MarinMap roads network	All functional classes minus dirt roads and trails
	Railroad	SMART track	Plus eastern spur along Hwy 37
	Ferry Terminals	Sausalito, Larkspur Landing, Belvedere, Angel Island	
Communication	Marin Emergency Radio Authority (MERA)	Locations of radio towers within County	Proposed system expansion, only currently used towers

			were assessed
Power	Transmission Tower	Marin County GIS database	
	Substation	Marin County GIS database	
	Natural Gas Substation	Marin County GIS database	
	Electric Transmission Line	Marin County GIS database	
	Natural Gas Pipeline	Marin County GIS database	
Water /Sewage	Treatment Plants	MarinMap	
	Pump Stations	Marin County GIS database	
Critical Facilities	Schools	MarinMap	
	Law Enforcement/Fire	MarinMap	
	Medical Facilities	MarinMap	
	Airport	MarinMap	

Of the hazards profiled in the plan, spatial data for dam inundation, wildfire (wildland urban interface) tsunamis, landslides, and floods were available. Earthquakes were assumed to cover the entire County. Flood prone areas were profiled as the FEMA 100-year recurrence interval updated August 2017. The 100-year floodplain is also referred to as the Special Flood Hazard Area or base flood, which has a 1% chance of occurrence every year. This risk map is updated by FEMA's National Flood Insurance Program (NFIP). The landslide layer used was created by the US geological survey.

Table 3-2

Hazard	Data Used	Notes / metadata
Earthquake	All of Marin County	
Flood	MarinMap FEMA current 100-year floodplain	Flood Hazard Zone as of August 2017
Landslide/ Debris Flow	MarinMap using USGS layer 'Mostly & Many' ENTERPRISE.DBO.LANDSLIDE	www.marinmap.org/Publicrecords/OutputStyle.asp?DOC=vectordata/MarinCounty/Landslide.shp.xml
Tsunami	MarinMap Tsunami Inundation	
Wildfire	MarinMap Wildland Urban Interface (WUI)	
Dam Inundation	MarinMap Using data developed by dam owners as a CalOES requirement	http://www.marinmap.org/Publicrecords/OutputStyle.asp?DOC=vectordata/MarinCounty/dam_inundation.shp.xml

3.2 HAZARD IDENTIFICATION AND SCREENING

As the first step in the hazard analysis, the MCM LHMP Planning Committee reviewed the list of hazards presented in Table 3-3 and the following questions:

- Is the hazard included in the 2013 County of Marin (unincorporated) LHMP?
- Is the hazard included in any of the most recent LHMPs of non-County jurisdictions?
- Is the hazard included in the 2007 Marin Countywide Plan (2015 update)?
- Is the hazard included in the 2013 or draft 2018 State of California Multi-Hazard Mitigation Plan?
- Has the hazard occurred in Marin County and been declared a Presidential or State emergency or disaster in the past 40 years?

The results of the screening are presented in Table 3-3.

Table 3-3. Hazard Screening

Hazard	Profiled in prior LHMPs	Profiled in 2007 Marin Countywide Plan	Declared Emergencies and Disasters in Marin County, 1970 to Present		Profiled in this Plan
			State	Federal	
Agricultural	X		X		No. Human caused, not significant.
Snow Avalanche					No. Snow extremely rare in this climate.
Coastal erosion		X		X	Yes. See Severe Storm.
Dam failure	X	X			Yes. See Earthquake.
Drought	X	X	X		Yes. See Wildfire
Earthquake	X	X		X	Yes.
Sea Level Rise & Storm Surge & Subsidence		X			Yes. See Severe Storm.
Flood	X	X	X	X	Yes. See Severe Storm.
Fog					No.
Hailstorm					No. Hailstorms extremely rare in this climate.
Heat					Yes. See Wildfire.
Hurricane					No. Hurricanes do not occur in this climate.
Landslide/mudslide/"debris flow"	X	X		X	Yes. See Severe Storm and Wildfire.
Levee Failure		X			Yes. See Severe Storm.
Liquefaction	X	X			Yes. See Earthquake.
Severe wind & tornado					Yes. See Severe Storm.
Severe storm			X	X	Yes.
Volcano					None.
Tsunami/seiche	X	X			Yes.
Wildfire/fire	X	X	X	X	Yes.

After discussing and reviewing public input on each hazard identified as listed in Table 3-3, the Planning Committee determined that the following hazard groups pose the greatest threat to Marin County and should therefore be profiled or re-profiled in the main body of the MCM LHMP. Hazards specific to individual jurisdictions is profiled in that jurisdiction's annex to the main body of this plan. The Planning Committee's decisions were based on the likelihood of the hazard's occurrence and the feasibility of mitigation. Sections in which hazards are profiled are indicated in parentheses.

- Earthquakes and liquefaction (3.3.1)
 - o Dam failure (3.3.2)
- Severe storm (3.3.3)
 - o Debris flow (landslides) (3.3.4)
 - o Flooding (3.3.5)
 - o Wind (3.3.6)
- Tsunami (3.3.7)
- Wildfire (3.3.8)
 - o Post-fire debris flow (3.3.9)

All hazards included in the 2013 Marin County (single jurisdiction) LHMP are included in this multi-jurisdictional plan, except for terrorism and agricultural biological hazards as these are caused by human activities and not natural phenomena. Hazards new to the MCM LHMP are: post-fire debris flow and severe storm, which includes wind, in addition to flooding and debris flow which were in the 2013 LHMP (due to the local climate, freezing temperatures and snow are not considered major threats to Marin's infrastructure).

Hazards selected for inclusion in this MCM LHMP are those that pose the greatest threat to the County, based on the factors shown in Table 3-3, including the occurrence of a state or presidential disaster declaration for the hazard. Planning Committee members also used their collective knowledge of the hazards and each hazards' potential threat to determine whether or not to include the hazard in this MCM LHMP. This methodology places a focus on current hazards, in which the hazards' threats are easily identifiable, and for which there is a history of the hazards' occurrence.

A future hazard that poses a threat to the County is climate change. Climate change is not considered as a separate hazard in this MCM LHMP. Climate change is expected to cause or contribute to numerous other hazards that are already addressed in this and related documents, including wildfires, flooding, severe winter storms, and coastal erosion.

For example, two effects of climate change that are already occurring are sea level rise and an increase in the number, frequency, and size of wildfires. These effects have already been experienced in California over the last century. Wildfires have also increased substantially in frequency, duration, and size in recent years. The forested area burned in the western United States from 1987 to 2003 was 6.7 times the area burned from 1970 to 1986. Warmer

temperatures and longer dry seasons are the main causes of the increase in forest wildfire risk. Sea level in the San Francisco Bay Area has risen eight inches in the past century and could rise nearly 70 inches by the end of the century. Furthermore, as sea level rise submerges more low-lying areas, storm surge will reach further inland, impacting even more of the county's natural and built resources. Additionally, coastal erosion will be exacerbated by rising sea levels, including both beaches and bluff-tops.

Sea level rise and future storm effects and potential adaptation measures are being evaluated through County led planning efforts including Bay Adaptation and Waterfront Evaluation (BayWAVE) for bay-side communities and Collaboration Sea Level Marin Adaptation Response Team (C-SMART) for outer coast communities. C-SMART's "Marin Ocean Coast Sea Level Rise Vulnerability Assessment" evaluated West Marin vulnerabilities spanning near, medium, and long-term sea level rise and storm scenarios. Likewise, BayWAVE's "Marin Shoreline Sea Level Rise Vulnerability Assessment" analyzed potential physical, social and economic impacts to all of Marin's Bayside communities exposed to sea level rise, up to the end of the century. These two assessments estimate that by 2100 around 7,000 acres, 9,000 parcels, 10,000 buildings and 120 miles of roads throughout Marin County will be exposed to sea level rise and the 100-year storm.¹ Additionally, C-SMART's Adaptation Report outlined potential adaptation solutions for West Marin, including natural and built engineering methods, home retrofits, and relocation of vulnerable assets. Further site-specific evaluation and engineering is necessary to better understand feasibility, environmental impacts, and costs for project implementation. The county is seeking funding for such adaptation planning on Marin's Ocean Coast and Bayside.

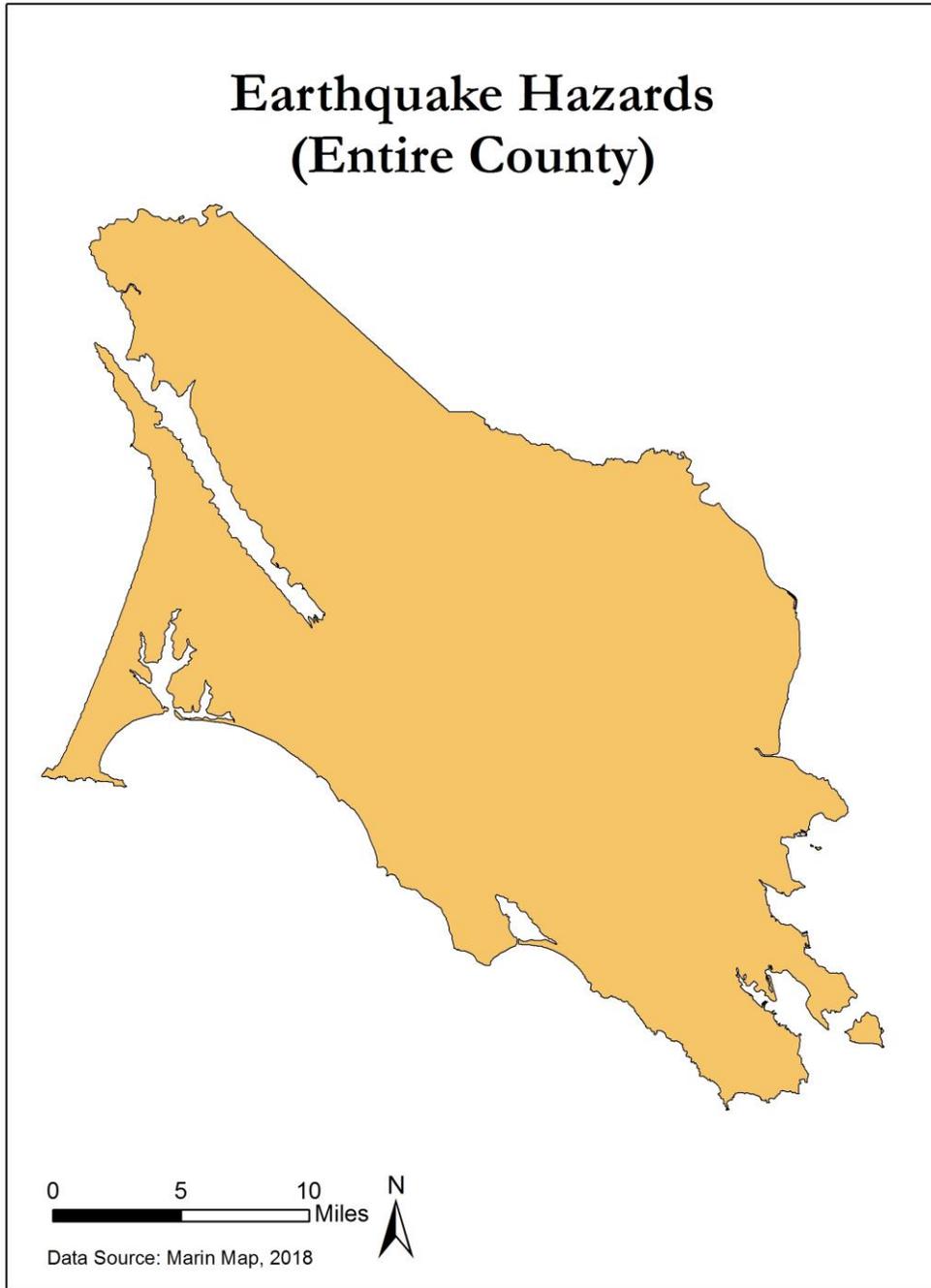
3.3 HAZARD PROFILES

The hazards selected by the Planning Committee were profiled based on existing available information. The hazard profiling consisted of describing the individual hazard profile, disaster history, location, probability of future events, extent, impacts, and vulnerability.

The hazards profiled for Marin County are presented below in alphabetical order. The order does not signify level of risk.

¹ County of Marin, Marin Bay Waterfront Adaptation and Vulnerability Evaluation (BayWAVE), (June 20, 2017) at 25, <http://www.marincounty.org/main/baywave/vulnerability-assessment>; County of Marin, Marin Ocean Coast Sea Level Rise Vulnerability Report (CSMART), September 2015

3.3.1 Earthquakes and Liquefaction



Hazard Profile

According to the 2013 State of California Multi-Hazard Mitigation Plan (and consistent with the Draft 2018 State Hazard Mitigation Plan) earthquakes represent the most destructive source of hazards in terms of both recent history and probability of future destruction at magnitudes greater than previously recorded. Earthquakes can cause direct damage in several ways including fault rupture, earth shaking, landslides, liquefaction, and tsunamis. Indirect effects may include hazardous materials spills, water distribution failure, fires, dam failure, etc. Earth shaking, liquefaction, and dam failure are being described in section 3.3.1 and 3.3.2. Tsunamis (3.3.7) and fires (3.3.8) are addressed as separate disasters although they can be related. There is not a significant amount of infrastructure or homes located on faults, so their rupture does not represent a significant risk.

Given most of Marin's development occurred prior to modern building codes protecting structures against earthquake damage, severe property damage to public and private structures and infrastructure is likely to occur due to significant earthquakes. This is likely to include large numbers of uninhabitable housing units, and damage to older and not-yet-retrofitted county and city-owned structures, and infrastructure such as roads, electric distribution lines, telecommunications, water, and gas lines. Earthquake aftershocks often occur with additional and unforeseen damage to structures and infrastructure.

Disaster History

According to the Association of Bay Area Governments Resilience Program, "the San Andreas Fault was the source of the magnitude of 7.8 earthquake in 1906. Marin was sparsely inhabited at that time and experienced relatively moderate property loss and only two deaths. The epicenter was just two miles west of San Francisco and West Marin experienced some pronounced earthquake effects. This included a horizontal earth displacement of 21 feet near the head of Tomales Bay."

On October 17, 1989, a magnitude 7.1 earthquake occurred on the San Andreas Fault, the largest earthquake to occur in the San Francisco Bay Area since 1906. This earthquake was named the Loma Prieta Earthquake due to its calculated epicenter. The impact of the Loma Prieta Earthquake was most apparent in the northeast area of Santa Cruz. If the fault rupture location were closer, a strong shaking such as this could have caused severe damage within Marin County, including damage to life-line routes. The Loma Prieta earthquake was not "the big one," which is a common reference to an event with a magnitude of 8 or larger (such as the 1906 San Francisco quake).

Location

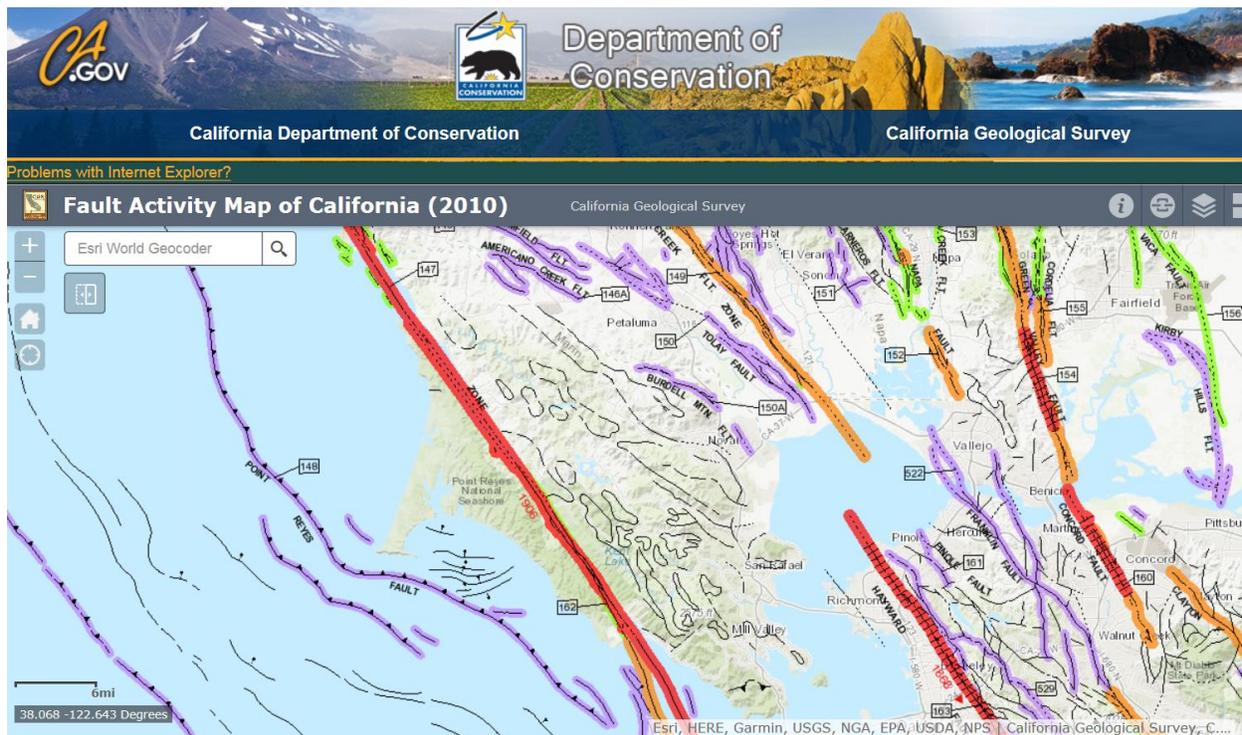
The potential for earthquake damage exists throughout Marin County because of a combination of the number of active faults within and near the County and the presence of soils vulnerable to liquefaction. These faults are shown on the California Geological Survey (CGS) Fault Activity Map of California (see Figure 3-1. Fault Activity Map below). Descriptions of the most significant active faults to Marin are provided below.

San Andreas fault: The San Andreas Fault traverses Marin County running north and south in the western quarter of the county. It enters Marin on the Pacific Coast near Bolinas, follows the path of Highway 1 and Tomales Bay, exiting Marin at sea just west of Dillon Beach.

Hayward fault: the eastern, more heavily populated part of Marin is less than ten miles from the northern section of the Hayward fault.

Rodgers Creek fault: The northern part of Marin is less than ten miles from the Rodgers Creek fault.

Figure 3-1. Fault Activity Map



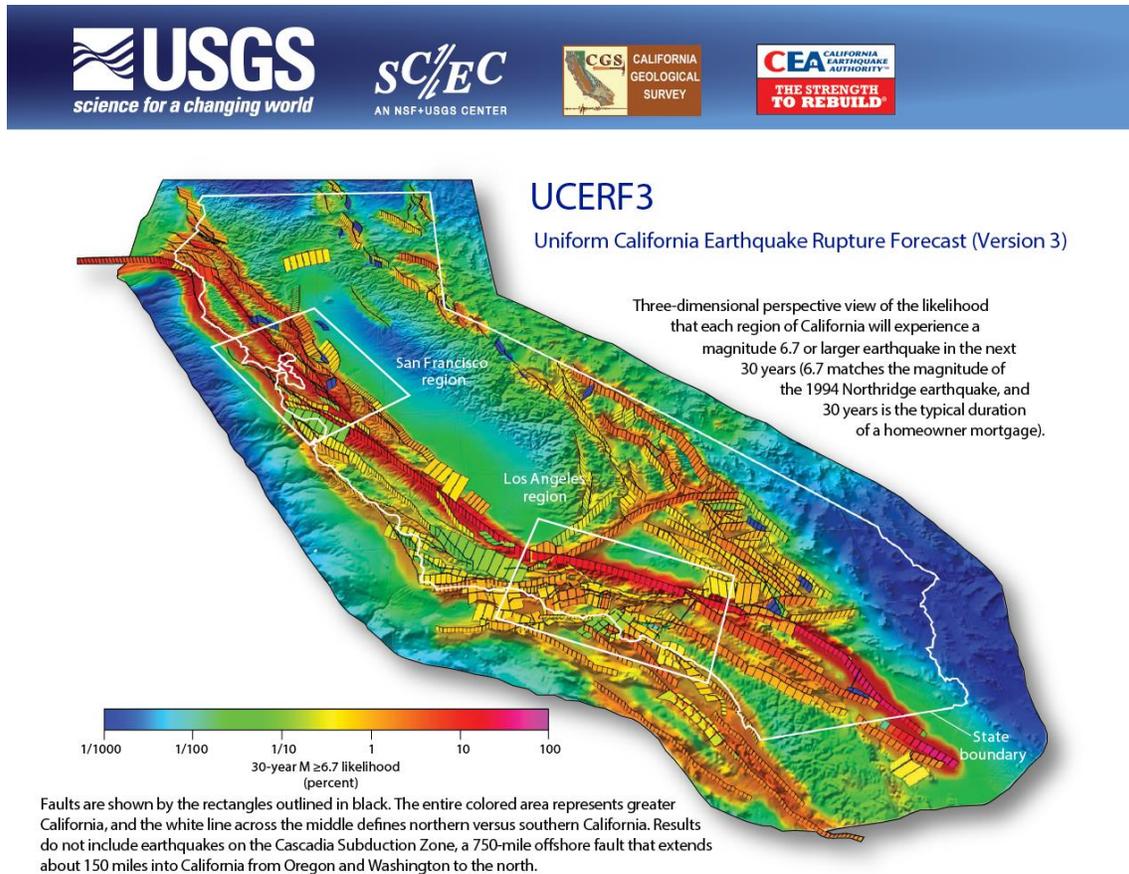
Probability of Future Events

According to a September 24, 2016 article in the Marin Independent Journal, “The Working Group on California Earthquake Probabilities has updated its earthquake forecast and determined there is a 72 percent probability - up from 63 percent - of at least one earthquake of magnitude 6.7 or greater striking somewhere in the Bay Area before 2043.” The Association of Bay Area Governments (ABAG) Resilience Program projects a 52% chance of a 6.7 or greater earthquake on one of the faults affecting Marin between now and 2036 (21% at San Andreas fault and 31% on Hayward/Rodgers Creek).

Supporting this article’s assertions is the Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3), which provides authoritative estimates of the magnitude, location, and time-averaged frequency of potentially damaging earthquakes in California (see Figure 3-2. Uniform California Earthquake Rupture Forecast below. The primary achievements have been to

relax fault segmentation assumptions and to include multifault ruptures, both limitations of the previous model (UCERF2).²

Figure 3-2. Uniform California Earthquake Rupture Forecast



The September 24, 2016 article goes on to say “Marin sits smack dab (sic) in the middle of two major faults. To the east is the Rodgers Creek-Hayward fault just a few miles from Marin’s shores through San Pablo Bay, which the U.S. Geological Survey estimates has a 33 percent likelihood of a 6.7-magnitude quake or greater in the next 30 years — the highest probability of any Bay Area fault to slip. But movement on those faults could be worse than originally thought. The Rodgers Creek-Hayward fault, thought to be two separate faults, actually may be linked and have the potential to cause more damage than previously determined, according to USGS research...

“The Rodgers Creek Fault runs from Sonoma County into San Pablo Bay near Marin’s shore. The Hayward Fault runs through the western part of Alameda County into San Pablo Bay east of San Rafael and Novato. They were thought to be offset by about two miles under San Pablo Bay.

² Field, E.H., Biasi, G.P., Bird, P., Dawson, T.E., Felzer, K.R., Jackson, D.D., Johnson, K.M., Jordan, T.H., Madden, C., Michael, A.J., Milner, K.R., Page, M.T., Parsons, T., Powers, P.M., Shaw, B.E., Thatcher, W.R., Weldon, R.J., II, and Zeng, Y., 2013, Uniform California earthquake rupture forecast, version 3 (UCERF3)—The time-independent model: U.S. Geological Survey Open-File Report 2013–1165, 97 p., California Geological Survey Special Report 228, and Southern California Earthquake Center Publication 1792, <http://pubs.usgs.gov/of/2013/1165/>

But underwater exploration done in 2014 seems to link them. More study will occur to confirm those initial findings...

The majority of Marin County's single-family buildings with foundations to bedrock will perform well in a shake. Modern multi-story buildings with foundations to bedrock should not be subject to collapse, although some serious damage may occur. However, many heavier developed areas of Marin are built on soft alluvial soils or filled-in water ways. Due to liquefaction, these soils will significantly increase the shaking effects and will account for the majority of damaged and destroyed structures, regardless of their proximity to the fault line.

Liquefaction occurs when ground shaking causes loose, saturated soil to lose strength and act as a viscous fluid. When liquefaction occurs, it can result in the sidelong movement of large masses of soil, loss of strength in the soil supporting structures causing structures collapse, and/or consolidation due to soil settlement decreasing soil surface elevations.

Extent

The most vulnerable areas of Marin are on Bay Mud and current and former marshlands. Many of these areas have been artificially filled over the last century. Other areas with some risk of liquefaction include those along creeks due to fluvial and alluvial deposits. Unfortunately, much of Marin's residential areas and infrastructure are located on former marshes and along creeks. Tens of thousands of acres of residential areas, along with roads, airports, military facilities, retail centers, schools, hospitals, prisons, jails, government administration centers, convention centers, recreation areas, croplands/pasture are in areas vulnerable to liquefaction in Marin. The ABAG Resilience Program analysis shows risk of liquefaction in Corte Madera, Larkspur, Bel Marin Keys, Novato, Ross Valley along creeks (Ross, San Anselmo, Fairfax), San Geronimo, San Rafael, Santa Venetia, communities around Richardson Bay (Belvedere, Marin City, Mill Valley, Sausalito, Strawberry, Tam Valley, Tiburon), Stinson Beach, Tomales Bay-side communities, and the county-owned Gness Field Airport.

Impacts

Most structures in Marin were built before 1970, when major seismic design changes were made to the building code and are particularly vulnerable to earthquakes and liquefaction. Wood-framed homes, however, are light and flexible and can often survive earthquakes with minimal damage as long as the foundations are properly retrofitted (bolted and braced). The County of Marin and its political subdivisions have adopted California Building, Plumbing, Electrical and Mechanical Codes whereby no building or structure is erected, constructed, enlarged, improved, removed, or converted without a permit. Adherence to these codes currently allows the county to gather data on retrofitting and current building code compliance. It is important to note that these data continue to have limitations for assessing overall vulnerability in the county for all structures.

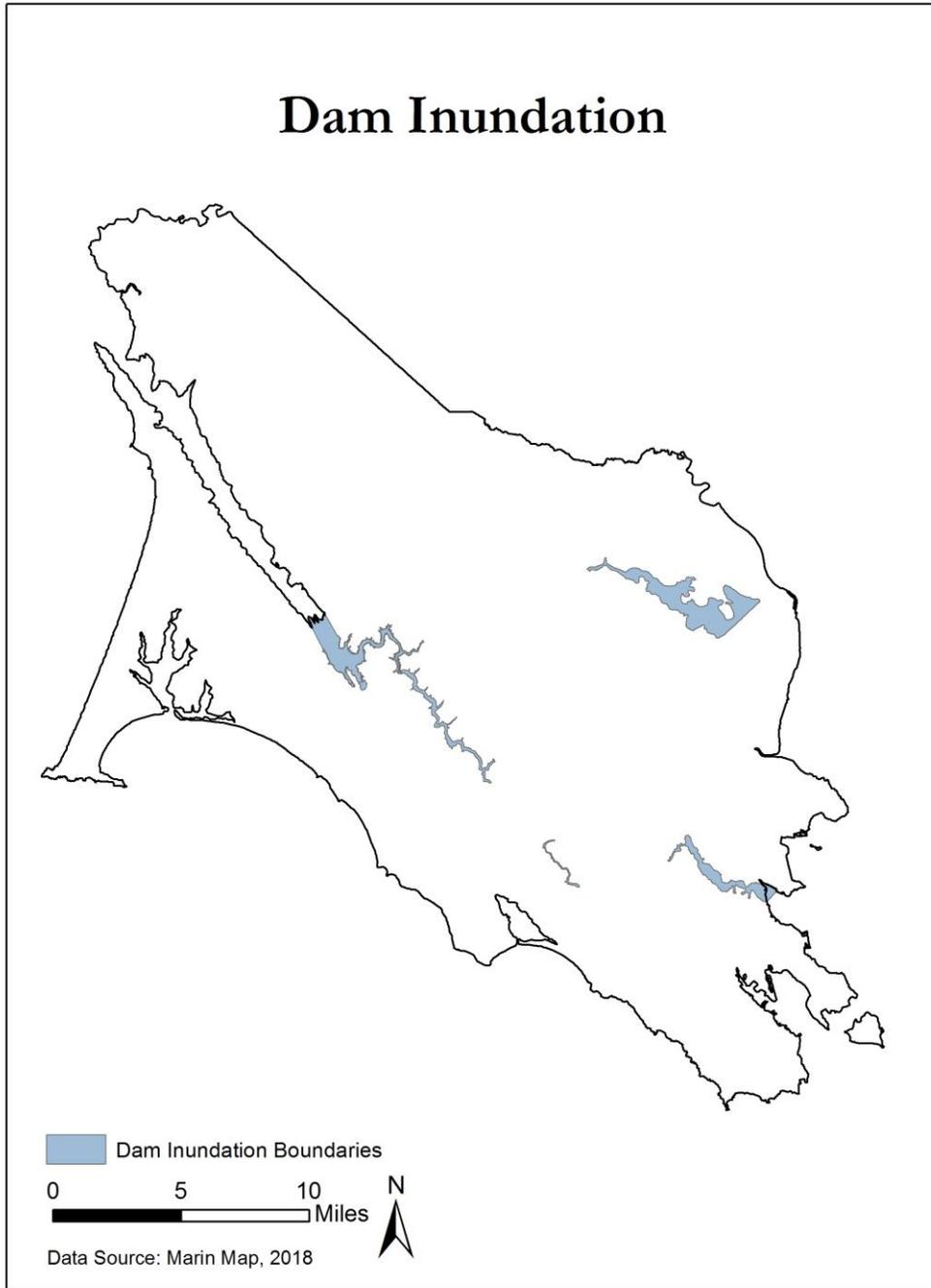
The county's topography includes large areas of steep slopes, adding to the vulnerability of earthquake induced disasters with the additional danger of Debris flow (landslides). Bluff erosion along the coastal areas also poses unique threats to coastal structures and roads during times of earthquake.

Vulnerability

For all three faults, many areas of the most severe vulnerability to earthquake coincide with the heavily populated Highway 101 corridor on the eastern side of the county. According to the ABAG Resilience Program, a 7.8 magnitude earthquake on the San Andreas fault would leave 3,100 homes in Marin uninhabitable, displace 6,200 households, and result in total building damage of \$1,260 billion dollars. Because many people in the region do not have earthquake insurance, many homeowners will not be able to afford to rebuild their homes. Figure 4-2 from the ABAG Resilience Program shows building damage estimates for different earthquake scenarios.

In addition to damaging buildings, the San Andreas earthquake could close 77 roads in Marin due to faulting, liquefaction, debris flow/ landslide, shaking damage to bridges and interchanges, threat of building collapse, structural damage to highway and rail structures, small hazardous material releases, water and gas pipe leaks, and other miscellaneous reasons for closure.

3.3.2 Dam Failure



Reservoirs for water supply and the dams that impound them are integral parts of the municipal infrastructure in Marin County. Unlike most other counties in California, Marin does not import or export water through the Central Valley State and Federal water projects. The Marin Municipal Water District (MMWD) and the North Marin Municipal Water District (NMWD) operate and maintain eight major dams for municipal water supplies within their jurisdictions (see Table 3-4) MMWD dams include Alpine Dam, Bon Tempe Dam, Lagunitas Dam, Phoenix Dam, Peters Dam (Kent Lake), Nicasio Dam, and Soulajule Dam. NMWD maintains and operates one dam at Stafford Lake on Novato Creek for its smaller service area. None of these reservoirs generate hydroelectricity nor are they actively managed for downstream flood control.

The California Water Code entrusts dam safety regulatory power to the California Department of Water Resources (DWR), Division of Safety of Dams (DSOD). Dams greater than 6-feet or holding 15 or more acre-feet are subject to DSOD jurisdiction. According to the California water code, owners of regulated dams are responsible for emergency preparedness with regard to potential loss of life or property. All regulated dams are inspected by DSOD annually. MMWD inspection reports are available on their website. As of 2017 DSOD classifies the public safety risk of all jurisdictional dams.

Table 3-4. Marin Dams

Dam Name (Reservoir)	Owner	Type	Reservoir Capacity (acre-feet)	DSOD Downstream Hazard
Alpine	MMWD	Gravity (concrete)	8,892	Extremely High
Bon Tempe	MMWD	Earthen	4,300	High
Lagunitas	MMWD	Earthen	341	Significant
Novato Creek (Stafford)	NMWD	Earthen	4,430	Extremely High
Peters (Kent)	MMWD	Earthen	32,900	High
Phoenix	MMWD	Earthen	612	Extremely High
Seeger (Nicasio)	MMWD	Earthen	22,400	High
Soulajule	MMWD	Earthen	10,700	High

Hazard Profile

Significant, even catastrophic flooding can occur in valley areas downstream of major dams in the event of a complete or partial dam failure. Such events are extremely rare due to the stringent design and permitting requirements for dam construction and operation. However, in the active tectonic environment of the San Francisco Bay Area, the risk of a dam failure during a major earthquake remains a possibility. Dam failures can occur in response to full or partial structural

collapse of the dam face (concrete arch dam) or embankment (earthfill dam) during a major earthquake. A dam could also partially rupture during an earthquake and fail completely sometime later due to leakage/seepage through the damaged embankment or dam face.

Given the design, construction, and maintenance protections in California, dam failure as a result of an earthquake is considered the most relevant.

Disaster History

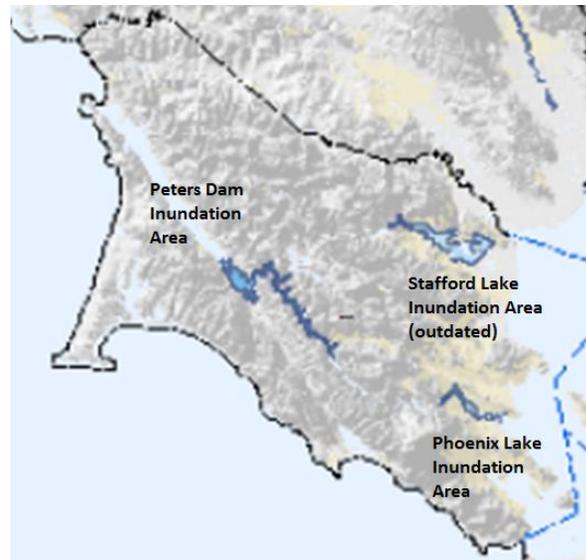
In February 2017 California witnessed the failure of the spillway and emergency spillway at Lake Oroville leading to the evacuation of 188,000 people from the downstream inundation area. Situations like this, overtopping and erosion of a dam's face as a result of flows exceeding the capacity of spillway is another mechanism of dam failure, however reservoir inflows in Marin County do not have to accommodate the volatility of melting snowpack that occurs in the Sierra Nevada foothills.

There is no record of a failure of any regulated dam located in Marin County.

Location

In the 1970s, State law required dam owners to develop maps depicting areas that might be inundated by dam failure. The law required that each map be produced only once, without any requirements for updating. The maps were developed using engineering hydrology principals and represent the best estimate of where the water would flow if the dam completely failed with a full reservoir, ie a worst case scenario. The inundation pathway is based on completely emptying the reservoir and does not include runoff from storms. Dam inundation maps do not indicate the depth of inundation nor do they indicate or infer the probability of such an event occurring.

Major dam inundation areas from the ABAG Resilience Program are shown in Figure 3-3 below. This does not appear to reflect the more recent analysis on the Stafford Dam, however, so an inundation depth grid from that analysis follows.

Figure 3-3. County-wide Dam Failure Inundation Map from ABAG Resilience Program

Probability of Future Events

Inundation maps from dam owners aren't required to be updated and are not required to depict the depth of inundation, so they generally represent just a rough estimate of what areas will be affected with no estimate of magnitude. The recent Stafford Dam analysis is of course an exception to this, where we have a depth grid showing a large portion of the City of Novato, including several key facilities there, flooded under several feet of water within several hours of a dam breach. The extent of damage from a dam failure at Stafford or Phoenix Lakes would be massive, however both would likely withstand an earthquake at least magnitude 8.2 on the San Andreas Fault, which is a rare magnitude to encounter (8.0 or greater earthquakes are expected once every 494 years in California according to USGS).

Extent

According to the 1988 Town of Ross General Plan Safety Element, “in 1974, a seismic stability analysis of Phoenix Lake Dam was conducted for the Marin Municipal Water District. The purpose of this study was to assess the risk of seismically induced flooding associated with failure of Phoenix Lake Dam. The earth dam was constructed just prior to the 1906 earthquake, which created a landslide on the inside portion of the dam embankment. The slope stability analysis conducted in 1974 concluded that the dam spillway could settle from 4 – 6 feet during an earthquake with a Richter magnitude of 8.5 generated along the San Andreas fault. The 1906 San Francisco earthquake had a Richter magnitude of 8.3... In response to this assessment, the Marin Municipal Water District has widened the spillway by 5 to 6 feet and has lowered the spillway by 6 feet. Accordingly, these improvements to the dam have reduced the flood risk to one flood in 30,000 years.”

According to MMWD, “the dam has been modified several times in the last 100 years including increased height of fill, outlet works changes, an embankment buttress fill in the 1960s and a new spillway, designed for a spillway design flood with a recurrence interval of once in 10,000 years or so, and an increase in freeboard in the mid-1980s.”

The Town of Ross’s 2017 Local Hazard Mitigation Plan states “the dam is inspected yearly by the California Division of Safety of Dams and has been rated by that agency as acceptable for continued operation. Their rating for the facility is 3C, there is a potential for damage should the dam fail but that the dam is in good condition for its age...”

“MMWD has a comprehensive Dam Safety Program to ensure all of the MMWD dams and spillways are safe and functioning properly. This program includes three main components: monitoring, routine inspections and maintenance, and emergency preparedness and response planning. The district also works closely with state and federal regulators and local emergency response partners to ensure public safety. MMWD produced a February 13, 2017 inspection report documenting the current conditions...”

“The Phoenix Lake Dam is over 100 years old. According to ABAG, when a dam is known to have a failure potential, the water level is reduced to allow for partial collapse without loss of water as required by the State Division of Safety of Dams and by safety protocols established by dam owners. Thus, the probability of failure resulting in damage from the inundation is low.”

According to the City of Novato’s 2011 Local Hazard Mitigation Plan, a seismic stability analysis prepared for the North Marin Water District by Woodward-Clyde Consultants in 1992 confirmed the Stafford Dam was designed to withstand a magnitude 8.25 Richter earthquake on the San Andreas Fault, with a design epicenter located 10 miles from the dam.

Impacts

Failure of Phoenix dam would flood about 5 miles along Ross Creek down to the Town of Ross, part of San Anselmo where Ross Creek meets Corte Madera Creek, to unincorporated Kentfield and Greenbrae, and out into San Pablo Bay. The inundated portion of San Anselmo consists of small commercial buildings (some with housing units) and apartment buildings. Ross would be more severely affected with many homes and businesses, a couple major roads, and a fire station in the inundation zone. The unincorporated communities downstream also contain some major roads, many residences, a fire station, and a hospital in the inundation zone.

Lagunitas, Bon Tempe, Alpine and Peters dams are a series along Lagunitas Creek increasing in size going downstream.

Failure of the Peters or Alpine Dam could result in flooding in unincorporated areas in West Marin stretching about 10 miles from the reservoir down to Point Reyes Station at Highway 1 and into Tomales Bay. On its path it could flood around 5 miles of a major road, Sir Francis Drake Boulevard, which runs along Lagunitas Creek, and several dozen buildings along that road. It could flood Samuel P. Taylor State Park camping areas. The inundation area turns from Sir Francis Drake Boulevard down Platform Bridge Road towards Point Reyes Petaluma Road. Eventually the inundation area reaches Point Reyes Station, going right through the middle of this small town where there is a County fire station, elementary school, senior housing, and a healthcare facility.

The inundation area from Nicasio dam is largely coincident with the Peters Dam inundation area starting in the vicinity of Point Reyes Petaluma Road and Platform Bridge Road. The population that would be affected by a failure of the Peters or Nicasio dams are very small relative to the Phoenix and Stafford dams.

Failure of the Stafford dam would affect an area that extends approximately 5 miles through incorporated and unincorporated parts of Novato and ending in San Pablo Bay at Bel Marin Keys. Although the probability is remote, the North Marin Water District and City of Novato take this threat very seriously and recently updated the inundation modeling and mapping, developed an emergency action plan, and conducted a tabletop exercise. The new analysis showed the San Marin residential area inundated with 1 foot of water in about half an hour, rising to 9 feet in some areas. In 1-2 hours central Novato is flooded with 1 foot of water, later rising up to 7 feet in some areas, affecting medical facilities, educational facilities, shopping centers, law enforcement, fire stations, and City Hall. Highway 101 is affected within 2-4 hours, with depths reaching more than 9 feet in some locations. Beyond Highway 101, the Novato Sanitary District floods after 2 hours, up to 5 feet. From 4 to 9 hours flooding passes Highway 37 and reaches Bel Marin Keys.

Vulnerability

Because of the catastrophic nature of the threat of dam inundation, dams tend to be built conservatively and the actual likelihood of either dam overflow or dam failure are extremely low. As stated above, the Stafford and Phoenix Lake dams are expected to withstand an earthquake at least magnitude 8.2 on the San Andreas Fault, which is a rare magnitude to encounter (8.0 or greater earthquakes are expected once every 494 years in California according to USGS).

3.3.3 Severe Storm

Hazard Profile

The climate on California's central coast is Mediterranean, in which summers are warm and dry and winters are cool and damp. A dominating factor in the weather of California is the semi-permanent high-pressure area of the North Pacific Ocean, sometimes called the Pacific High. This pressure center moves northward in summer, holding storm tracks well to the north, and as a result California receives little or no precipitation during that period. The Pacific High decreases in intensity in winter and moves farther south, permitting storms to move into and across the state and producing strong winds, widespread rain at low elevations, and snow at high elevations. From mid-autumn to mid-spring is the rainy season. During these months, storms may occur. In addition to strong winds and flooding, storms on rare occasions can bring hail and/or lightning to all areas of the County.

Disaster History

Marin County was included in the Presidential Disaster Declarations for Severe Winter Storms, Flooding, Mudslides on April 1, 2017; February 14, 2017; June 5, 2006; and February 3, 2006; making severe storms the most frequent cause of major disasters affecting Marin in the last 20 years.

A review of the National Oceanic and Atmospheric Administration's (NOAA's) National Climatic Data Center (NCDC) database reveals that, although most not considered disasters, 113 major severe storm events occurred in Marin County between 1996 and 2010. Of these events, 12 caused deaths or injuries, and 65 damaged property. According to NOAA, total property damage estimates (including crops) during this period were \$278 million, with some of the most significant (over \$50,000 in damage) events listed below in Table 3-5.

Table 3-5. Severe Winter Storm Events from NOAA's NCDC

Location	Event Type(s)	Year	Damage Est.*
Tomales	Tornado	1996	\$205,000
Southern Marin	Flash Flood	1998	\$2,000,000
Corte Madera	Heavy Rain	2002	\$200,000
Coastal Marin	Coastal Flood	2005/2006	\$340,000
Countywide	Flood	2005/2006	\$219,000,000
Interior Valleys	Debris Flow	2006	\$45,900,000
Coastal Marin	Strong Wind	2006	\$500,000
Interior Valleys	Frost/Freeze	2007	\$3,000,000

SECTION 3

Hazard Analysis

Corte Madera	Flash Flood	2008	\$50,000
Interior Valleys and Mountains	Strong Wind	2009	\$140,000
Countywide (Santa Venetia)	Flood/Wind	2009	\$260,000
Interior Valleys	Strong Wind	2009	\$85,000
Coastal Marin	Coastal Flood, Strong Wind, Flood	2010	\$770,000
Countywide (Larkspur)	Heavy Rain/ Strong Wind	2010	\$100,000
Countywide	Strong Wind	2010	\$85,000
Coastal Marin	Strong Wind/Storm Surge	2011	\$325,000
Interior Valleys	Strong Wind	2011	\$50,000
Interior Valleys	Strong Wind	2011	\$200,000
Interior Valleys	Strong Wind	2012	\$60,000
Interior Valleys and Coast	Strong Wind	2012	\$501,500
Interior Valleys	Strong Wind	2012	\$150,000
Interior Valleys	Strong Wind	2012	\$50,100
Countywide	Flood/Strong Wind	2012	\$210,100
Mountains	Strong Wind	2013	\$80,000
Countywide (Greenbrae, Novato, Marin City, Tamalpais Valley, Olema)	Flash Flood/Debris Flow	2014	\$6,001,000
Interior Valleys/Coast	Strong Wind	2014	\$115,600
Interior Valleys and Mountains	Strong Wind	2015	\$23,500
Mill Valley AFS	Heavy Rain	2015	No data
Interior Valleys	Coastal Flood	2016	No data
Interior Valleys	Strong Wind	2016	No data
Alto	Flash Flood	2016	No data
San Rafael and	Flood	2017	No data

Corte Madera			
Kentfield	Flash Flood	2017	No data
Tomales	Flood	2017	No data
Corte Madera	Flood	2017	No data
Ignacio, Burdell, Marin City, Mountains	Strong Wind, Flash Flood, Flood	2017	No data
Interior Valleys	Strong Wind	2017	No data
Mountains	Strong Wind	2017	No data
Mountains and Coast	Strong Wind	2017	No data
Interior Valleys and Mountains	Strong Wind	2017	No data
Greenbrae and Mountains	Strong Wind, Flood	2017	No data
Interior Valleys and Coast	Strong Wind	2017	No data
Corte Madera	Flood	2018	No data

*Damages as listed on NOAA website are in some cases less than local estimates. For example, in 2014 it was estimated in a December 29, 2014 news release from the Marin County Office of Emergency Services that there was approximately \$13.3 million in damages countywide.

Not included in the available dataset is \$8,760,000 in damages reported to the Marin County Board of Supervisors on March 14, 2017 related to disasters declared in January and February of 2017. Damage consisted of 10 debris flows (landslides), 3 badly eroded levees, damage to various storm water pumps and generators, and many sites of downed trees and other debris.

Location

Many events in the NCDC database described above affected all of Marin County. Indeed, the entire county is susceptible to storms and damage from wind. The coastal and mountainous areas are particularly susceptible to wind, although wind has caused damages throughout the county. Coastal areas are susceptible to storm surge and high tides. Flash flood primarily affects interior valleys, although there are some flashy coastal streams. Localized stormwater ponding and clogged drainage occurs in countless areas throughout Marin during storms and although it can be hazardous, particularly to vehicles when the depth of water is greater than 6" in the road, it is not considered a major hazard for the purpose of this plan as there is not a significant threat to critical structures.

Probability of Future Events

Based on recent history, severe winter storms occur every year, but those leading to federally declared disasters seem to occur about every 10 years – often in clusters and associated with high tides and/or atmospheric rivers. More details on probability of hazards associated with storms are contained in the following sections detailing debris flows, flooding, and wind.

Extent

A storm can cause heavy rains, flash flooding, tidal flooding, and wind speeds of up to 70 miles per hour. More details on extent of hazards associated with storms are contained in the following sections detailing debris flows, flooding, and wind.

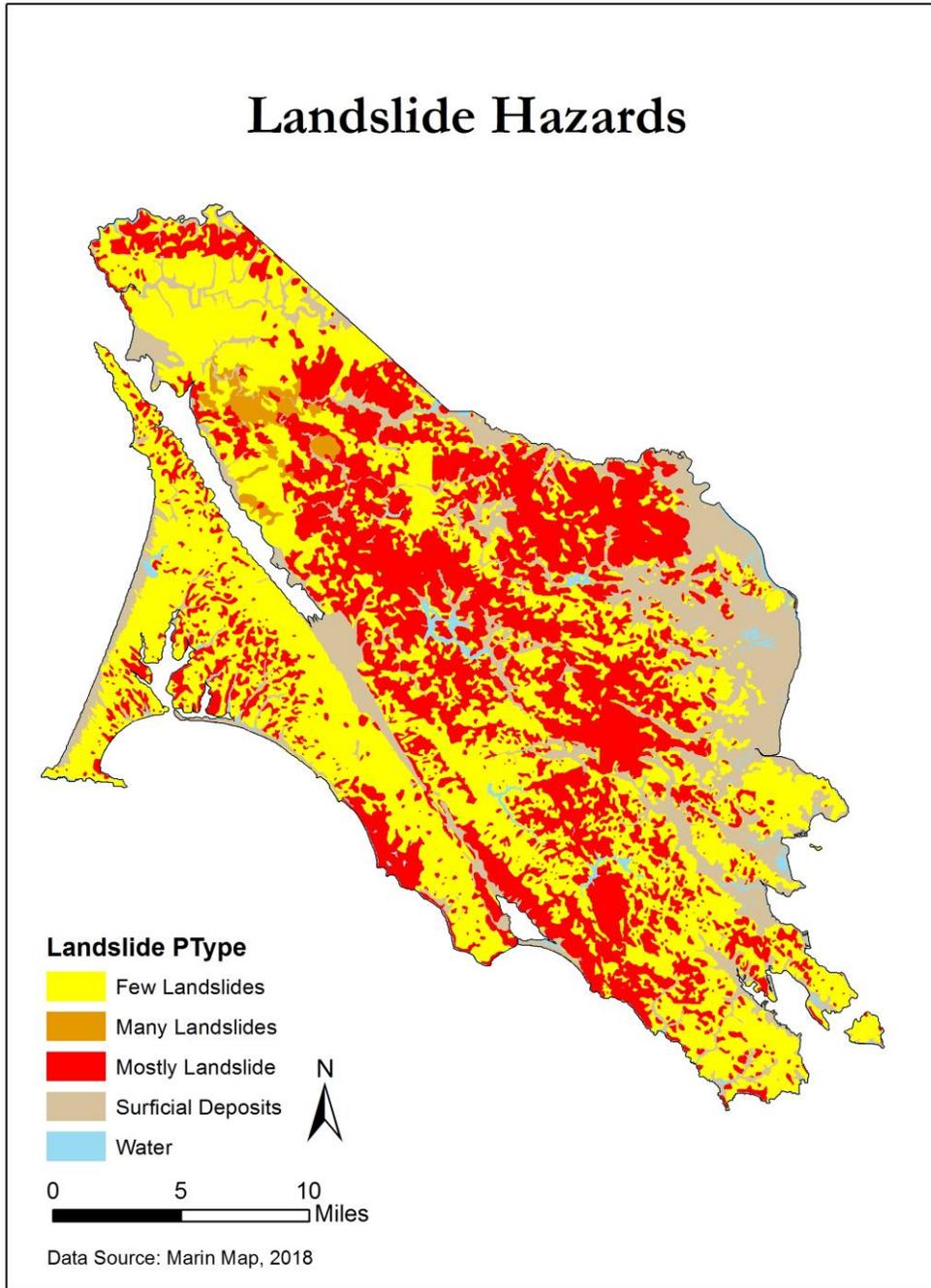
Impacts

Details on impacts on structures, infrastructure, and systems due debris flows, flooding, and wind are outlined in the following sections.

Vulnerability

Vulnerability to debris flows, flooding, and wind are outlined in the following sections.

3.3.4 Debris Flow (Landslides)



Hazard Profile

Landslide is a general term for the dislodging and fall of a mass of soil or rocks along a sloped surface or the dislodged mass itself. The term is used for varying phenomena, including mudflows, mudslides, debris flows, rock falls, rock slides, debris avalanches, debris slides, and slump-earth flows.

Landslides can be earthquake-induced or non-earthquake induced. Earthquake-induced landslides occur as a result of ground shaking. The most common earthquake-induced landslides include shallow rock falls, disrupted rock slides, and disrupted slides of earth and debris. Non-earthquake induced landslides may involve a wide range of combinations of natural rock, soil, or artificial fill. The susceptibility of hillside and mountainous areas to non-earthquake induced landslides depends on variations in geology, topography, vegetation, and weather. They may also occur due to indiscriminate development of sloping ground or the creation of cut-and-fill slopes in areas of unstable or inadequately stable geologic conditions. Non-earthquake-induced landslides can often occur as a result of intense or prolonged precipitation that can saturate slopes and cause failures. Another example of a non-earthquake-induced landslide is that which results from physical undermining of a slope. Most commonly this can occur as a result of high volume and/or high velocity water flows of a creek which lead to scour at the toe of a sloped creek bank. This phenomenon can also occur as a result of man-made excavations where a slope is destabilized as a result of improperly removing soil at the toe of a slope which over time leads to failure of that slope. Prolonged and/or heavy precipitation leads to increases in landslide events in Marin County more often than other natural phenomena referenced above; therefore, it is being addressed as a subset of Severe Storm hazards. There is more about debris flow in the wildfire section (3.3.9 Post-Fire Debris Flow).

Disaster History

Marin County has sustained significant damage as a result of several natural disasters in recent years. Most notable were the Winter and Spring storms of 2006 (DR-1628 and DR-1646) which resulted in hundreds of locations in Marin County where damage occurred; many of those being landslides, rock fall, or other infrastructure damage related to slope instability. Most recently, severe damage occurred during the January and February Winter storms of 2017 (DR-4305 and DR-4308) resulting in over 100 locations in Marin County where damage occurred.

Landslides are a part of natural geologic processes and have impacted both private and public property in various areas throughout Marin County since development began. Much of Marin County was developed in the early 20th century prior to the implementation of grading requirements and road design standards. During this time, many of the roads in Marin County were benched or cut into steep hillsides without sufficient compaction of the roadbed. Furthermore, the use of earth retaining structures was not common in roadway construction and/or retaining structures were built using wood materials that have since deteriorated.

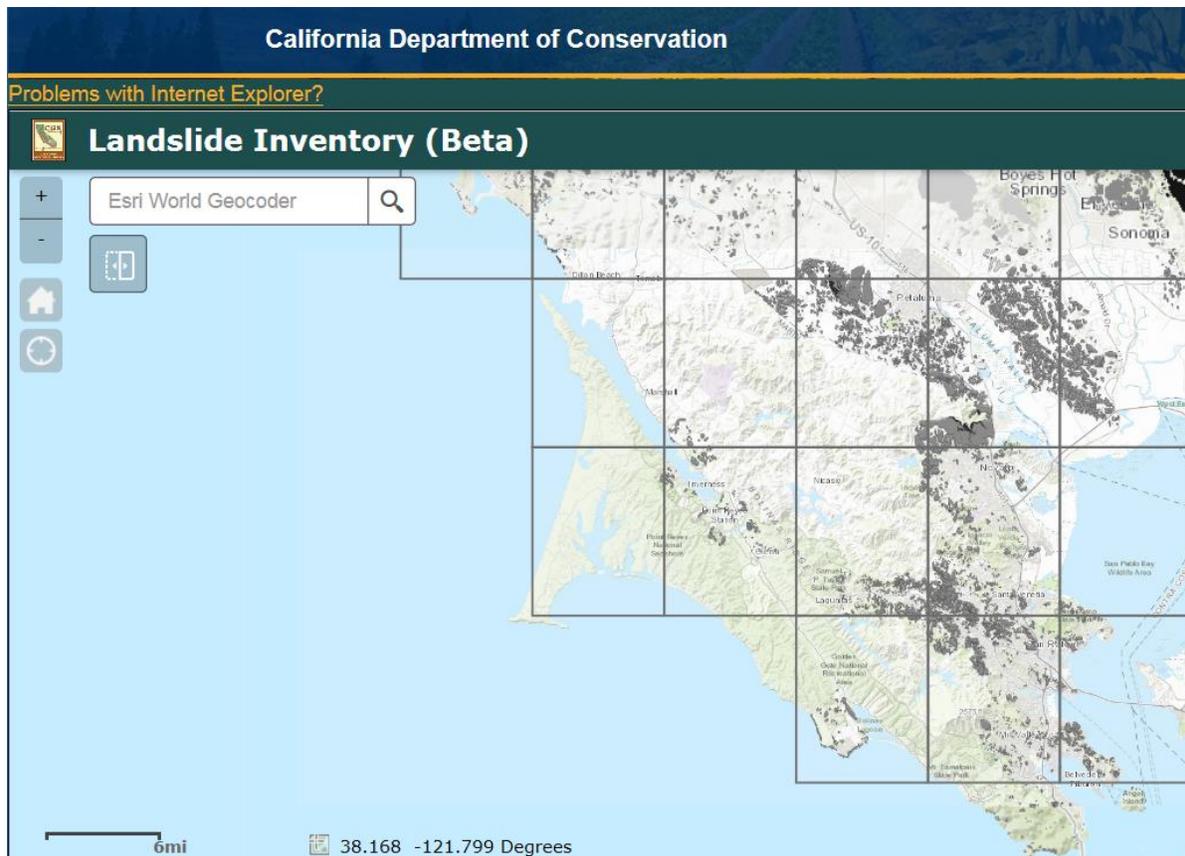
Marin County is largely undeveloped and has a widespread natural environment where creeks and rivers adjoin both private and public infrastructure. During times of intense rainfall, creeks rise and the resulting high flows can erode roadway supporting earthen embankments leading to landslides and sometimes property damage.

An example from the history of debris flow in the county is the bluff along the Bolinas Mesa in the unincorporated town of Bolinas has been associated with a variety of landslide activity. The major cause of earth movement in this area is the extensive presence of weak cohesion-less (sandy) soils combined with undermining wave action at the toe of the bluff. As wave action removes toe-supporting soils, the outer face of the bluff slumps or creeps downwards causing settlement and landslides at the top of the Mesa. In 2011, a \$1.5M emergency slide repair was constructed at the intersection of Terrace Avenue and Overlook Drive on the Bolinas Mesa to repair recent drastic settlement (up to 8-feet) such that access for emergency vehicles and resident egress could be maintained. As much as 20,000 cubic yards of material was excavated and re-compacted in lifts with earth reinforcing fabric to affect the repair.

Location

California Geological Survey has an interactive landslide inventory map available on their website (<http://maps.conservation.ca.gov/cgs/lsi/>) that shows records associated with past landslide events in Marin County. A snapshot is in Figure 3-4 below. The inventory shows extensive areas of prior landslides around the county particularly in developed areas. Affected areas notably include many landslides near Bolinas Lagoon, Inverness and Bolinas (Point Reyes Station) ridges on the west coast; throughout Ross Valley including Sleepy Hollow, Fairfax and San Anselmo; San Rafael just outside downtown at Lincoln, Lock Lomond affecting many residences, San Quentin potentially affecting a wastewater treatment plant, and Bret Harte potentially affecting Highway 101; Santa Venetia affecting N. San Pedro Rd; Novato at Little Mountain and Mount Burdell affecting major roads such as Center Road, San Marin Drive and Novato Blvd and their nearby residential areas; Paradise Cay and Reed residential areas near Tiburon; and Mill Valley at Homestead Valley. Smaller scale, and/or more isolated slides occur throughout the county where there are slopes. These are typically of concern if there are roads or structures affected.

Figure 3-4. California Department of Conservation Landslide Inventory



Probability of Future Events

Slope instability throughout much of Marin County is related to many factors, including, but not limited to; type(s) of soil involved and various geologic factors (presence of faults or other weakened soil planes), steepness of the slope and surrounding topography, intensity and duration of rainfall, presence of underground springs or groundwater, adequacy of surface water management, and proper erosion protection. While landslides occur in any given year, the frequency and number of landslides has been observed to be directly proportionate to the frequency and duration of rainfall events.

Landslides are less likely to occur during the fall months (October-November) when the ground is sufficiently dry and can absorb the moderate rain events typically observed during this time of year. Landslides are more often observed between December and May when rain events are usually more intense and/or frequent. Under these circumstances, the ground has been saturated, becomes heavier, and the presence of water within the soil increases the pore pressure thereby reducing the friction between soil particles – which leads to sliding. Proper drainage management to maintain existing sufficient drainage patterns (on both private and public lands) is essential to limiting potential future landslide events. In Marin County, renewed and

potentially widespread landslide activity will most likely occur during or after future periods of prolonged or intense rainfall.

Extent

The extent of typical landslides in Marin County, as estimated from previous occurrences, is on the order of 500 cubic yards of material displaced from an area 100 feet long and 30 feet deep.

According to County engineering staff, we seem to have bad slide years during heavy storms every five years. During these years, the County repairs a half dozen slides or more, so there might be a dozen bad slides across the County including incorporated areas. According to NOAA, the 5-year recurrence interval precipitation amount is 4 inches of rain in 12 hours, 5.8 inches of rain in 24 hours, or 7.6 inches of rain in 2 days.

Marin County is hilly and the distribution of the landslide hazard is varied across the county as indicated in figure 3.3.4. The combination of factors that cause landslides, including geology, vegetation, local drainage, and local grading make slope a poor proxy of landslide risk. However, parcels with an average slope above 20 are considered hillside lots and risks of slides are present slopes of 30 and above. Slopes as high as 60 or 65 are common on hillsides throughout the county.

Impacts

Historic development in Marin tends to be concentrated in small areas, with many homes located along creeks and on steep hillsides potentially impacted by precipitation-induced landslides. Thousands of existing structures have the potential to be impacted by landslides, including over ten thousand single family homes, in addition to multi-family, commercial structures, and structures on a few industrial parcels. Notably, hundreds of miles of roads are potentially impacted by landslides which can lead to their short-term closure during and after intense storm events. Some power utility facilities could also be affected. For most jurisdictions, at least 10% of its homes and roadways are potentially impacted by landslides.

Vulnerability

Landslides due to storms are a relatively frequent occurrence in many populated areas of the County, making the county quite vulnerable to landslides. The following tables summarize countywide vulnerability to debris flow (data from Marin County Department of Public Works sources).

Existing Structures

Commercial	Industrial	Single-Family	Multi-Family
96	3	10,346	1,897

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Transportation

Miles of Roads	Miles of Railroad	Number of Ferry Terminals
562	0	0

Communication

MERA Towers
1

Power

Transmission Tower	Substation	Natural Gas Substation	Miles of Electric Transmission Lines	Miles of Natural Gas Pipeline
4	2	0	25	5

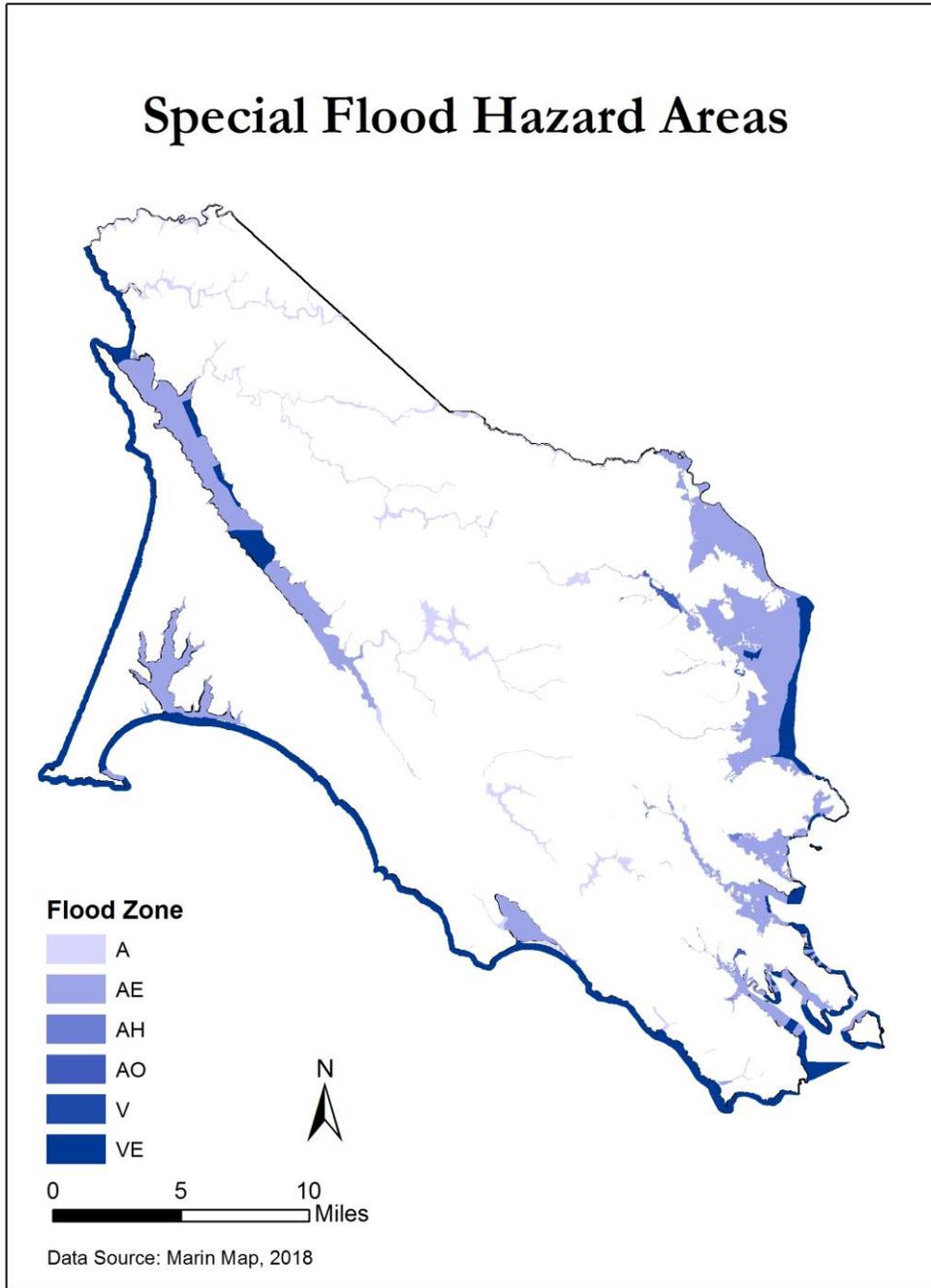
Water/Sewerage

Wastewater Treatment Plants	Pump Station
0	0

Critical Facilities

Schools	Police & Fire	Medical	Airports/Heli	Cultural Resources
2	6	0	0	4

3.3.5 Flooding



Hazard Profile

A flood occurs when the existing channel of a stream, river, canyon, or other watercourse cannot contain excess runoff from rainfall or snowmelt, resulting in overflow onto adjacent lands. In coastal areas, flooding may occur when strong winds or tides result in a surge of seawater into areas that are above the normal high tide line.

Other types of flooding in Marin include isolated ponding and stormwater overflow. Isolated ponding is when pools form on the ground and can occur in any area that doesn't drain effectively – for example, in a natural depression in the landscape. Stormwater overflow is when storm drains back up. Stormwater drainage systems quickly convey rainwater through underground pipes to creeks and the Bay. When the storm drains are obstructed or broken or when the water-bodies to which they lead to are already full, water backs up onto the streets. Although stormwater overflow and isolated ponding also occur throughout the County, the effects are typically not widespread or significantly damaging.

A floodplain is the area adjacent to a watercourse or other body of water that is subject to recurring floods. Floodplains may change over time from natural processes, changes in the characteristics of a watershed, or human activity such as construction of bridges or channels. In areas where flow contains high sediment load, such as Easkoot Creek in Stinson Beach (due to an active landslide upstream), the flow carrying capacity of the channel may be reduced dramatically during a single flood event. Coastal floodplains may also change over time as waves and currents alter the coastline (especially wetlands) and sea levels rise.

Physical damage from floods includes the following:

- Inundation of structures, causing water damage to structural elements and contents.
- Erosion or scouring of stream banks, roadway embankments, foundations, footings for bridge piers, and other features.
- Impact damage to structures, roads, bridges, culverts, and other features from high velocity flow
- Deposition of debris carried by floodwaters to roads, structures, crossings, etc. Such debris may also accumulate on bridge piers and in culverts, increasing loads on these features or causing overtopping or backwater effects.
- Destruction of crops, erosion of topsoil, and deposition of debris and sediment on croplands.
- Release of sewage and hazardous or toxic materials when wastewater treatment plants are inundated, storage tanks are damaged, and pipelines severed.

Floods also cause economic losses through permanent or temporary closures of businesses, homes, local/state roadways, and government facilities; disrupt communications; disrupt the provision of utilities such as water and sewer; result in excessive expenditures for emergency response and may limit the access of emergency responders; and generally disrupt the normal function of a community.

In areas such as Marin County that do not have extended periods of below-freezing temperatures or significant snowfall, floods usually occur during the season of highest precipitation or during heavy rainfalls after prolonged dry periods. Marin County is dry during the late spring, summer,

and early fall and receives most of its rain during the winter months. The rainfall season extends from November through April, with most rainfall occurring during this period. Due to varying microclimates within the County, rainfall in water year 2016-2017 where there are Marin County Flood Control & Water Conservation District-owned gages ranged inland from as low as 47 inches in Novato to over 82 inches in Kentfield. Along the coast, rainfall ranged from 36 inches at Oceana Marin to 45 inches at Point Reyes Station.

It should be noted winter 2016-2017 was an unusually wet year. An average of 56 inches of rain falls each year at the summit of Mount Tamalpais, at 2,572 feet elevation. The rain collects in several channels, flowing down steep slopes and onto broad, flat valleys, many of which are populated. The valleys usually only receive on average 32 inches of rain per year, thus flows from the uplands contribute greatly to flows on the valley floor. During most rainfall events, waterways remain within their channels or underground pipes until they reach a bay or the ocean.

Riverine flooding is caused by creek overflow when their banks spill. Naturally, waterways regularly overflowed onto an adjacent floodplain. Buildings are now often located on these flood plains. The size and slope of a channel, blockages, proximity to the bay, and constrictions obstructing flow such as bridges, utility pipes, or adjacent buildings influence riverine flooding.

Prior to development, Marin's flat lowlands flooded frequently. When rain fell on Marin, it infiltrated into the ground and moved slowly toward the creek channel. The ground acted like a sponge, storing water and releasing it slowly. While water moved underground, it was naturally cleansed by physical and biological processes. Annual floods brought life-giving water to parched floodplains, nourishing them with fresh sediment. They recharged aquifers and allowed fish to swim over normally dry land that was rich with food. Tides flooded biologically rich marshes along the bay perimeter twice a day. When humans began to develop the land, we created conflicts between what we built and the natural tendency of creeks to flood. Much of the development in Marin was built in flood-prone areas which put it at risk of inundation. Roads, parking lots, roofs, and other impervious surfaces prevent water from infiltrating the ground. Instead, it moves quickly across the landscape into pipes and creeks further increasing flood risk downstream. Homes, commercial areas, schools, hospitals, police and fire stations, roads and highways, sanitary sewers and waterlines, sewage treatment plants, pump stations are all located in floodplains in Marin.

All of Marin's watersheds are small and largely prone to flash flooding. Flash floods are particularly dangerous. The National Weather Service (NWS) defines a flash flood as one in which the peak flow travels the length of a watershed within a 6-hour period. These floods arise when storms produce a high volume of rainfall in a short period over a watershed where runoff collects quickly. They often affect populated areas of Marin's cities and towns. They often strike with little warning and are accompanied by high velocity flow.

Several Marin Communities, such as Tamalpais Valley, Santa Venetia, Corte Madera, Belvedere, and parts of Strawberry, Novato, and Ross Valley are protected by levees. Levees are typically earthen embankments designed to contain, control, or divert the flow of water to provide some level of protection from flooding. No levee system provides full protection from all flooding events to the people and structures located behind it. Some level of flood risk exists in the levee-affected areas. Except for one levee system in Novato-Hamilton, none of the County's levees are FEMA-accredited. Many were built many decades ago (non-engineered) by farmers or developers and material may have been added over the years.

Levee failure is the overtopping, breach or collapse of the levee. Levees can fail in the event of an earthquake, internal erosion, poor engineering/construction or landslides, but levees most commonly fail as a result of significant rainfall or very high tides. During a period of heavy rainfall, the water on the water-body side of the levee can build up and either flow over the top (“overtopping”) or put pressure on the structure causing quickening seepage and subsequent erosion of the earth. The overflow of water washes away the top portion of the levee, creating deep grooves. Eventually the levee weakens, resulting in a breach or collapse of the levee wall and the release of uncontrollable amounts of water.

Disaster History

Since the middle of the last century, the winter/spring storms of 1950, 1955*, 1958*, 1963, 1964*, 1969*, 1970*, 1973*, 1978, 1980, 1982*, 1983*, 1986*, 1995*, 1996, 1997*, 1998*, 2002, 2005/2006*, 2006*, 2008, 2014, and 2017* caused significant damage.

*Major Federal Disasters declared for flood.

Typically storms in which high tides coincide with peak stormwater flow are the most damaging. The New Year’s Eve 2005-2006 flood was the last major riverine flooding event that caused widespread damage in Marin. Localized flooding occurred in almost all areas of the County in the 2006 winter storm. San Anselmo, Ross, Fairfax, and Mill Valley were the most heavily impacted. Power outages peaked at 10,000 customers in January. Nine schools closed due to mud, water and road damages and over 20 major roads were closed during the early part of the storm. Corte Madera Creek in San Anselmo, Ross and Fairfax; Novato Creek; Easkoot Creek in Stinson Beach; and Arroyo Corte Madera del Presidio in Mill Valley overflowed their banks. West Creek in Tiburon would also have overflowed its banks but was prevented by a water-inflated property protection bag. Per Table 4-3, at least \$219 million in damage was reported in Marin due to this storm, including \$94 million in the Ross Valley (Corte Madera Creek) Watershed alone. Over a thousand homes, apartments and businesses were damaged or destroyed. Prior to 2006, the last flood of similar magnitudes occurred in 1982 and 1983. Many improvements were made to flood facilities since then, particularly in Novato.

Novato Creek in the northern part of the county historically caused damage to large numbers of homes, particularly in the 1960’s, until the Novato Flood Control Project was completed in eight construction phases starting in the 1980’s and continuing through 2006. Novato still experiences some damage during significant winter storms despite the completed Novato Creek Flood Control project. For example, over a million dollars-worth of levee damage occurred in 2014 and 2017 and a heavy burden on stormwater pumping systems caused additional damage to pumping system components. Power outages are also a frequent problem for one of the major pump stations in the area.

Although the current Corte Madera Creek Flood Control project is partially complete (Unit 4 in the Town of Ross is yet to be constructed), flooding will still occur for storms greater than about a 5-year recurrence flood event. Potentially all nine southerly and some centrally located communities of Marin County on this creek are impacted by high tides and heavy rains in above average winter storms. The north-east part of the county, densely populated around the floodplain zones, is threatened every winter and still experiences some damage during winter storms despite the completed Novato Creek Flood Control project.



Flood of 1925: Ross business district. (Photo: Courtesy of Marin History Museum)



Flood of 1982: San Anselmo. (Photo: Courtesy of San Anselmo History Museum)



Flood of 1983: Santa Venetia (Photo: Marin County Department of Public Works)



Flood of December 31, 2005: San Anselmo. (Photo: Marin County Department of Public Works)

Location

Major county watersheds where significant numbers of structures are at risk from riverine flooding include Coyote Creek, Arroyo Corte Madera del Presidio, East and West Creek watersheds, Corte Madera Creek, Novato and Rush Creeks, Miller Creek, Easkoot Creek (Stinson Beach), Gallinas Creek. Additionally, many locations along Richardson Bay, Tomales Bay, lower Las Gallinas Creek, the San Rafael Canal, East San Rafael and Novato shores, and the outer Pacific coastline are vulnerable to coastal flooding.

In many cases, where there is a significant history of flooding there is a Marin County Flood Control & Water Conservation District “Flood Zone” established. There are 8 County Flood Zones located in the following areas as described in Table 3-6 and mapped in Figure 3-5.

Table 3-6. Marin County Flood Control & Water Conservation District “Flood Zones”

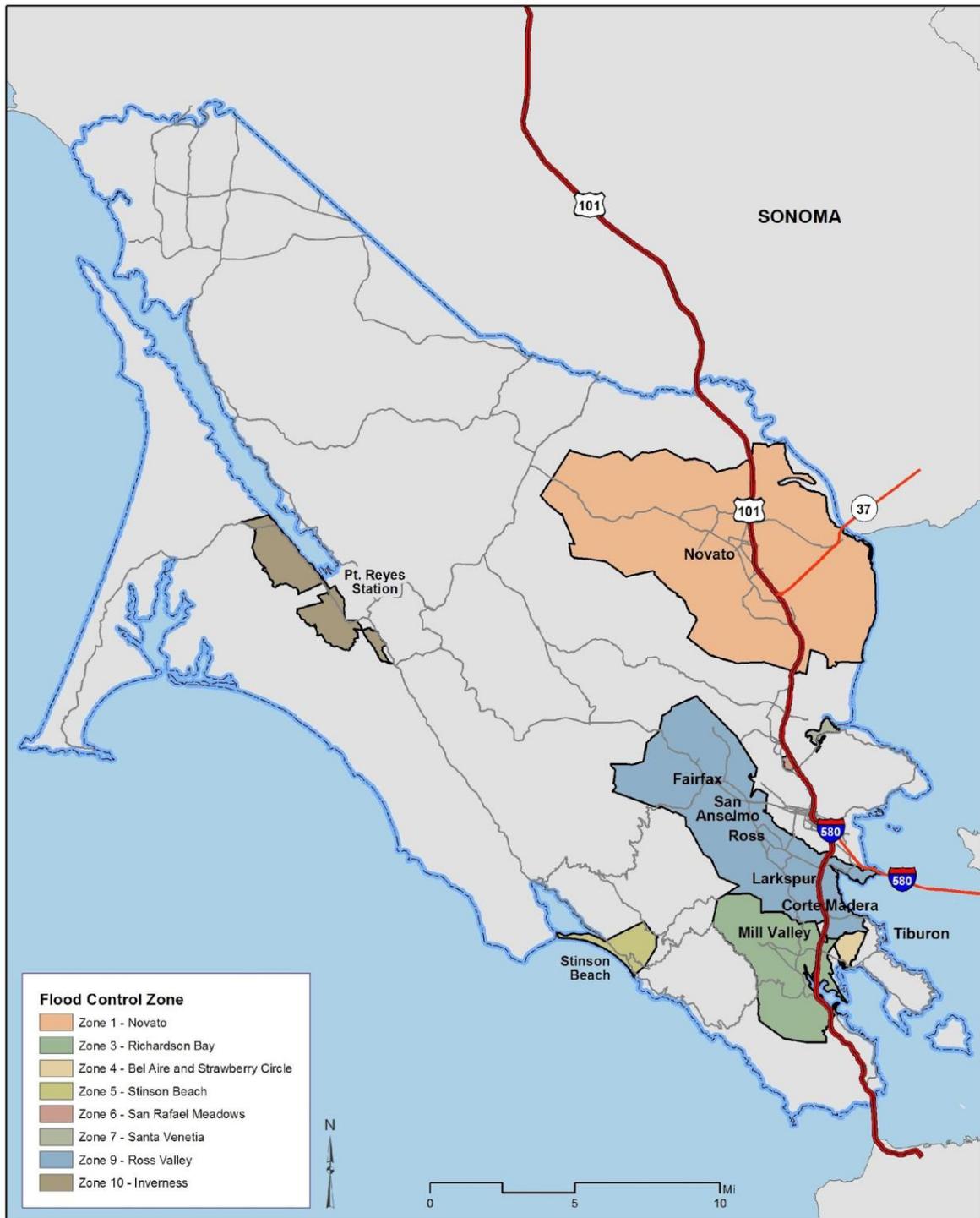
Zone No.	Name	Location
1	Novato	Northern Marin: Most of City of Novato and some surrounding areas within the Novato Creek watershed.
3	Richardson Bay	Southern Marin: Marin City watershed, Coyote Creek watershed (includes Tamalpais Valley and Almonte); Arroyo Corte Madera del Presidio watershed and Ryan Creek watershed (both include much of the City of Mill Valley), a watershed including Sutton Manor/Alto/part of Strawberry.
4	Bel Aire	Southern Marin: East and West Creek watersheds which run through the Bel Aire neighborhood of the Town of Tiburon and part of (unincorporated) Strawberry.
5	Stinson Beach	West Marin: Part of the lower Easkoot Creek watershed

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		at Stinson Beach.
6	San Rafael Meadows	Central Marin: A part of the Las Gallinas Creek watershed in the City of San Rafael across from the County Civic Center.
7	Santa Venetia	Central Marin: The unincorporated community of Santa Venetia along Las Gallinas Creek.
9	Ross Valley	Central Marin: The Corte Madera Creek watershed, including the towns of Fairfax, San Anselmo, Ross, and Larkspur, as well as unincorporated parts of San Anselmo, Fairfax, Kentfield and Greenbrae.
10	Inverness	West Marin: Inverness, along the west shore of Tomales Bay and the East flank of Inverness Ridge.

Figure 3-5. Marin County Flood Control & Water Conservation District “Zones”



Flood Control Zones

County of Marin
Department of Public Works
www.marinwatersheds.org



All incorporated cities and towns in Marin have flood risk – and are in fact participants in the National Flood Insurance Program. Even those that are not in a Marin County Flood Control & Water Conservation District “Flood Zone,” have robust maintenance and capital improvement programs that help manage and mitigate flood risk. These cities without District Flood Zones include most of San Rafael and Tiburon, and all of Corte Madera, Sausalito, and Belvedere. Additionally, San Anselmo, Ross, Larkspur, Fairfax, Mill Valley and Novato have flood mitigation programs that operate largely independently of the Flood District, although extensive coordination of activities and collaboration with the Flood District is facilitated through the Marin County Watershed Program (part of the County Department of Public Works).

Every city and town, and many unincorporated communities in Marin contain FEMA Special Flood Hazard Areas (SFHA), meaning they have at least a 1% chance of flooding in a given year. They all participate in the National Flood Insurance Program and many of the structures in the SFHA carry FEMA flood insurance or private flood insurance.

Marin County and its cities participate in the National Flood Insurance Program (NFIP). The NFIP makes Federally-backed flood insurance available to homeowners, renters, and business owners in communities that adopt and enforce floodplain management ordinances to reduce future flood damage. Table 3-7 lists the date of the initially mapped FIRM, the emergency/regular program entrance date into the NFIP, and the number of policies in force.

Table 3-7. Date of Initially Mapped FIRM and Emergency/Regular Program Entrance Date into NFIP for Marin County and Cities

County/Community Name	Date of Initially Mapped FIRM	Emergency/Regular Program Entrance Date into NFIP	Number of Policies in Force
Marin County	3/1/82	3/1/82	2040
City of Sausalito	9/30/80	9/30/82	78
Town of Tiburon	5/16/77	5/16/77	142
City of Belvedere	5/2/77	5/2/77	283
City of Mill Valley	1/3/79	1/3/79	725
City of Novato	1/19/78	1/19/78	1472
City of San Rafael	5/1/84	5/1/84	1565
Town of San Anselmo	12/1/77	12/1/77	558
Town of Ross	2/4/81	2/4/81	194
City of Larkspur	3/15/84	3/15/84	580
Town of Fairfax	1/5/78	1/5/78	204
Town of Corte Madera	12/15/77	12/15/77	588

Source: FEMA NFIP, effective 11/30/17

Probability of Future Events

The County of Marin has several major 100-year and 500-year floodplains which are mapped by FEMA in the most recent Flood Insurance Rate Maps (FIRM), several of which were recently updated in 2016 and 2017. These floodplains can be viewed for whatever your area of interest on MarinMap.org, where you can also overlay the floodplains with the locations of critical facilities like Fire Stations, Medical Facilities, and Law Enforcement. While they may look small relative to the size of the County as a whole, the bulk of the floodplains are located in some of the County's most heavily populated areas along the eastern shoreline: notably portions of Novato, San Rafael, and Mill Valley.

These floodplains vary in size, probability and severity of inundation, underlying causes (riverine, tidal, etc.), and potential impacts to the communities in them. The areas of most concern are located in what is designated by FEMA as a 100-year flood zone or Special Flood Hazard Area (SFHA). Due to the increased probabilities of flooding (1% chance in any given year), these properties face high insurance premiums and major restrictions on further development.

Along the Pacific Ocean there are a number of homes in Stinson Beach which are mapped as being in a VE zone. A VE zone is a 100-year flood zone where tsunamis or other forms of wave action threaten low lying coastal areas.

For some of the developments along the San Francisco Bay, such as Santa Venetia and Tamalpais Valley, the main issues concern poor drainage due to flat terrain and/or differential settlement, low elevation relative to the tides, and the reliance on a system of pumps and levees to keep floodwaters from inundating homes. Runoff collecting in this area can be especially difficult to remove during high tides.

Other more inland areas, such as areas along Corte Madera Creek and its tributaries, have higher elevations yet still contain properties located in 100-year flood zones. This is mainly due to threats caused by local creeks which have a tendency to overflow their banks when rainfall reaches critical levels. Properties along Novato Creek and its tributaries face similar threats. The main stems of these creeks and many of their tributaries are constrained by development on the banks.

Extent

When flooding occurs in Marin County, depths are commonly on the order of 0-2 feet in streets and sidewalks. This level occurs when storm drains are overwhelmed and/or during king tides. Flood depths on the order of 2- 4 feet have occurred in recent memory and represent significant flood events that caused damage to structures and property. 1982 was the flood of record along Corte Madera Creek in Central Marin County and probably had some inundations depths as high as 5 feet. Also in 1982 a levee in Santa Venetia in unincorporated San Rafael was breached by tidal elevations and flooded the neighborhood with 2-3 feet of water.

In 2016 the FEMA San Francisco Bay Coastal Study became effective and raised the static Base Flood Elevation of the Bay to an elevation of 10-feet NAVD88. This level of flooding has not been observed but is feasible in any given year. If this level of tidal flooding was to occur along

the bay shoreline there would be inundation depths as much as 6-8 feet in neighborhoods such as Santa Venetia.

On Marin's outer coast V zones have BFEs of up to 22 feet according to FIRMs updated August 2017. In the unincorporated community of Stinson Beach this corresponds to a maximum inundation depth of 8-10 feet. Although some houses were destroyed by wave action and storm surge during the 1982 event, nothing approaching this level of inundation has occurred in recorded history here.

The other index for extent is the speed of onset of flooding or the rainfall-runoff lag time, which doesn't apply to tidal flooding. The riverine flooding comes directly from rainfall runoff of adjacent uplands in the County's series of relatively small, short watersheds. While antecedent moisture is a big factor, this flash flooding is typically short duration and directly associated with the magnitude of the passing storm system. These storms, often in the form of atmospheric rivers coming off the Pacific Ocean, can last anywhere from a few hours to a day or two. The speed of onset of flooding ranges from minutes to about 2 hours after the precipitation exceeds the drainage capacity.

The diversity and dispersion of Marin County's flood hazards, in addition to the tendency for floods to be flashy in nature, make response to emergencies more difficult and increase the need for planning and community awareness in areas of increased flood risk. While property damage to structures within 100-year flood zones is a major concern, damage to roads, utilities, and other supporting infrastructure located in these zones can potentially impact areas of the community outside of the flood zones as well.

Dealing with flooding from rain and upstream runoff is already complicated. Sea level rise will make it even more complicated by increasing the frequency and duration of flooding. When water temperature increases, water expands and takes up more space than cold water. As the planet warms, the water in the ocean warms, expands, and elevates sea levels. The changing climate has also melted parts of the ice caps at the North and South Poles. As this ice melts and flows into the ocean, it increases the amount of water in the ocean and raises sea levels even more. Sea levels in San Francisco Bay have risen seven inches over the past century. Predictions of future sea level rise vary from 12 inches by 2030 to 60 inches by 2100. The Bay Conservation and Development Commission (BCDC) recommends using 36 inches of sea level rise for planning purposes. Rising sea levels increase the upstream extent of tidal flooding, worsen creek overflow due to backwater effects of elevated high tides, and create larger, stronger waves which erode the shoreline and destroy sensitive marshes. Coastal flooding will have a large impact on cities and habitat.

A 36-inch increase in sea levels will greatly impact people's lives throughout Marin. Daily high tides will inundate major thoroughfares, schools, retirement communities, private homes, shopping areas, bike paths, and stormwater detention ponds. Valuable marsh and mudflat habitat will be permanently flooded. Infrastructure will need to be armored, abandoned, or relocated. Shorelines will be eroded by increased wave erosion, threatening even more infrastructure.

With sea level rise it is projected that more land along Marin's coastline and bayside will be permanently inundated or subject to more regular flooding, while the frequency and intensity of storm events are anticipated to increase with climate change. Greater riparian flooding may also occur with sea level rise and future storm events, though modeling is necessary to better understand the extent of such hazards. As previously discussed best available sea level rise and

future flood models indicate that by 2100 around 7,000 acres, 9,000 parcels, 10,000 buildings and 120 miles of roads throughout Marin County may be exposed flooding due to future sea level rise and 100-year storm events.³

Arroyo Corte Madera del Presidio is at risk of overtopping due to less than a 5-year flow. On average Corte Madera Creek and Easkoot Creek are at risk of overflowing their banks due to 5-10 year flow events. Novato Creek overflows in some locations due to 10-year flow. Coyote Creek and Gallinas Creek are more vulnerable to overtopping due to tidal elevations and may be able to carry 100-year riverine flows at low tides.

The probability of future levee failures in Marin County is largely unknown but may result from a large winter storm or seismic event. Where more is known about the risks associated with levee failure, we have generally completed Local Levee Evaluations in partnership with the CA Department of Water Resources (DWR). Areas where these studies have been completed include Santa Venetia/Gallinas Creek (further studied in partnership with the U.S. Army Corps of Engineers or “USACE”) and Coyote Creek. Levee Evaluations are underway for levees along lower Novato Creek and Corte Madera Creek (also in partnership with USACE).

Impacts

Thousands of residential and commercial structures, and hundreds of industrial structures are potentially impacted by 100-year floods. Transportation is also heavily impacted (even during smaller storms), with hundreds of miles of roadways potentially flooded, and 19 miles of railroad, during and after flood events. Because of this, access issues during and after major storms can be widespread. Critical water and wastewater facilities may also be affected by flooding, which can have devastating secondary effects on health of residents. Because of the diverse microclimates and small and varying watersheds of Marin, it is not common that all areas in designated FEMA 100-year floodplains would severely flood during the same storm system. However, given extensive historical development within the floodplain, impacts of a single powerful storm system to people and infrastructure can be extreme. For most jurisdictions, at least 10% of its homes and roadways are potentially impacted by flooding.

Vulnerability

Flooding is a relatively frequent occurrence in many populated areas of the county, making the county quite vulnerable to floods. The following tables represent summarize countywide vulnerability to flooding (data from Marin County Department of Public Works sources). Jurisdiction-specific data is included in the appendices for each jurisdiction.

³ County of Marin, Marin Bay Waterfront Adaptation and Vulnerability Evaluation (BayWAVE), (June 20, 2017) at 25, <http://www.marincounty.org/main/baywave/vulnerability-assessment>; County of Marin, Marin Ocean Coast Sea Level Rise Vulnerability Report (CSMART), (September 2015)

SECTION 3

Hazard Analysis

Existing Structures

Commercial	Industrial	Single-Family	Multi-Family
1,309	288	9,562	3,625

Transportation

Miles of Roads	Miles of Railroad	Number of Ferry Terminals
374	19	4

Communication

MERA Towers
0

Power

Transmission Tower	Substation	Natural Gas Substation	Miles of Electric Transmission Lines	Miles of Natural Gas Pipeline
37	5	1	27	8

Water/Sewerage

Wastewater Treatment Plants	Pump Station
3	22

Critical Facilities

Schools	Police & Fire	Medical	Airports/Heli	Cultural Resources
14	13	3	2	9

3.3.6 Wind**Description**

Based on the NOAA data presented in Table 3-3, most severe winter storms in Marin come with strong winds and many of them cause damage. This can lead to power outages and/or road closures, clogged creeks and culverts, damage to structures and cars due to fallen trees, and damage resulting from wind-driven wave erosion.

Previous Occurrences

Based on Table 3-3, winds were reported as high as 72 knots. Storms with strong winds knock down trees and power lines nearly every year and continue to slowly erode vulnerable coastal areas and critical inland ponds (i.e. reservoirs/dams, berms/levees around stormwater detention ponds, wastewater treatment/storage ponds). One event was characterized as a tornado, in Tomales in west Marin, but this weather phenomenon is extremely rare in this part of California.

Location

Table 3-3 shows significant damage due to strong winds affecting all areas of Marin – coastal, mountainous, inland valleys, and southern Marin. Locations where there are power lines, roads, and creeks/bridges, and ponded water for infrastructure (stormwater, wastewater, drinking water purposes) are particularly vulnerable to disruption due to wind damage, as are private structures with nearby trees.

Probability of Future Events

Wind events and associated damages are expected to continue to occur several times per year. County, city and town public works staff and their contractors remove dead, sick or fallen trees in their right-of-way as needed and as funding allows, but there is no feasible way to prevent this hazard.

Extent

Marin's damaging wind events tend to range between 7 and 11 on the Beaufort scale, or 30 to 60 knots. These wind strengths are characterized as high wind to violent storm. Thus, most years

whole trees are put in motion and the ocean heaps up and white foam and spindrift form. Slight structural damage and uprooted trees can result occasionally.

Impacts

Although the entire county is affected by wind, coastal areas tend to be impacted more frequently by the strongest winds (9+ on the Beaufort scale) than inland areas. Marin's coastal areas have small resident populations but large visiting populations, such as Muir Beach, Stinson Beach, and Bolinas that can be impacted by strong winds. Beachgoers and boaters would be particularly impacted by wind hazards. Tourism is a key part of the economy in Marin, particularly in coastal communities, and thus there are potentially significant economic impacts of wind events. Some communities, such as Oceana Marin and Olema, rely on water and wastewater infrastructure that has potential to be impacted by coastal erosion, wind driving up wave elevations, and erosion from waves forming due to wind over treatment and storage ponds. Inland critical ponds are also impacted by wind-driven wave erosion such as dams on drinking water reservoirs, and levees/berms containing stormwater retention and detention ponds. Across the county powerlines are potentially impacted by wind, potentially affecting commercial, industrial, and residential areas, and most years downed trees lead to temporary road closures.

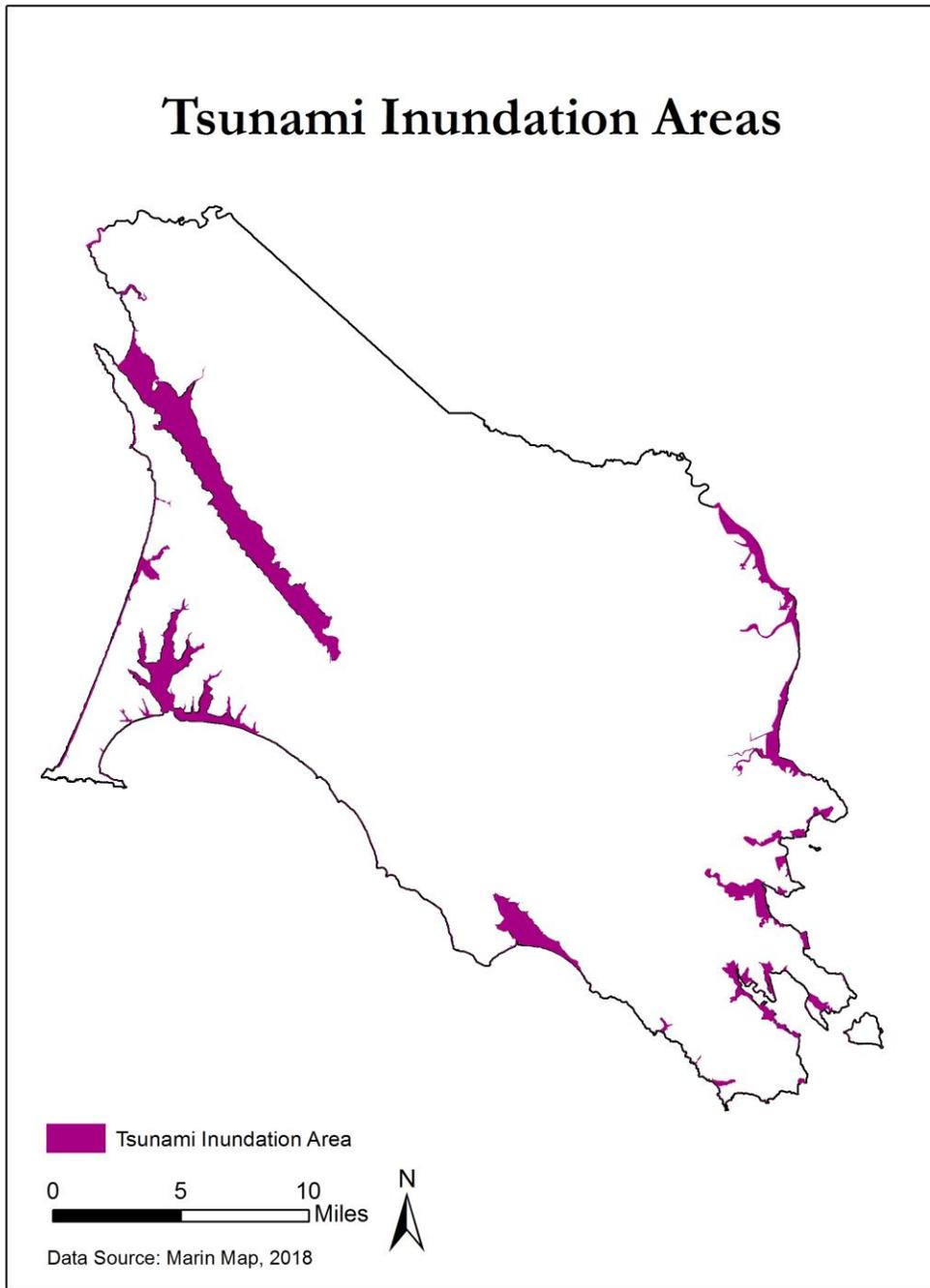
Vulnerability

Impacts of wind events may be frequent but the results of those frequent events tend to be short-lived, such as downed trees and powerlines. The systems that are most vulnerable are those that wouldn't be able to be fully repaired quickly should there be a catastrophic failure during an extreme wind event, such as a breach of a levee or dam due to wave erosion. Some examples of vulnerable facilities include:

- Bridgeway Promenade in Sausalito, an economically significant lifeline route, a portion of which runs along the San Francisco Bay shoreline and is vulnerable to wind-driven waves. The route is frequented by visiting tourists and shoppers that are a key part of Sausalito's economy. The impacts are expected to increase with climate change and sea level rise.
- Oceana Marin Force Main Pump Station is 60 feet from the edge of a coastal bluff. Coastal erosion rates up to 4.4 feet/year were anticipated in the Dillon Beach area (where Oceana Marin is located) according to a 2003 Cliff and Erosion Technical Background report prepared to support a Marin County Local Coastal Program update. Although only a small community would be affected by the failure, it would be a long time before the critical water supply facility could be replaced. Additionally, the community has a sewer line potentially vulnerable to coastal erosion.
- Wind driven waves could flood the Olema Domestic Water Pump Station which would cause electrical and water supply failure to 43 residents, 3 hotels, a church, and a campground.
- Stafford Dam's (earthen) upstream face is subject to wind and wave action which has been eroding the gunite and welded wire reinforcement. A catastrophic failure could lead

to inundation of the City of Novato (see the subsection on Dam Failure for vulnerability analysis).

3.3.7 Tsunami



Hazard Profile

Tsunamis consist of waves generated by large disturbances of the sea floor, which are caused by volcanic eruptions, landslides or earthquakes. Shallow earthquakes along dip slip faults are more likely to be sources of tsunami than those along strike slip faults. The West Coast/Alaska Tsunami Warning Center (WC/ATWC) is responsible for tsunami warnings. Tsunamis are often incorrectly referred to as tidal waves. They are actually a series of waves that can travel at speeds averaging 450 (and up to 600) miles per hour with unusual wave heights. Tsunamis can reach the beach before warnings are issued. Associated risks include flooding, contamination of drinking water, ruptured tanks or gas lines, and the loss of vital community infrastructure.

Some Marin County communities may be vulnerable to tsunamis because of the location and quality of the built environment. The principal exposure will be people, buildings, and infrastructure located in the low-lying potential inundation area. Especially at risk are visitors, hikers, campers, and non-residents who might be on the shore when the tsunami strikes.

Disaster History

Prior to the 2011 tsunami impacting Japan, tsunamis have caused loss of life and damaged property in Hawaii, Alaska and the West Coast over the last hundred years. The Alaskan earthquake of 1964 generated tsunami waves affecting the entire California coastline resulting in twelve lives lost and an estimated \$17 Million in damages. Marin County was not severely affected and there is no history of any significant damage caused by tsunami.

Over 80 tsunamis have been observed or recorded along the coast of California in the past 150 years. Since 1946, there have been seven tsunamis known to have caused damage to ports and harbors in California. In 1964, a tsunami caused by a M9.2 earthquake offshore from Alaska resulted in 12 deaths in California and destroyed portions of downtown Crescent City. More recently, a 2006 tsunami (originating in the Kurile Islands region) caused approximately \$20 million in damage to Crescent City harbor. A 2010 tsunami (originating offshore from Chile) caused several million dollars in damage to ports and harbors in the state. A tsunami in 2011 (caused by a M9.0 earthquake offshore of Japan) killed one person at the mouth of the Klamath River and caused up to \$100 million damage to 27 ports, harbors, and marinas throughout the state. The most damage occurred in Crescent City, Santa Cruz and Moss Landing harbors and a federal disaster was declared in Del Norte, Santa Cruz, and Monterey Counties.

Location

Tsunami inundation maps and information specific to Tsunami run up scenarios in Marin were updated in 2012. As part of this project, signage indicating evacuation routes and safety zones has been installed along the coast and informational pamphlets specific to areas of the county have been distributed. Informational pamphlets covering the vulnerable areas of west Marin are available from the Marin County Sheriff's Office OES.

The following is a list of tsunami inundation areas for various communities in Marin (please see MarinMap for details on these locations).

- Almonte Tsunami Inundation Area. Highways 1 and 101 and residential and commercial areas potentially impacted.
- Belvedere and Tiburon Tsunami Inundation Area. Residential and commercial areas near Belvedere Lagoon potentially impacted in Belvedere. Tiburon Boulevard, Tiburon City Hall, a fire station and commercial areas potentially impacted in Tiburon.
- Black Point Tsunami Inundation Area. Residential areas potentially impacted.
- Dillon Beach Tsunami Inundation Area.
- Kentfield Tsunami Inundation Area. Some residential and educational areas potentially impacted. Bridge to hospital potentially impacted.
- Mill Valley Tsunami Inundation Area. Some residential, commercial, and educational areas potentially impacted.
- Muir Beach Tsunami Inundation Area.
- Paradise Cay Tsunami Inundation Area. Residential area and marina potentially affected.
- Point San Pedro Tsunami Inundation Area.
- San Quentin Tsunami Inundation Area. Potentially affects State Prison and nearby facilities.
- San Rafael Tsunami Inundation Area. Potentially affects marinas, commercial areas, and medical clinic.
- Sausalito Tsunami Inundation Area. Potentially affects marinas, commercial areas, schools, and the primary road through town.
- Stinson Beach Tsunami Inundation Area. Potentially affects fire stations, residential areas, commercial areas, and a National Park
- Strawberry Tsunami Inundation Area. Potentially affects marinas, commercial areas, schools, and the primary road through town.

Probability of Future Events

The frequency of tsunamis is related to the frequency of the events that cause them, so it is similar to the frequency of seismic or volcanic activities or landslides. Generally four or five tsunamis occur every year in the Pacific Basin, and those that are most damaging have historically been generated in the Pacific waters off South America rather than in the northern Pacific.

The greatest threat associated with tsunami is the impact on coastal structure property and threat to human lives. The State of California Coastal Management Program (CCMP) under the California Coastal Act requires cities and counties lying wholly or partly within the coastal zone to prepare a Local Coastal Plan (LCP) that must be certified by the Coastal Commission as consistent with policies of the Coastal Act. (Public Resources Code, Division 20). The U.S.

National Tsunami Hazard Mitigation Program (NTHMP) is a State/Federal partnership created to reduce tsunami hazards along United States coastlines.

NTHMP coordinates the efforts of five Pacific States including California. Focal points of future efforts include:

- The Tsunami Inundation Mapping Effort (TIME)
- Tsunami Warning Guidance for Tsunami Warning Centers
- Improve Seismic Networks
- Installation of real-time broadband seismic stations
- Telemetry upgrades to warning centers
- Shortening information dissemination time to emergency services agencies
- Deploy Tsunami Detection Buoys
- Improve Statewide Coordination and Technical Support for Tsunami Warnings

The support of local populations for a variety of mitigation products and programs are essential for mitigation success. To that end, the National Oceanic and Atmospheric Administration (NOAA) has developed the TsunamiReady™ program. To be recognized as TsunamiReady, here are some of the criteria that a community must meet:

- Establish a 24-hour warning point and emergency operations center
- Have more than one way to receive tsunami warnings and to alert the public
- Promote public readiness through community education and the distribution of information
- Develop a formal tsunami plan, which includes holding emergency exercises.
- Comply with TsunamiReady guidelines (which include Communications and Coordination, Warning Reception, Warning Dissemination, Community Preparedness, and Administrative guidance)

Marin County, and the communities of Dillon Beach, Belvedere and Tiburon, are now recognized by the NOAA as TsunamiReady, significantly improving public safety before, during, and after tsunami emergencies.

Extent

Tsunamis can travel at speeds of over 600 miles per hour in the open ocean and can grow to over 50 feet in height when they approach a shallow shoreline, causing severe damage to coastal development. Recent studies of the continental shelf off the California coast indicate a potential for underwater landslides capable of generating damaging tsunamis that could threaten coastal communities.

The National Geodetic Data Center (NGDC) provides a database cataloging all tsunami occurrences. The database can be used to evaluate past tsunami events at a particular site.

Impacts

Community exposure to tsunamis in California varies considerably—some communities may experience great losses that reflect only a small part of their community and others may experience relatively small losses that devastate them. Among the incorporated communities and the unincorporated areas of the county are communities that have the highest number of people and businesses in the tsunami-inundation zone. The communities of Belvedere and Sausalito have the highest percentages of people and businesses in this zone. To download the Community Exposure to Tsunami Hazards in California report visit the USGS website:

<http://pubs.usgs.gov/sir/2012/5222/>

Vulnerability

Tsunamis are a relatively infrequent occurrence in the County, making Tsunami one of the disasters to which Marin is less vulnerable. The following tables summarize countywide vulnerability to tsunami (data from Marin County Department of Public Works sources).

Existing Structures

Commercial	Industrial	Single-Family	Multi-Family
360	75	2,890	1,070

Transportation

Miles of Roads	Miles of Railroad	Number of Ferry Terminals
124	2	4

Communication

MERA Towers
0

Power

Transmission Tower	Substation	Natural Gas Substation	Miles of Electric Transmission Lines	Miles of Natural Gas Pipeline
2	1	1	8	1

SECTION 3

Hazard Analysis

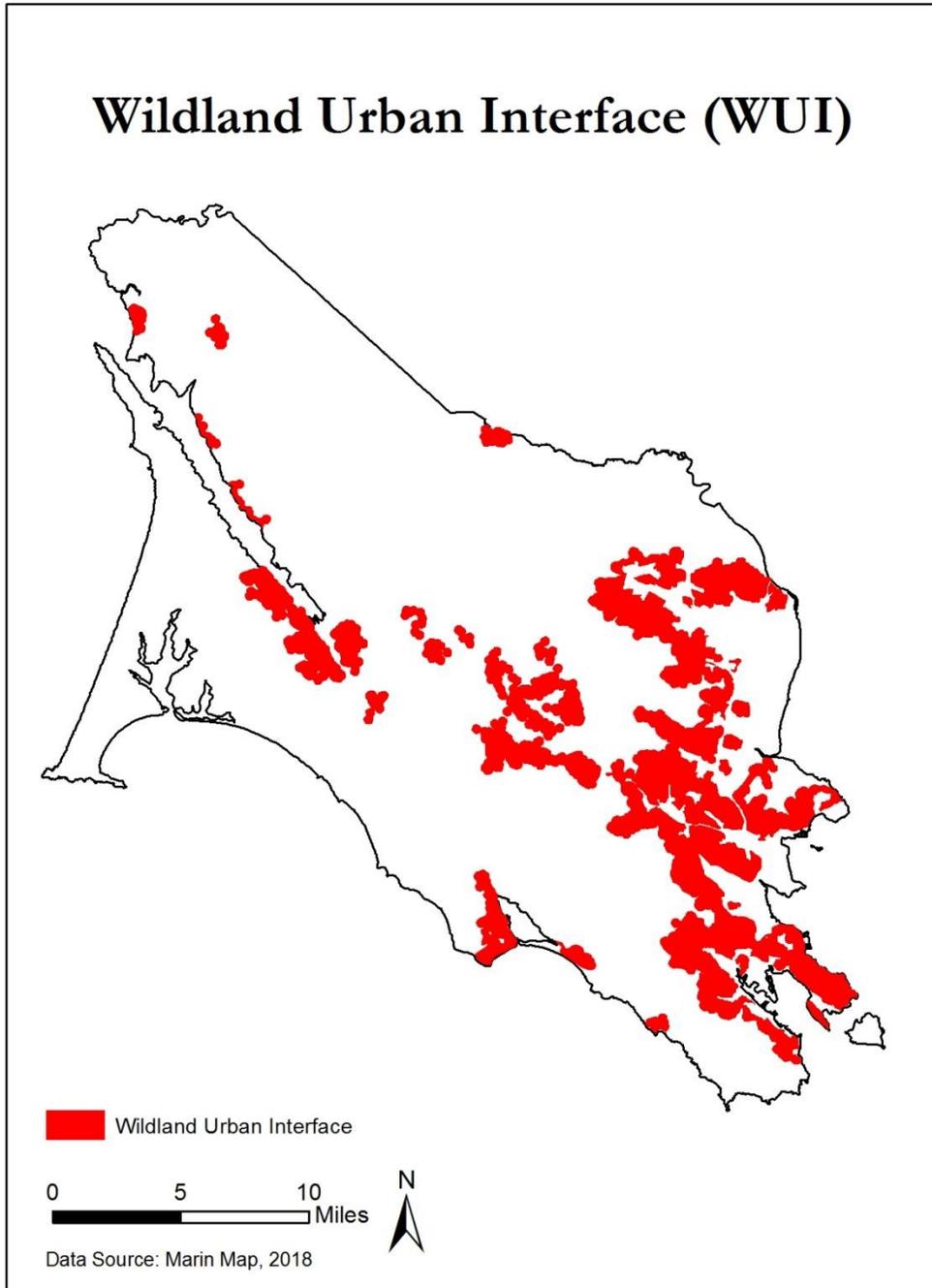
Water/Sewerage

Wastewater Treatment Plants	Pump Station
2	12

Critical Facilities

Schools	Police & Fire	Medical	Airports/Heli	Cultural Resources
8	6	1	0	3

3.3.8 Wildfire



The Marin County Fire Department in collaboration with FIRESafe Marin finalized the Community Wildfire Protection Plan (CWPP) in July 2016. The full CWPP is incorporated by reference into this multi-jurisdictional LHMP and most of the information that follows comes directly from the CWPP.

The Community Wildfire Protection Plan (CWPP) provides a scientifically based assessment of wildfire threat in the wildland urban interface (WUI) of Marin County, California. This CWPP was developed through a collaborative process involving Marin County fire agencies, county officials, county, state, and federal land management agencies, and community members. It meets the CWPP requirements set forth in the federal Healthy Forests Restoration Act which include:

- Stakeholder collaboration (see Section 3 of the CWPP).
- Identifying and prioritizing areas for fuel reduction activities (see Sections 4 and 5 of the CWPP).
- Addressing structural ignitability (see Section 7 of the CWPP).

Wildfire poses the greatest risk to human life and property in Marin County's densely populated WUI, which holds an estimated 69,000 living units. Marin County is home to 23 communities listed on CAL FIRE's Communities at Risk list, with approximately 80% of the total land area in the county designated as having moderate to very high fire hazard severity ratings. The county has a long fire history with many large fires over the past decades, several of which have occurred in the WUI. To compound the issue, national fire suppression policies and practices have contributed to the continuous growth (and overgrowth) of vegetation resulting in dangerous fuel loads (see Section 1.6 of the CWPP).

A science-based hazard, asset, risk assessment was performed using up-to-date, high resolution topography and fuels information combined with local fuel moisture and weather data. The assessment was focused on identifying areas of concern throughout the county and beginning to prioritize areas where wildfire threat is greatest. Hazard mitigation efforts can then be focused to address specific issues in the areas of greatest concern (see Sections 4 and 5 of the CWPP). Marin County will reduce wildland fire hazard using a collaborative and integrated approach that includes the following strategies (see Section 8 of the CWPP):

- Pre-fire planning.
- Public education and outreach to promote and implement fire adapted community practices.
- Vegetation management and fuel reduction at the county and community levels.
- Reducing structure ignitability by promoting and enforcing building codes, ordinances, and statutes.

The CWPP provides a framework for future collaboration that can be used to identify, prioritize, implement, and monitor hazard reduction activities throughout the county. It is intended to be a living document that will be updated periodically by FIRESafe MARIN and the Marin County Fire Department (MCFD) in collaboration with a broader group of county stakeholders. The CWPP is also intended to support the California Fire Plan and CAL FIRE's Unit Strategic Fire

Plan. While the CWPP broadly covers the entire county, it supports and encourages more focused plans for wildfire protection at the city, community, and neighborhood scales.

Fire protection in California is the responsibility of either the federal, state, or local government. On federally owned land, or federal responsibility areas (FRA), fire protection is provided by the federal government, and or in partnership with local agreements. In state responsibility areas (SRA), CAL FIRE typically provides fire protection. However, in some counties CAL FIRE contracts with county fire departments to provide protection of the SRA – this is the case in Marin County, where CAL FIRE contracts with MCFD. Local responsibility areas (LRA) include incorporated cities and cultivated agriculture lands, and fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government.

CAL FIRE contracts with MCFD to provide wildland fire protection and associated fire prevention activities for lands designated by the State Board of Forestry as SRA. Marin is one of six counties in the state who contract with CAL FIRE to protect SRA. The MCFD is responsible for the protection of approximately 200,000 acres of SRA within the county and is the primary agency that handles wildland fires. MCFD also provides similar protection services to approximately 100,000 acres of FRA in the Golden Gate National Recreation Area (GGNRA), the Muir Woods National Monument, and the Point Reyes National Seashore.

See page 5 of the CWPP for a summary of the 13 fire departments and districts within Marin County. Figure 3-6 indicates their jurisdictional areas.

Figure 3-6. Map of the federal responsibility areas, state responsibility areas and local responsibility areas in Marin County

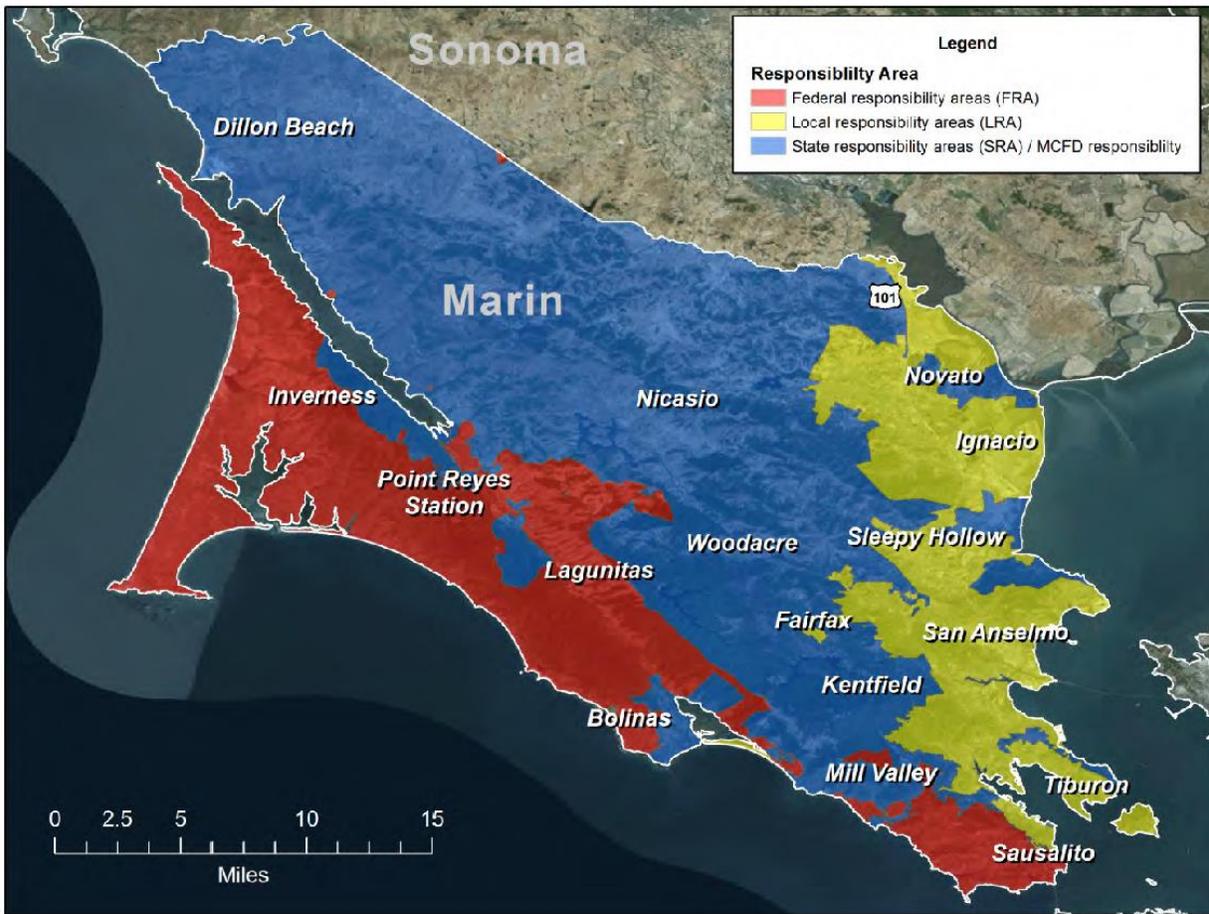
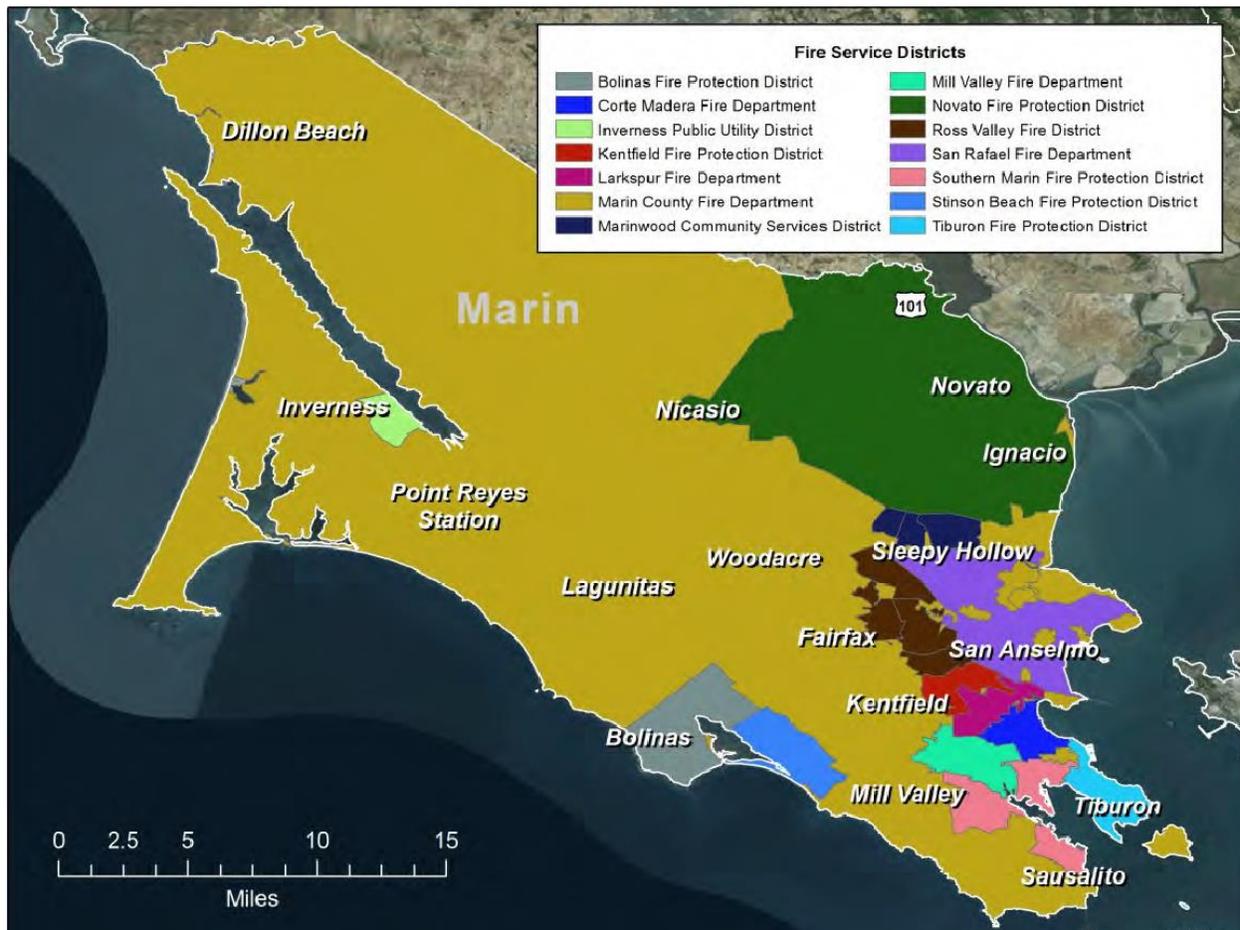


Figure 3-7. Map of Marin County professional fire service agency jurisdictions

Hazard Profile

The mix of weather, diverse vegetation and fuel characteristics, complex topography, and land use and development patterns in Marin County are important contributors to the fire environment. The MCFD Woodacre ECC currently manages the data from four Remote Automated Weather Stations (RAWS) for predicting fire danger utilizing the National Fire Danger Rating System (NFDRS) during the fire season. The RAWS are located in Woodacre, Middle Peak, Barnabe, Big Rock and a new station will be coming online in Novato.

Marin County is bounded by the cool waters of the Pacific Ocean to the west, the San Francisco and Richardson Bays to the southeast, the San Pablo Bay to the east, and Sonoma County agricultural lands to the north. The combination of these large bodies of water, location in the mid-latitudes, and the persistent high pressure over the eastern Pacific Ocean results in several micro-climates. Weather in the county consists of warm, dry summers and cool, wet winters. The climate in early fall and late spring is generally similar to the summer, and late fall is similar to winter. Spring is generally cool, but not as wet as the winter. While these general weather conditions are fairly representative of the typical Marin County weather, complex topography, annual variability of weather patterns, and less frequent and transient weather patterns are important to fire conditions.

In the late spring through early fall, the combination of frequent and strong high-pressure systems (known as the Pacific High) over California combined with the cool waters of the ocean/bays results in persistent fog and low clouds along the coast (including over southern Marin County near the San Francisco Bay). The fog often penetrates into the inland valleys of northern and central Marin County, especially during overnight hours. At the coastline, mist from fog can keep the land surfaces modestly moist while inland land surfaces above the fog or inversion are often very dry.

The Pacific High that persists from late spring through early fall over the eastern Pacific, combined with a thermal low pressure over the Central Valley of California, results in an almost continuous sea breeze. These winds usher in cool and moist air and can be strong (15 to 25 mph), especially over the ridge tops and through northwest to southeast lying valleys, including San Geronimo/Ross, Hicks, and Lucas Valleys. These westerly winds are usually highest in the afternoon, decrease in the evening, and are light overnight before increasing again in the late morning/early afternoon.

Occasionally in the summer and more often in the fall, the Pacific High moves inland and centers over Oregon and Idaho, while low pressure moves from the Central Valley of California to southern California and Arizona. The resulting north-to-south pressure gradient can be strong enough to retard the typical sea breeze and can even result in winds blowing from the land to the ocean (offshore winds). As the offshore winds move air from the Great Basin to the coastal areas of California, the air descends and compresses, which greatly warms and dries the air. Under these “Diablo” wind conditions, temperatures in Marin County can reach 100°F in the inland areas and even 80°F at the coast, and relative humidity can be very low. In addition, wind speeds can be high (20 to 40 mph) and gusty and are often much faster over the mountains and ridge tops such as Mt. Tamalpais, Loma Alta, and Mt. Burdell compared to low-lying areas. Wind speeds can be high over the ridges and mountains at all times of day under this “offshore” wind pattern and are often much slower or even calm at night in low-lying areas because nighttime cooling decouples the aloft winds from the surface winds. It is during these Diablo wind events that there is a high potential for large, wind-driven fires should there be an ignition. Historically, the largest and most destructive fires have occurred during these offshore (also known as Foehn) wind events including the Angel Island and the Vision fires.

A few times per year in the summer and early fall, monsoonal flow from Mexico brings in moist and unstable air over central and northern California, which can result in thunderstorms with or without precipitation. With the otherwise dry summer conditions, the lightning can ignite fires. These monsoonal flow patterns are usually only one to two-day events.

Beginning in late November and lasting through the end of March, the Pacific High moves south and weakens, allowing storms that originate in the Gulf of Alaska to move over California. These storms bring precipitation and, at times, strong winds out of the south. Each storm usually results in one fourth inch to several inches of rain over a day or so. Near Mt. Tamalpais, rainfall amounts are enhanced by orographic lifting, resulting in higher rain amounts in the Kentfield and Fairfax areas compared to the rest of the county. Typically, after the first rain in November, the cool weather and occasional storm keeps the ground wet through late Spring. However, in some years, significant rain does not occur until later in the year (e.g., early-to-late December) and there can be several weeks without any storms and rain. During storms, temperatures are usually mild.

When there are no storms over California, a land-breeze typically forms (i.e., winds blowing from the Central Valley to the Pacific Ocean). These winds can reach 30 mph, and travel through the southeast to northwest lying valleys, over low-lying ridges such as the Marin Headlands, and through the Golden Gate. These winds are usually highest in the mid-morning hours and decrease in the afternoon as the Central Valley warms during the day. The winds are associated with cold and modestly moist air.

In late February/early March through late April, the Pacific High strengthens and moves north, and storms impacting the county become less frequent. During this time of year there is often a low-pressure area over the desert in southwest California. The combination of the Pacific High to the north and low-pressure to the southwest results in strong winds blowing from the northwest to the southeast. Like the sea breeze, these winds bring in cool, moist air and are usually highest in the afternoon hours. Because of winter and spring rains, the land is wet and there is little danger of wildland fire despite the strong winds and only occasional precipitation. There is often little coastal fog this time of year.

Vegetation, which is also known as fuel, plays a major role in fire behavior and potential fire hazards. A fuel's composition, including moisture level, chemical make-up, and density, determines its degree of flammability. Of these, fuel moisture level is the most important consideration. Generally, live trees contain a great deal of moisture while dead logs contain very little. The moisture content and distribution of fuels define how quickly a fire can spread and how intense or hot it may become. High moisture content will slow the burning process since heat from the fire must first eliminate moisture.

In addition to moisture, a fuel's chemical makeup determines how readily it will burn. Some plants, shrubs, and trees such as chamise and eucalyptus (both present in Marin County) contain oils or resins that promote combustion, causing them to burn more easily, quickly, and intensely.

Finally, the density of a fuel influences its flammability; when fuels are close together but not too dense, they will ignite each other, causing the fuel to spread readily. However, if fuels are so close that air cannot circulate easily, the fuel will not burn freely.

Marin County has extensive topographic diversity that supports a variety of vegetation types.

Environmental factors, such as temperature, precipitation, soil type, aspect, slope, and land use history, all help determine the existing vegetation at any given location. In the central and eastern parts of the county, north facing slopes are usually densely wooded from lower elevations to ridge peaks with a mixture of mostly hardwood tree species such as coast live oak, California bay, Pacific madrone, and other oak species. Marshlands are also present throughout the county; once ignited marsh fires can be difficult to contain and extinguish.

Grasslands with a mixture of native and nonnative annual and perennial plant species occur most often in the northern and western parts of the county due to a combination of soil type, lower rainfall, and a long history of ranching. The southern and western facing slopes tend to have a higher percentage of grasslands, which in turn have the potential to experience higher rates of fire spread. Grassland fires are dangerous even without extreme fire weather scenarios due to the rapid rate of fire spread; in some cases, fires spread so quickly that large areas can burn before response resources are able to arrive.

In the west portion of the county closer to the coast, where precipitation is higher and marine influence is greater, most areas are densely forested with conifer species (i.e., Bishop pine, Douglas-fir, and coast redwood) and associated hardwood species. Chaparral vegetation also occurs in parts of the county, especially on steeper south and west facing slopes. This mix of densely forested areas mixed with chaparral results in higher fuel loads and potentially higher fire intensity. Expansion of the residential community into areas of heavier vegetation has resulted in homes existing in close proximity to dense natural foliage; these homes are often completely surrounded by highly combustible or tall vegetation, increasing the potential that wildland fires could impact them.

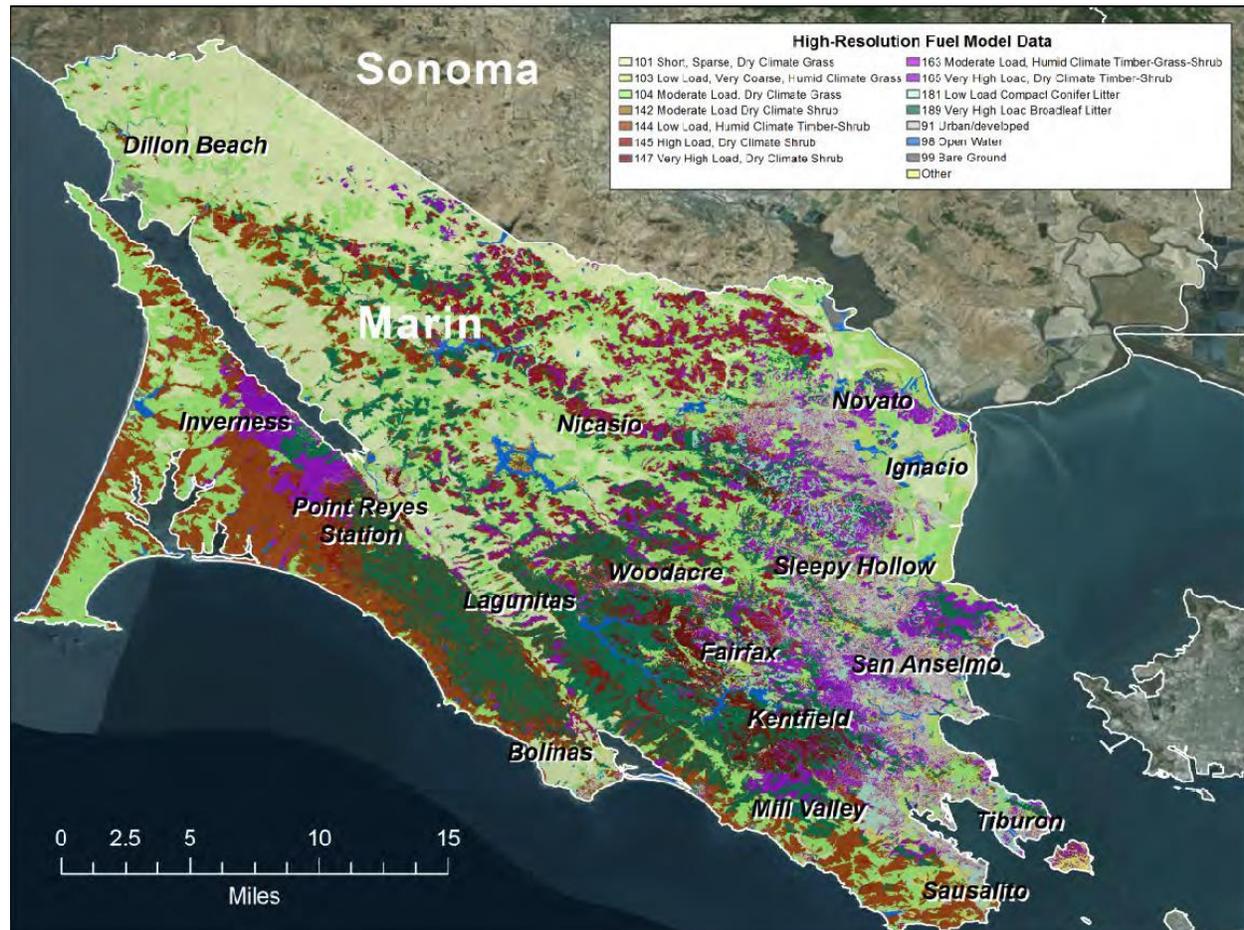
As part of the development of the CWPP, an updated vegetation map layer was created using the most recent vegetation information available from a variety of state and local data sources. Vegetation distribution in Marin County is characterized by approximately 20 different types of vegetation which have been classified into 15 fire behavior fuel models. Table 7 on page 21 of the CWPP lists the fuel model types for Marin County, while Figure 5 shows a fuel model map; the data shown were developed to support this CWPP and represent the most up-to-date and highest-resolution vegetation coverage information for the county. The methods used to develop the data set are described in Appendix A of the CWPP.

Insect infestations and plant diseases, such as California oak mortality syndrome (sudden oak death), are increasing and threaten to change the structure and overall health of native plant communities in Marin County. Sudden oak death has no known cure and is the biggest concern; this syndrome is caused by the fungus-like *Phytophthora ramorum*, which has led to widespread mortality of several tree species in California since the mid-1990s; the tanoak (*Lithocarpus densiflorus*) in particular appears to have little or no resistance to the disease. Sudden oak death has resulted in stands of essentially dead trees with very low fuel moistures.

Studies examining the impacts of sudden oak death on fire behavior indicate that while predicted surface fire behavior in sudden oak death stands seems to conform to a common fuel model already in use for hardwood stands, the very low moisture content of dead tanoak leaves may lead to crown ignitions more often during fires of “normal” intensity.

Two other plant diseases prevalent in Marin County are pitch canker (which affects conifers such as Bishop pine and other pine species), and madrone twig dieback (which affects Pacific madrones). Pitch canker is caused by the fungus *Fusarium circinatum* (*F. subglutinans*, *F. sp. pini*), which enters the tree through wounds caused by insects. While some trees do recover, most infected trees are eventually killed by the fungus. Management of this disease largely focuses on containment to reduce the fungus spreading to other trees. Pitch canker is a particular issue in the NPS lands of Pt. Reyes National Seashore, where many acres of young Bishop Pines that were seeded on the Inverness Ridge by the Mount Vision Fire of 1995 have been infected.

Figure 3-8. Fuel model map for Marin County



These dead and dying trees have created large swaths of land with dense and dry fuel loads.

Madrone twig dieback is caused by the native fungus *Botryosphaeria dothidea* and appears to be getting worse throughout the county due to drought effects on Pacific madrones. Three additional threats to trees common to Marin County include:

- Bark and ambrosia beetles (*Monarthrum dentiger* and *monarthrum scutellare*), which target oak and tanoak trees. Sudden oak death may be exacerbating the effects of beetle infestations which prey on trees already weakened by this disease.
- Root rot, caused by oak root fungus (*Armillaria mellea*), is primarily associated with oaks and other hardwoods but also attacks conifers. These fungal infestations cause canopy thinning and branch dieback and can kill mature trees. As with the beetle infestations, sudden oak death may be exacerbating the effects of root rot fungus in the county forests.
- Velvet-top fungus (*Phaeolus schweinitzii*) is a root rot fungus affecting Douglas-fir and other conifers, with the infection typically occurring through a wound.

Topography characterizes the land surface features of an area in terms of elevation, aspect, and slope. Aspect is the compass direction that a slope faces, which can have a strong influence on surface temperature, and more importantly on fuel moistures. Both elevation and aspect play an important role in the type of vegetation present, the length of the growing season, and the amount of sunlight absorbed by vegetation. Generally, southern aspects receive more solar radiation than northern aspects; the result is that soil and vegetation on southern aspects is warmer and dryer than soil and vegetation on northern aspects. Slope is a measure of land steepness and can significantly influence fire behavior as fire tends to spread more rapidly on steeper slopes. For example, as slope increases from 20 – 40%, flame heights can double and rates of fire spread can increase fourfold; from 40 – 60%, flame heights can become three times higher and rates of spread can increase eightfold.

Marin County is topographically diverse, with rolling hills, valleys and ridges that trend from northwest to southeast. Elevation throughout the county varies considerably, with Mt. Tamalpais' peak resting at 2,574 feet above sea level and many communities at or near sea level. Correspondingly, there is considerable diversity in slope percentages. The San Geronimo Valley slopes run from level (in the valley itself) to near 70%. Mt. Barnabe has slopes that run from 20 to 70%, and Throckmorton ridge has slopes that range in steepness from 40 – 100%. These slope changes can make fighting fires extremely difficult.

In the WUI where natural fuels and structure fuels are intermixed, fire behavior is complex and difficult to predict. Research based on modeling, observations, and case studies in the WUI indicates that structure ignitability during wildland fires depends largely on the characteristics and building materials of the home and its immediate surroundings.

The dispersion of burning embers from wildfires is the most likely cause of home ignitions. When embers land near or on a structure, they can ignite near-by vegetation or accumulated debris on the roof or in the gutter. Embers can also enter the structure through openings such as an open window or vent and could ignite the interior of the structure or debris in the attic. Wildfire can further ignite structures through direct flame contact and/or radiant heat. For this reason, it is important that structures and property in the WUI are less prone to ignition by ember dispersion, direct flame contact, and radiant heat.

Marin County's approach to mitigating structure ignitability is based on findings from the National Institute of Standards and Technology that defensive actions by homeowners can significantly affect fire behavior and structure loss, and that effective fire prevention practices are essential in increasing structure survivability.

The California Building Code (CBC)—Chapter 7A specifically—addresses the wildland fire threat to structures by requiring that structures located in state or locally designated WUI areas be built of fire resistant materials. However, the requirements promulgated by the state only apply to new construction, and do not address existing structures and additions and remodels to existing structures.

Since most of the towns and cities in Marin County are “built-out”, most fire departments have applied the Chapter 7A standards to address home ignitability for both new and existing construction. Specifically, Marin County has extensively amended the 2003 International Urban-Wildland Interface Code. As part of these amendments, MCFD applies more stringent building standards and requires the preparation of a Vegetation Management Plan (VMP) as defined in

MCFD's VMP Standard. MCFD also imposes requirements for fire apparatus and water supply access to new and remodeled structures located in the WUI.

In addition to the amendments, the county requires that alterations or remodels to structures located in the WUI use specific building elements that comply with WUI-specific standards. For example, if a window is replaced, the new window is required to be dual-paned with one pane tempered.

The county has amended the 2013 California Fire Code (CFC) Chapter 49 requirements for defensible space around existing homes (note that the 2013 CFC Chapter 49 requirements are identical to the Public Resource Code and Government Code requirements). The MCFD amendment modifies the language of PRC 4291 such that the property line no longer limits the amount of defensible space required around structures. If the 100-foot defensible space/fuel modification zone extends from private to public lands, the defensible space stops at the property boundary. However, fuel modification/clearance may be permitted after an evaluation and issuance of approval from the public land management agency.

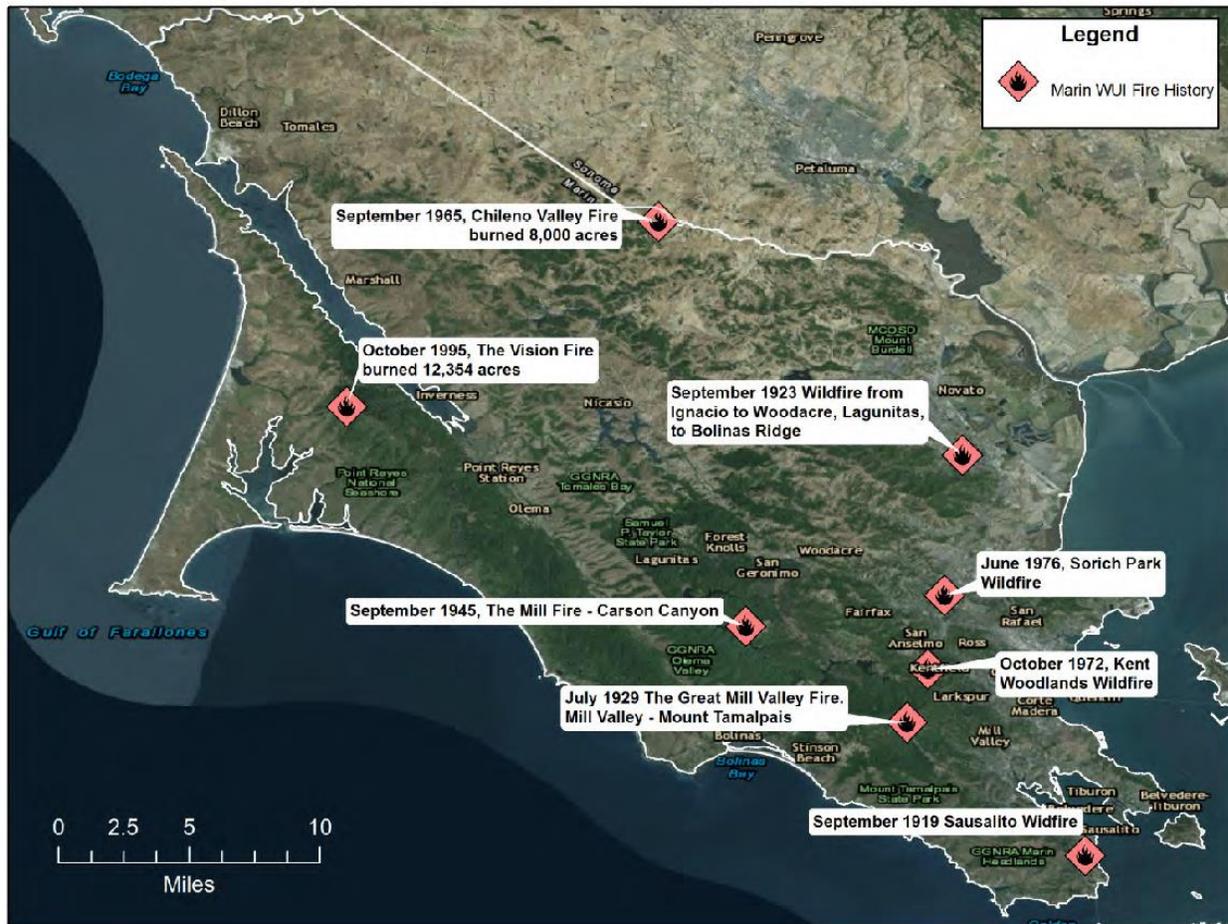
Disaster History

In the time before the county was settled, fire was a natural part of the ecosystem. Much of the vegetation in what is now the wildlands of Marin County depended on fire to renew itself by removing old, dead fuel in order to make room for healthy new vegetation and promote the growth of native plant species. Once the land was settled, business operators, landowners, and homeowners had an interest in protecting the natural assets of Marin County and their own investments. Uncontrolled fires had already burned large tracts in the past and valuable lumber, structures, and field crops had been destroyed. A series of fires that occurred in the late 1800s prompted the organization of the first fire departments in Marin County around the turn of the century.

Since then, national fire suppression policies and practices (among other factors) have contributed to the continuous growth (and overgrowth) of vegetation resulting in dangerous fuel density, or fuel loads. Combined with this fuel accumulation, the public have been building homes closer and closer to wildlands, which is creating the WUI fire issues that are now present in many parts of Marin County and the country.

Throughout its history, Marin County has experienced many wildland fires. Figure 3-9 shows a map of large fires that have occurred in Marin's WUI.

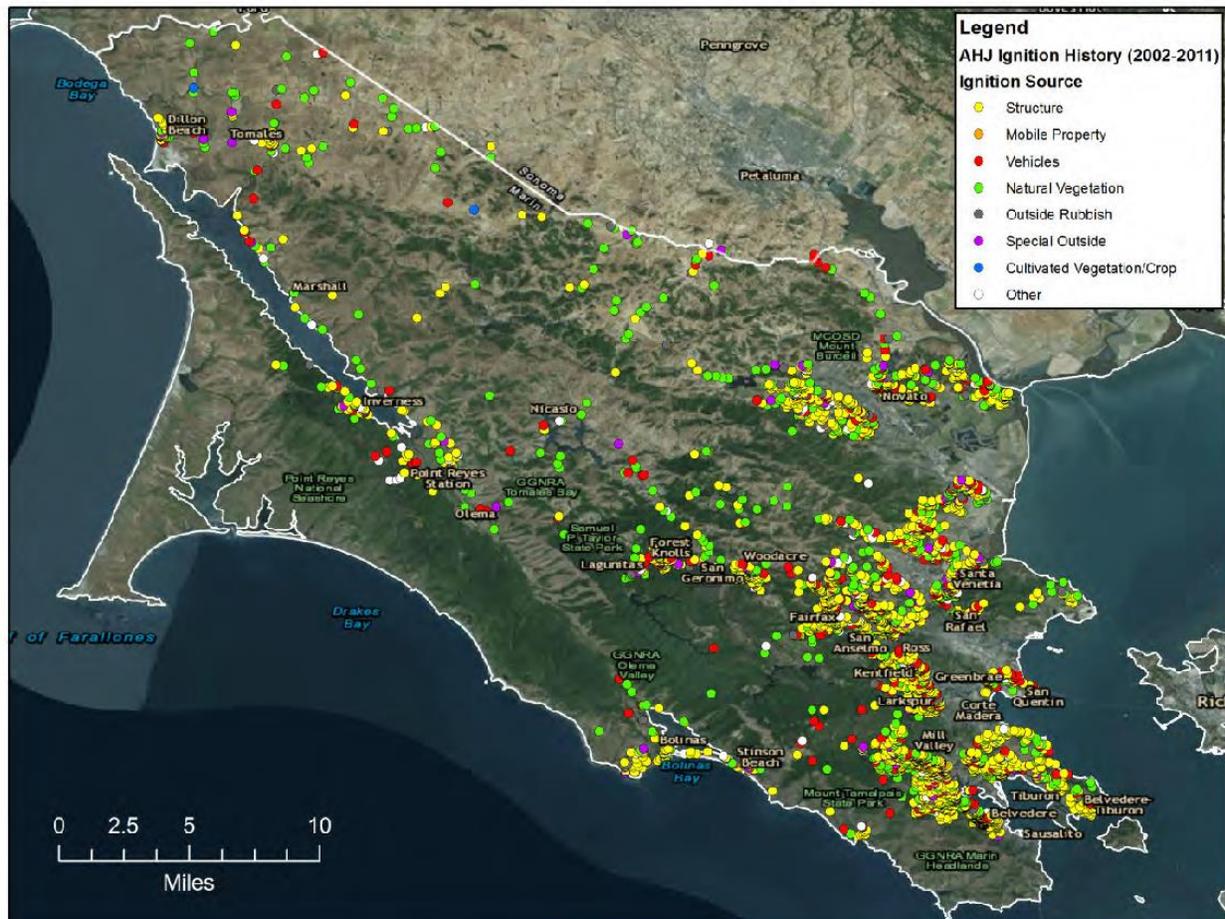
Figure 3-9. Map of large fires that have occurred in Marin County's WUI



The most recent Marin County fire that resulted in significant structure loss was the Vision Fire in 1995, which destroyed 48 structures in the community of Inverness. In 1929, the base of Mt. Tamalpais—specifically the community of Mill Valley—experienced a significant fire known as the Great Mill Valley Fire. That fire’s footprint is now developed with more than 1,100 homes (valued at \$1.3 billion) which have significantly altered the natural vegetation through urban and suburban development.

As part of the CWPP, Ignition data for all authorities having jurisdiction (AHJ) were acquired and analyzed for 2002 through 2011 to evaluate ignition trends within the county. Table 8 of the CWPP presents the ignition history for all AHJs classified by ignition category. Figure 3-10 below shows a map of the ignition history for all AHJs classified by ignition category.

Figure 3-10. Map of ignition history data for all authorities having jurisdiction in Marin County from 2002 to 2011.



Location

The WUI zone map used throughout this CWPP was assembled using geographic information system (GIS) data layers acquired from the Marin County GIS web portal, MarinMap. The WUI zone helps inform decisions on where to focus vegetation management and fuel reduction projects. The WUI zone determination is also a major component of MCFD's Strategic Fire Plan (Marin County Fire Department, 2015), which in turn is part of CAL FIRE's Strategic Fire Plan.

Homes and structures located anywhere in and around the WUI are at a higher risk for exposure to wildland fire. Fire can spread rapidly throughout WUI areas through adjacent structures and/or vegetation, or by ember dispersion. Property owners in the WUI have a responsibility to prepare their property for structure defense by providing adequate defensible space and complying with WUI building codes and ordinances (see Section 7 of the CWPP). The WUI boundaries for Marin County were determined based on areas with high structure density and proximity to areas with a high density of burnable fuels.

Approximately 60,000 acres—18% of the county’s land area—falls within the wildland urban interface (WUI) where residences (i.e., homes and structures) are intermixed with open space and wildland vegetation. Within Marin County, there are 96,195 parcels and 106,679 living units; of these living units, an estimated 69,000 units are located in the WUI. A recent assessment by the Marin County Fire Department (MCFD) revealed that these living units within the WUI are valued at \$59 billion (Marin County Fire Department, 2015). Because of the mix and density of structure and natural fuels combined with limited access and egress routes, fire management becomes more complex in WUI environments. In Marin County specifically, many of the access roads within the WUI are narrow and winding and are often on hillsides with overgrown vegetation, making it even more difficult and costly to reduce fire hazards, fight wildfires, and protect homes and lives in these areas.

Figure 3-11. Map of Marin County and the wildland urban interface (colored red)

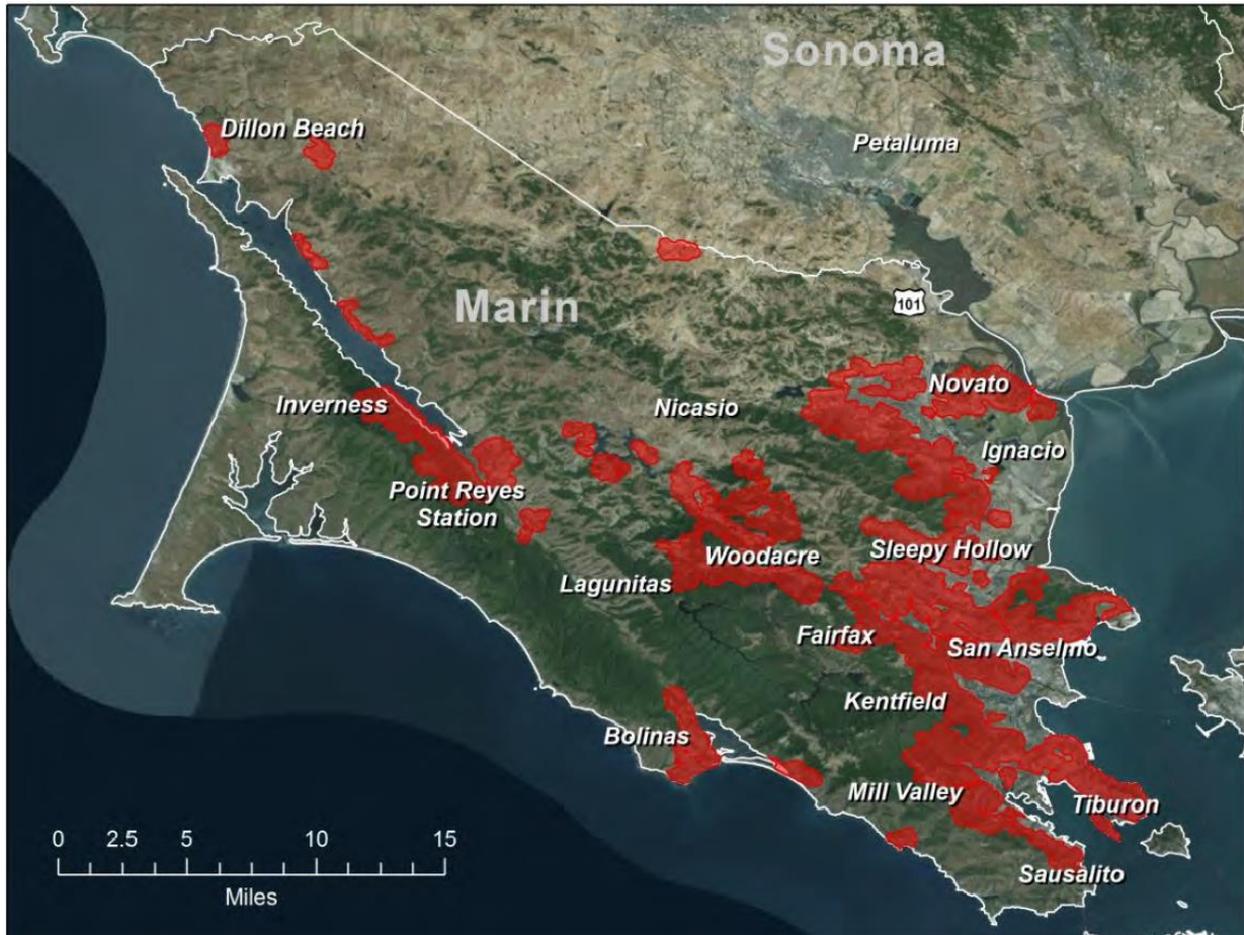


Figure 3-12. Marin County's WUI boundaries overlaid with population density

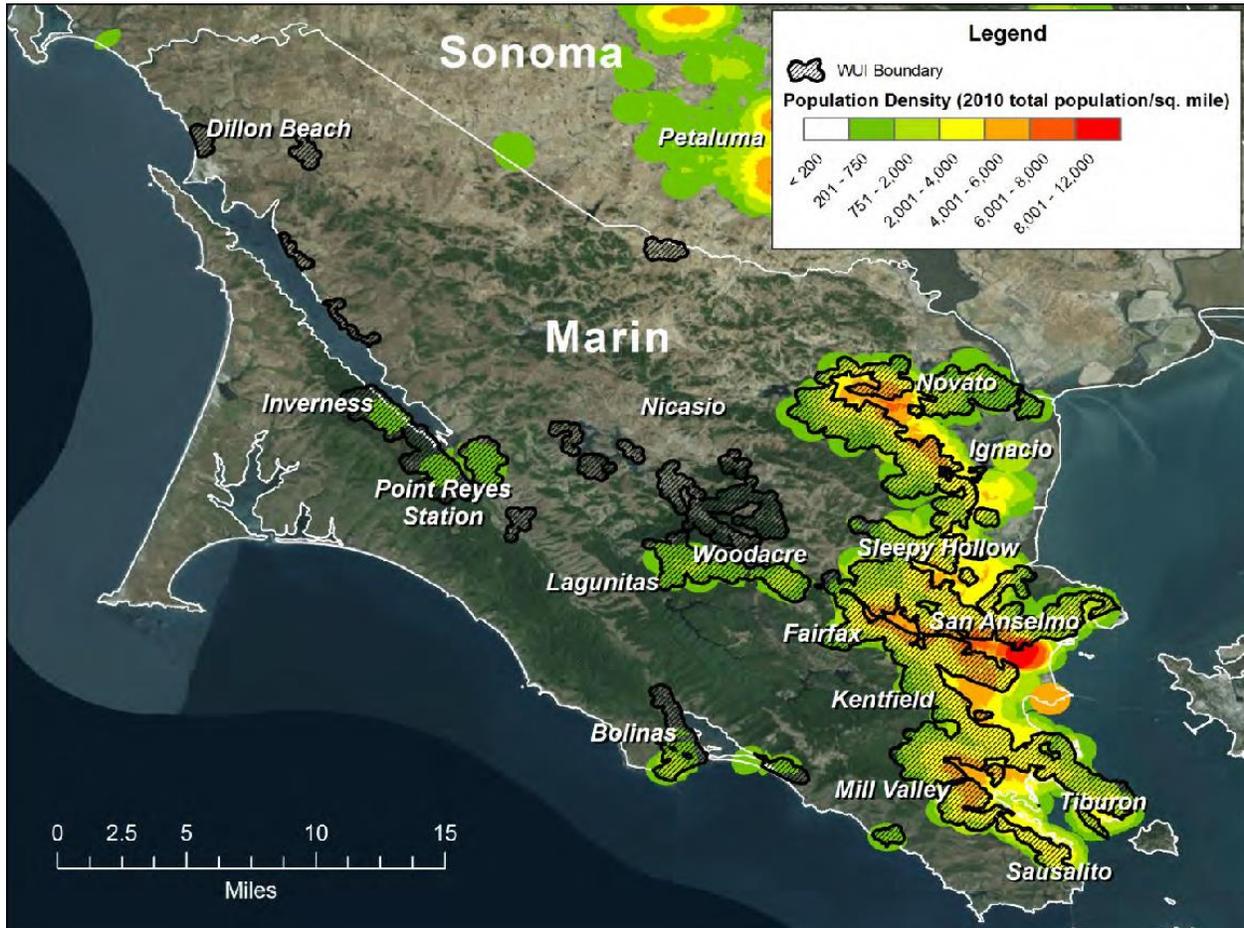
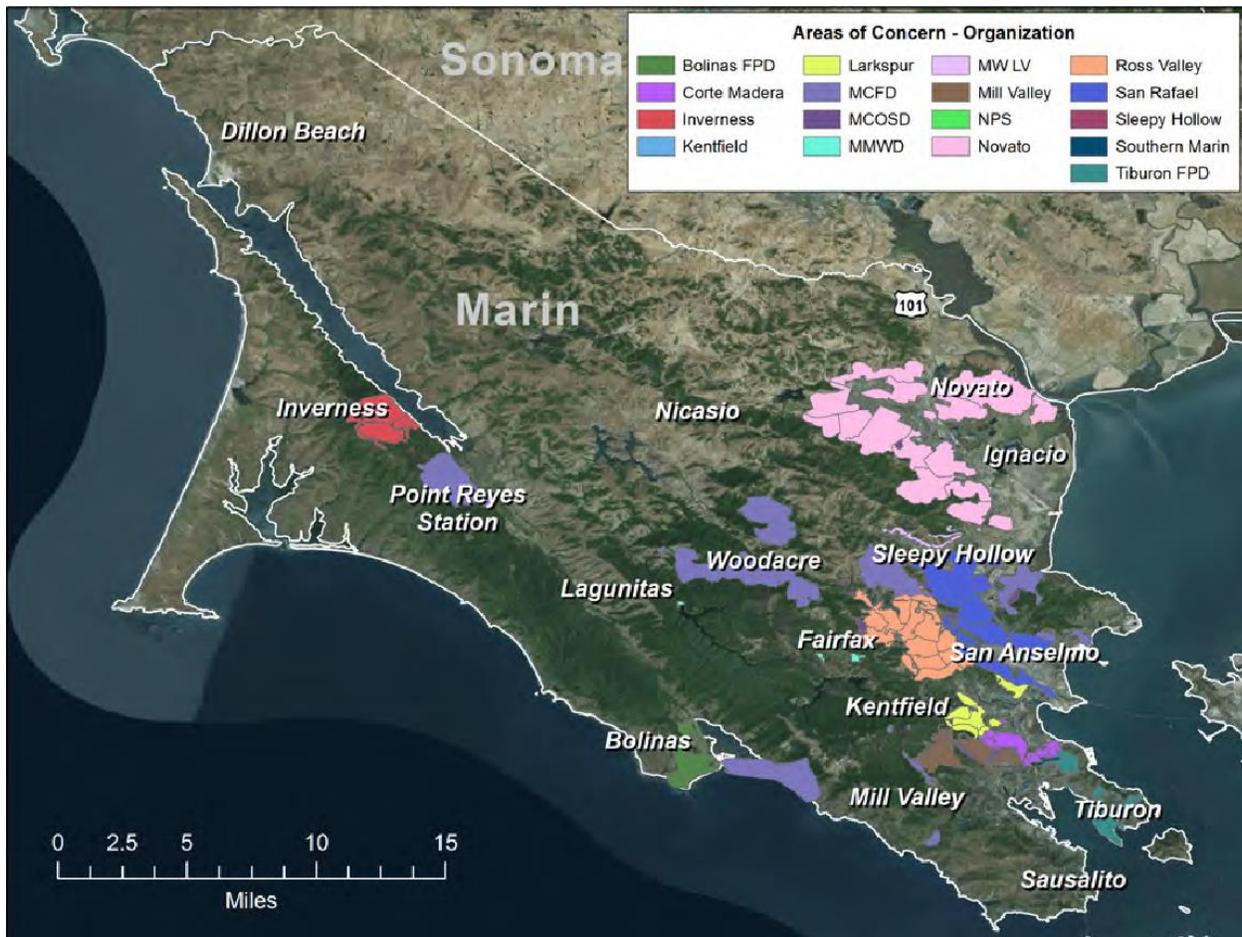


Table 3-8. Marin County communities at risk and fire district jurisdiction

Community	Fire Department/District
Bolinas	Bolinas Fire Protection District
Corte Madera	Central Marin Fire Department
Fairfax	Ross Valley Fire Department
Inverness	Inverness Fire Department
Inverness Park	Inverness Public Utility District
Kentfield	Kentfield Fire Protection District
Lagunitas-Forest Knolls	Marin County Fire Department
Larkspur	Central Marin Fire Department
Lucas Valley-Marinwood	Marinwood Fire Department
Marin City	Marin County Fire Department
Mill Valley	Mill Valley Fire Department
Novato	Novato Fire Protection District
Olema	Marin County Fire Department
Ross	Ross Valley Fire Department
San Anselmo	Ross Valley Fire Department
San Rafael	San Rafael Fire Department
Santa Venetia	San Rafael Fire Department
Sausalito	Southern Marin Fire Protection District
Stinson Beach	Stinson Beach Fire Protection District
Strawberry	Southern Marin Fire Protection District
Tamalpais-Homestead Valley	Southern Marin Fire Protection District
Tiburon	Tiburon Fire Protection District
Woodacre	Marin County Fire Department

Figure 3-13. Map of areas of concern identified by CWPP stakeholder agencies in Marin

Extent and Probability Future Events

Wildfire threat can be defined as the result of an analysis of potential fire behavior and the likelihood of fire to occur relative to the assets (or communities) at risk. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), influence how people construct buildings and protect property to reduce risk associated with wildland fires. The maps were last updated in the mid-1980s and early 1990s and are currently being updated by CAL FIRE to incorporate improved fire science, data, and mapping techniques (California Department of Forestry and Fire Protection, 2007).

While the CAL FIRE FHSZ maps are useful in examining potential fire hazard severity at the state level, the underlying data and methods used to develop the FHSZ maps can be improved upon by using local (and more recent) fuel characteristics and improved fire modeling methods. The CAL FIRE FHSZ maps also do not take into account local perspectives and priorities regarding communities at risk and areas of concern.

To improve upon the currently available state-level fire hazard assessment information, an

independent hazard, asset, risk assessment was performed to help identify and prioritize areas within the county that are potentially at a high threat from wildfire based on more recent fuels data, advanced modeling techniques, and local input. The assessment was performed by modeling potential fire behavior and the probability or likelihood that an area will burn given an ignition. Next, the fire modeling output was combined with areas of concern and assets at risk. Composite maps were generated indicating relative potential fire hazards throughout the county.

Assets at risk are defined as structures and resources that can be damaged or destroyed by wildland fire. Assets in Marin County include real estate (homes and businesses), emergency communication facilities, transportation and utility infrastructure, watersheds, protected wildlands, tourist and recreation areas, and agricultural lands. In addition to providing a framework for protecting citizens and providing for firefighter safety, the California Fire Plan identifies the following assets warranting consideration in pre-fire planning: watersheds and water; wildlife; habitat; special status plants and animals; scenic, cultural and historic areas; recreation; rangeland; structures; infrastructure; and air quality.

There are approximately 111,000 living units in Marin County with a median home value of approximately \$1 million (Mara, 2015). As many homes in the county are located in the WUI, if a major wildland fire were to result in the loss of many homes, it could have a short-term negative impact on Marin County's property tax base.

The Mt. Tamalpais watershed supplies central and southern Marin County with 75% of their fresh water. Given the area's seasonal rainfall, any major wildfire impacting the heavily forested watershed will result in major silting and subsequent degradation of water quantity and quality in the watershed. This watershed—as well as the lands managed by MCOSD, state parks, and NPS—are largely contiguous. They harbor several endangered, threatened, and special-status species, including the coho salmon and northern spotted owl.

The area is also part of a major migrating bird flyway and nesting area. Marin County is also a major tourist destination. Major parks within Marin County include California State Parks (Mt. Tamalpais, Samuel P. Taylor, and China Camp), NPS's GGNRA, Muir Woods National Monument, and Point Reyes National Seashore. The Point Reyes National Seashore and Muir Woods National Monument together attract 3.5 million visitors annually. The GGNRA, a majority of which resides within Marin County, attracts an additional 14.9 million visitors per year and contributes an estimated \$365.2 million annually to the economy (Prado, 2016). A major wildfire affecting any of these parks could have negative impacts on the local economy for years after the event.

Finally, Marin County's agricultural land base includes nearly 137,000 acres of privately owned agriculturally zoned land and 32,000 acres of federally-owned land that is leased to agricultural operators. Agricultural operations include livestock and livestock products; aquaculture; field crops; fruit, vegetable, and nursery crops. The gross value of all agricultural production was approximately \$101 million in 2014 (Marin County Department of Agriculture, 2014). To help protect people and property from potential catastrophic wildfire, the National Fire Plan identifies communities that are at high risk of damage from wildfire. These high-risk communities identified within the WUI were published in the Federal Register in 2001. In California, CAL FIRE has the responsibility for managing the list. With California's extensive WUI situation, the list of communities extends beyond just those adjacent to Federal lands; there are 1,329 communities currently on the California Communities at Risk List. Marin County has 23 of these

at-risk communities, as shown in Table 12 in the CWPP. A countywide assessment of the wildland fire threat undertaken by CAL FIRE revealed that nearly 313,000 acres (approximately 82% of the total land area of the county) are ranked as having moderate to very high fire hazard severity zone ratings.

Using the methodology described in Section 4.2 of the CWPP, a series of models of the hazards, assets, and risks were completed. One model was the average fire season flame length, with lengths above 8 feet possibly exhibiting the more extreme fire behavior and be relatively more hazardous from a fire suppression perspective. Rate of spread is defined as the rate of forward spread of the fire head expressed in feet per minute. The higher the rate of spread, the more difficult a fire is to suppress. A composite map of the flame length, rate of spread, and population density for the average fire season scenario is shown in Figure 3-14; orange and red show areas where more extreme fire behavior is likely given an ignition.

To help prioritize areas of the county where fuel reduction and hazard mitigation efforts might be focused, Figure 13 of the CWPP was overlaid with the areas of concern boundaries (Figure 8 in Section 4.1.1 of the CWPP), and GIS processing methods were used to calculate spatial statistics within these areas of concern (see Section 4.2.7 of the CWPP). This information was used to rank the areas of concern.

Figure 3-15. Composite map of population density, flame length, and rate of spread for the average fire season model scenario

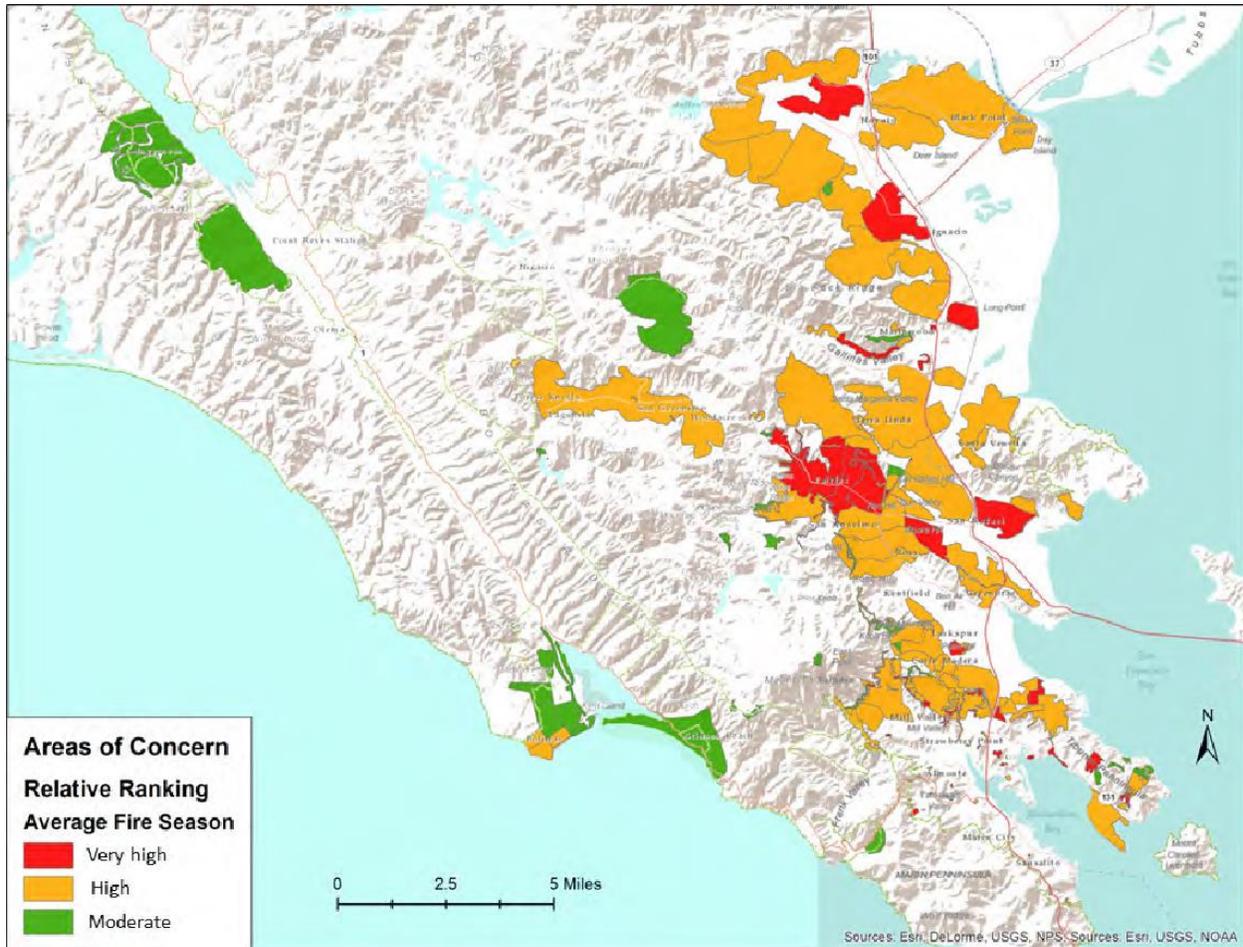


Figure 3-16. Composite map of population density, flame length, and rate of spread for the extreme fire conditions model scenario

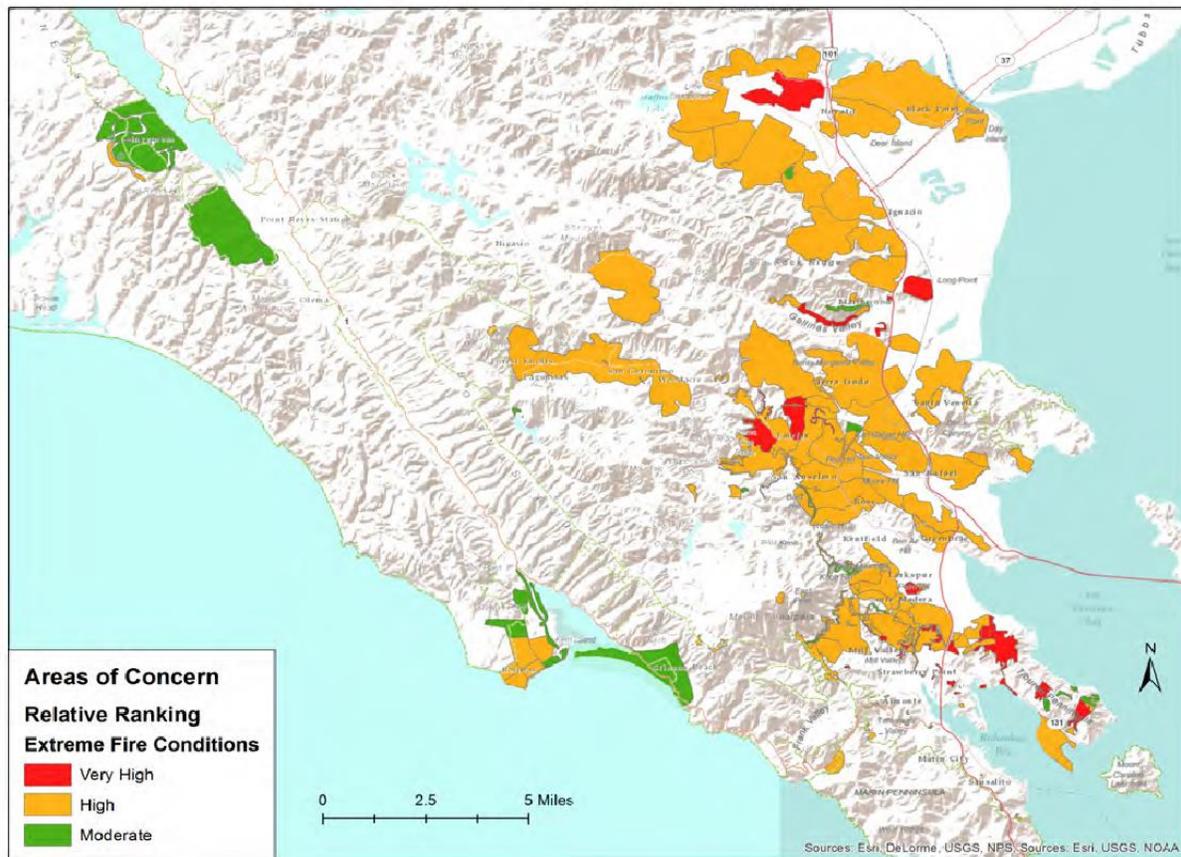


Table 3-9. Marin County communities at risk and relative ranking

Communities at Risk and Areas of Concern	Relative Ranking
Bolinas (water system expansion/improvement)	Very High/High
Corte Madera and Larkspur (Tiburon Ridge, Ring Mountain, Palm Hill WUI)	Very High
Corte Madera (Marin Estates, Madrono-Pleasant [Town], Madera del Presidio Phase II, Chapman, Park/Meadowsweet, Christmas Tree Hill, Blithdale Ridge, Palm Hill/Blue Rock, Madera del Presidio Phase I)	High
Inverness (watershed and residential areas)	High/Moderate
Kentfield (Evergreen Fire Trail; Rancheria Road; Crown Road from 123 Crown Road to Phoenix Road and continuing on Indian Fire Road to the Blithedale Ridge/Eldridge Grade intersection; King Mountain Loop project (Larkspur) to 76 Ridgecrest Road; 12 Ridgecrest Road to 76 Ridgecrest Road, including all of BlueRidge Road southwest facing slope;	High

SECTION 3

Hazard Analysis

the area of Goodhill Road and Crown Road, including the area of Harry Allen Trail; 351 Evergreen Road to 414 Crown Road to 12 Ridgecrest Road, south and southeast facing slope)	
Larkspur (North Magnolia WUI; Greenbrae Hills WUI; Marina Vista Area WUI; Baltimore Canyon WUI; Marina Vista/SE Baltimore Canyon; King Mountain/NW Baltimore Canyon)	High
Mill Valley (MMWD land and open space areas)	Very High
Mill Valley (Scott Valley, Cascade, PG&E property, Summit, City property, open space, City right-of-way, private property, Warner Canyon/Scott Highlands, MMWD/private/City right-of-way)	High
Marin County Fire Department (Hill Ranch, Los Ranchitos, Summit, Bay View, San Pedro, Mount Tam Lookout, Sleepy Hollow WUI, Throckmorton/Panoramic WUI, Dickson Lookout, Woodacre/Lagunitas/Forest Knolls WUI, Mount Tam Middle Peak infrastructure, Rancho Santa Margarita WUI, Inverness WUI, Green Gulch, Stinson Beach WUI)	High
Marin County Open Space District Lands (areas in and adjacent to neighborhoods)	Very High/High
Marin Municipal Water District (Rock Spring, Pine Mountain south gate, Sky Oaks Meadow, Deer Park Road, Sky Oaks Headquarters, Peters Dam)	High/Moderate
Marinwood/Lucas Valley (Limestone Hill area, CSA 13, Horse Hill area, Berry area, Miller Creek Road Area, Valleystone Project, Lucas Valley Estates)	Very High/High
Novato (Marin Valley, Novato North, Anderson Rowe)	Very High
Novato (San Marin, Hilltop, Loma Verde, Wilson West, Cherry Hill, Pacheco Valley, Little Mountain, Indian Valley, Wildhorse Valley, Wilson East, Ignacio Valley, Atherton, Blackpoint)	High
Ross Valley (Fairfax, Hawthorne Hills, San Francisco Boulevard, Alameda, Morningside, upper San Anselmo Avenue)	Very High
Ross Valley (Ross [east/central/south], San Anselmo [downtown], Cascade Canyon, Sleepy Hollow)	High
San Rafael (San Pedro Ridge, Dominican, Glenwood, Peacock Gap, Gerstle Park and Cal Park neighborhoods)	Very High
San Rafael (Smith Ranch areas, West End from San Rafael Hill to Ridgewood Avenue Bret Harte, Los Ranchitos areas, Terra Linda neighborhoods)	High
Sleepy Hollow (Loma Alta area)	High

Southern Marin (Meda project, Milland, Ricardo open space, So. Morning Sun/Tennessee, Hawkhill, Autumn Lane)	Very High
Southern Marin (Rodeo water tank, U.S. Route 101/Wolfback Ridge, Seminary, Edwards/Marion, Lattie Lane/Highway 1, Blackfield, Laguna/Forest, Cabin Drive, Homestead Valley, Fairview Ring Mountain Area, Aqua Hotel Hill, Highway 1 to Erica/Friars)	High
Tiburon (Middle Ridge, South Knoll Playground, Blackie's Pasture, Greenwood Beach)	Very High
Tiburon (Ring Mountain, Old St. Hilary's Open Space Preserve, Tiburon Marsh, Belvedere Lane and right of ways, Tom Price Park, Sugarloaf Drive to Paradise Drive, Middle Ridge open space, Romberg Tiburon Center, Paradise State Park)	High

Unincorporated rural areas within the county include the coastal communities of Muir Beach, Stinson Beach, and Bolinas; communities near Tomales Bay including Olema, Point Reyes Station, Inverness, Inverness Park, Marshall, Tomales, and Dillon Beach; and rural areas in the interior valleys including Nicasio, Lagunitas, Forest Knolls, San Geronimo, and Woodacre. These communities are primarily situated within or adjacent to the WUI, with moderate to dense concentrations of structures. Marin County has approximately 60,000 acres of WUI adjacent to 200,000 acres of watershed. Response times in these communities present significant challenges to keeping fires from directly impacting the communities and sub divisions (especially those within the SRA) as emergency fire access and evacuation egress is limited by narrow, winding roads lined with dense vegetation.

In Marin County, cul-de-sacs generally service new housing developments and most of the smaller canyons, valleys, and hillsides. Some planned unit developments are served by privately-maintained roads, which create access issues (i.e., narrow paved widths and limited on-street parking). According to California Fire Code specifications, roadways that are considered hazardous in terms of fire access and protection are those with

- less than 20 feet of unobstructed paved surface and 13.6 vertical feet;
- dead-ends longer than 800 feet, and;
- cul-de-sac diameter less than 68 feet.

Driveways that are less than 16 feet wide or that do not have adequate turnaround space are also considered hazardous. A large number of roadways and driveways in many of Marin County's communities fall into one or more of the above categories.

3.3.9 Post-Fire Debris Flow

Hazard Profile

According to the U.S. Geological Service (USGS), “Wildfire can significantly alter the hydrologic response of a watershed to the extent that even modest rainstorms can produce dangerous flash floods and debris flows. The USGS conducts post-fire debris-flow hazard assessments for select fires in the Western U.S. We use geospatial data related to basin morphometry, burn severity, soil properties, and rainfall characteristics to estimate the probability and volume of debris flows that may occur in response to a design storm.” There have been no major wildfires in the County since 2013, although nearby Sonoma and Napa counties currently face a significant threat of post-fire debris flow due to the October 2017 wildfires.

Disaster History

The MCM LHMP team has not found examples in recent history of post-fire debris flow in Marin.

Location

USGS analysis does not show any existing significant post-fire debris flow threats in Marin. However, any summer or fall wildfires that occur in the next 5 years could lead to post-fire debris flows originating from the burn areas during the following rainy season. Thus, the location of this hazard coincides with watershed locations with the greatest wildfire and flood threats.

Extent and Probability of Future Events

Without recently burned watersheds the extent and probability of future events can’t be analyzed. However, precautions should always be taken after a burn to ensure that soil stability is maintained to the extent feasible.

3.4 REPETITIVE LOSS PROPERTIES

According to FEMA BureauNet 2018 there are 216 Repetitive Loss (RL) properties in Marin County, including all the jurisdictions. Ten of those properties are considered to have suffered severe repetitive loss. The vast majority, 183, are residential properties. There are also 28 commercial properties and 5 industrial that are RL.

Information about RL properties by jurisdiction is located in Table 3-10. Most RL properties are located within Unincorporated Marin, incorporated cities of Novato and San Rafael. For privacy reasons, we are not including maps or addresses of the RLs.

Table 3-10. Repetitive Loss and Severe Repetitive Loss Properties

Jurisdiction	# Repetitive Loss Properties	# Severe Repetitive Loss Properties	Residential	Commercial	Industrial
Belvedere	2	0	2	0	0
Corte Madera	10	1	7	2	1
Fairfax	6	0	6	0	0
Larkspur	7	1	4	2	1
Marin County	87	4	81	6	0
Mill Valley	5	0	3	2	0
Novato	38		38	0	0
Ross	14	2	13	1	0
San Anselmo	1	0	1	0	0
San Rafael	37	1	24	12	1
Sausalito	5	1	1	2	2
Tiburon	4	0	3	1	0

Source: FEMA BureauNet 2018

3.5 FUTURE DEVELOPMENT

Marin County's abundance of natural, recreational, and scenic resources has supported a long history of open space preservation. Its rolling hills, expansive ranchlands, beaches, coastlines, and more are appreciated by both visitors and locals alike. This quote, from the Marin Independent Journal 1934 Editorial captures this sentiment:

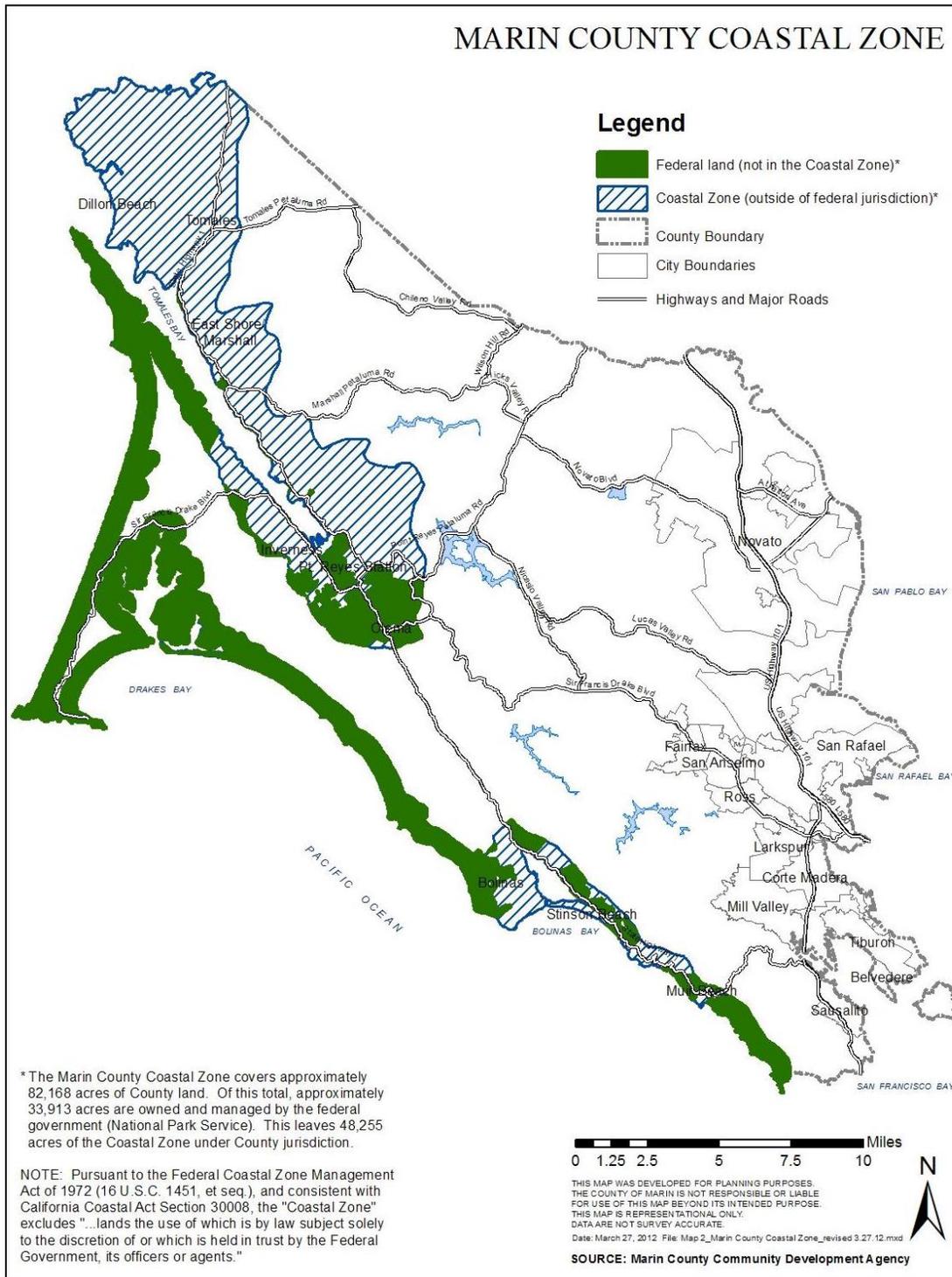
"No community on earth is more favored than Marin with the wealth and beauty of potential playgrounds. If we don't acquire some of these lands, the opportunity will surely slip away from us."

In the 1960s, housing/transportation development proposals were underway throughout Marin County including for the Marin Headlands, outer coast, Tomales Bay area and more. Such proposals threatened Marin's rural character and long heritage of family farming, sparking citizen activism which drew national attention. These efforts led to the employment of land use planning tools to ensure the County's natural and agricultural areas remain protected in perpetuity. Establishment of the Point Reyes National Seashore in 1962, and a handful of other Federal/State Park units, ensured the protection of a large amount of the County's most cherished lands as publicly accessible open space. Additionally, the Marin Agricultural Land Trust, established in 1980, has placed agricultural conservation easements on over 60,000 acres of farmland, to ensure protection from development in perpetuity.

Furthermore in 1972 the California Coastal Commission was established as a regulatory agency whose mission is "To protect, conserve, restore, and enhance the environment of the California coastline". Pursuant to the California Coastal Act of 1976, the agency is tasked with the protection of a variety of resources including public access, habitat, water quality and visual. The Commission issues Coastal Development Permits, until a local agency has a certified Local Coastal Program (LCP), with a land use plan and implementation plan.

West Marin's coastal zone covers approximately 82,168 acres. Of this approximately 33,913 acres are owned and managed by the National Park Service, leaving 48,255 acres under County Jurisdiction subject to the LCP. This encompasses a handful of small communities along the Pacific Coast and Tomales Bay shorelines including Muir Beach, Stinson Beach, Bolinas, Inverness, Point Reyes Station, East Shore and Dillon Beach. New growth in these communities is limited by a variety of factors including few remaining undeveloped parcels; land use policies and plans which protect public access and natural resources; and environmental features such as the coast itself, Tomales Bay, and steep bluffs which naturally restrain development.

Development in the County over the last 5 years has been limited due to build out, and similarly future development is limited by these same constraints. For this reason development related considerations to plan updates were not applicable to the planning process. Instead, the plan was revised to consider regional development trends and incorporation of new science such as potential climate change impacts.



Marin County has focused on sea level rise planning and climate action for several years. Currently, the LCP is being updated to reflect the changing risks to coastal areas and develop appropriate policies and actions to avoid and minimize the risk of disaster and harm to its residents, infrastructure and coastal resources. Coastal Act policies Sections 30210, 30240, and 30251 dictate that new development shall be safe from hazards and recognize that shoreline

protective devices such as seawalls may be appropriate in certain instances to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion. However, shoreline protective devices must be designed to eliminate or mitigate the adverse impacts on the sand supply of surrounding natural shorelines. Other development-limiting Coastal Act policies include:

Section: 30210: Development shall not interfere with the public's right of access to the sea including the use of beaches

Section 30240: Environmentally Sensitive Habitat Areas (ESHA) shall be protected

Section 30251: The scenic and visual qualities of coastal areas shall be considered and protected as resources of public importance.

The 2040 population projection for Marin County is 277,087 (Department of Finance). In order to accommodate population growth over the next several years, Marin County and its incorporated cities have implemented a number of land use plans and development policies to direct growth away from hazardous conditions. For example, as required by state law, the County and each incorporated city have a general plan with a safety element that identifies hazards affecting the County and incorporated cities. Likewise, the County and the incorporated cities have a number of planning policies, such as floodplain ordinances and building codes, restricting new development in hazard areas and/or increasing construction requirements in hazard areas.

In addition to steering away growth from hazard areas, Marin County and its incorporated cities have a history of aggressive growth management that seeks to limit growth overall and to direct it within the incorporated cities and urban areas of the unincorporated County.

The 2007 Marin Countywide Plan was last updated in 2015 to reflect the theme of planning for sustainable communities. Twelve principles support this theme including the preservation of natural assets and the protection of agricultural assets in order to minimize development in open space. The plan is divided into specific elements, each with goals, policies, and implementation programs. The Plan's land use pattern reflects existing development potential shifted to a degree from environmentally constrained sites to more appropriate locations. Specific Countywide Plan policies which limit urban development through the protection of open space resources include:

- Biological Resources 1.1 Protect Wetland, Habitats for Special-Status Species, Sensitive Natural Communities, and Important Wildlife Nursery Areas and Movement Corridors.
- Biological Resources 1.2 Acquire Habitat
- Biological Resources 2.1 Include Resource Preservation in Environmental Review
- Biological Resources 2.2 Limit Development Impacts
- Biological Resources 3.1 Protect Wetlands
- Biological Resources 4.1 Restrict Land Use in Stream Conservation Areas
- Biological resources 5.1 Protect the Baylands Corridor
- Biological Resources 5.2 Limit Development and Access
- Biological Resources 5.3 Leave Tidelands in Their Natural State

- Air 4.m Focus Development in Urban Corridors
- Open Space 2.2 Continue to Acquire or Otherwise Preserve Open Space Countywide
- Open Space 2.4 Support Open Space Efforts Along Streams
- Open Space 2.5 Support Open Space Efforts in the Inland Rural Corridor
- Open Space 2.6 Support Open Space Efforts in the Coastal Corridor
- Agriculture 1.1 Limit Residential Use
- Agriculture 1.2 Encourage Contractual Protection
- Agriculture 1.3 Preserve Agricultural Zoning
- Agriculture 1.4 Limit Non-Agricultural Zoning
- Agriculture 1.5 Restrict Subdivision of Agricultural Lands Within the Coastal, Inland Rural and Baylands Corridors
- Agriculture 1.6 Limit Non-Agricultural Development
- Additionally, the Plan includes policies to limit development in hazardous areas, including:
 - Environmental Hazards 3.a Regulate Development in Flood and inundation Areas
 - Environmental Hazards 3.e Restrict Development in Flood Prone Areas
 - Environmental Hazards 4.1 Limit Fire Risks to Structures

Implementation tools such as the County Development Code are used to carry out Countywide Plan goals. Some of the policies and programs in the Countywide Plan will require rezoning of individual properties for consistency with land use designations and policies. Furthermore, many unincorporated communities are guided by community plans with may include customized building and site design standards, ridgeline and view corridor protection mechanisms, home size regulations and more.

3.6 NATURAL AND BENEFICIAL FUNCTIONS

Marin's Watersheds and Wetlands are some of its most valuable assets and can provide protective functions that reduce the magnitude of hazard events. Bounded by ridges, Marin's watersheds carry water, sediments, nutrients, and more, downstream into large water bodies including the Pacific Ocean, San Francisco Bay, and Tomales Bay. Wetlands can be found in the lower watersheds, with habitat types including fresh-, salt-, and brackish-water marshes which provide food and shelter for a variety of flora and fauna, including special status plants, fish, birds, amphibians, and mammals. These ecosystems can also buffer flood impacts by reducing wave attenuation from storm surge or serve as detention basins during large rainfall events. Sea level rise threats have led to heightened interest in the use wetlands and other living shorelines such as oyster beds, eelgrass, and sand dunes as adaptation strategies to protect lives and properties while providing habitat, recreation, carbon sequestration, and other co-benefits. Several living shoreline pilot projects are currently underway throughout Marin County to demonstrate their effectiveness.

The Marin County Watershed Program identifies fourteen watersheds throughout the County as follows:

- **Bolinas Lagoon**

With a 16.7 mi² watershed, Bolinas Lagoon consists of mudflats, marshes, tidal channels and a flood shoal island. Other watershed habitats include coastal scrub, Douglas fir, redwood forests, and grasslands as well as small patches of eucalyptus, oak and oak-bay woodland, and pine cypress forest. Noteworthy species include ridgeway and black rails, salt marsh common yellowthroat, California red-legged frog, California brown pelican, American peregrine falcon, Point Reyes mountain beaver, Point Reyes jumping mouse, Coho salmon, steelhead trout, northern spotted owl, black swift, and Marin manzanita.

In 2008 the “Bolinas Lagoon Ecosystem Restoration Project: Recommendations for Restoration and Management” was completed by a working group of community representatives and scientists, with recommended actions including restoring natural sediment transport and ecological functions of the lagoon, identifying and managing non-native species, and protecting water quality.

- **Estero Americano**

The County’s northernmost watershed, the 49 mi² Estero Americano watershed straddles the Marin and Sonoma County boundaries. Americano Creek draining into Bodega Bay, is the watershed’s only tributary, and is ephemeral, generally drying up for 4-6 months between late spring and fall. The Estero Americano contains 301 acres of open water, and 412 acres of wetland habitat with mudflats, seasonal brackish marsh and freshwater marsh. With streamside habitat of grazed pastures with few trees interspersed with dense willow thickets, and coastal oak woodland in the upper watershed, Estero Americano has been identified by the California Department of Fish and Game as among the most significant habitat areas in the State. The watershed’s special status species include the Northwestern pond turtle, steelhead trout, California red-legged frog, Myrtle’s silverspot butterfly, tidewater goby, and tricolored blackbird.

A 1987 enhancement plan led to repair of many of the watershed’s eroded areas, which was undertaken by the Gold Ridge Resource Conservation District (RCD) with funding from the State Coastal Conservancy. In 2007 the RCD developed the Estero Americano Watershed Management Plan.

- **Gallinas Creek**

Located in Eastern Marin, the 5.6 mi² watershed has two main drainage areas; the north fork and South Gallinas Slough. The watershed is highly urbanized with fragmented native plant communities. Upper watershed habitats include annual grasslands interspersed with mixed evergreen forest, coastal scrub and small outcroppings of serpentine habitat. Continuous with China Camp State Park is a large tract of oak-bay woodland along the southern watershed boundary. Lower marsh habitats represent some of the largest remaining tidally influenced habitats in the Bay Area with noteworthy

special status species including the San Pablo song sparrow, California black rail, salt marsh harvest mouse and the ridgeway rail.

A three-acre tidal marsh restoration effort by the Marin Audubon Society and Marin Community Foundation was completed in 1977. The Friends of Gallinas Creek, San Pablo Watershed Restoration Program Partners, the Bay Institute and Marin County Stormwater Pollution Prevention Program are planning extensive restoration in the upper and lower watershed to improve riparian cover, provide habitat, reduce erosion, and restore wetlands.

- **Tomales Bay**

The Tomales Bay Watershed encompasses the subwatersheds of Lagunitas Creek, Walker Creek, Inverness Creek, and east shore drainages including Millerton Gulch, Grand Canyon, and Tomasini Canyon. Resource rich, nearly 500 species of birds and the most robust population of native coho salmon remaining in the Central Coast region are supported by the Bay. Tomales Bay is a Ramsar Wetland of International Importance with intertidal, subtidal, and benthic habitats, as well as dunes, mud flats, salt marshes and freshwater marshes. Eelgrass beds are also found throughout Tomales Bay, and provide important habitat for fish, birds, and other species, while combatting shoreline erosion by dampening wave energy and storms.

The Tomales Bay Watershed Stewardship Plan was completed in 2003. Restoration projects are underway in the Walker and Lagunitas Creek areas.

- **Miller Creek**

With a watershed covering 12 mi², Miller creek uniquely has a relatively intact riparian area with very high widths and depths relative to its drainage area. While relatively urbanized, the watershed still supports a small population of steelhead. Its lower marsh habitats include some of the Bay Area's largest remaining tidally-influenced habitats that support abundant waterfowl. The watershed is dominated by annual grasslands interspersed with oak-bay woodland and oak savanna in the upper watershed with patches of chaparral. Middle reaches are primarily urbanized. The watershed's lower reaches east of Highway 101 support saltwater and brackish-water marshes subject to tidal action. Noteworthy special status species include the San Pablo Song Sparrow, California black rail, saltmarsh harvest mouse, ridgeway rail and steelhead trout.

- **Novato Creek**

As Eastern Marin's largest watershed, Novato Creek Watershed's creeks flow eastward through oak and bay forests, grasslands, unincorporated Marin County, and the City of Novato, and into San Pablo Bay near the mouth of the Petaluma River. The basin is 45 mi² and its main drainage is the 17 mile Novato Creek, which has 6 major tributaries. Diverse habitat types include saltwater marsh, brackish marsh, freshwater wetlands, oak woodlands, annual grasslands and oak savanna. Special status species include the San Pablo Song Sparrow, California black rail, saltmarsh common yellowthroat, ridgeway rail

and Western pond turtle. Salmonids including steelhead and Chinook salmon are also found within the watershed.

- **Point Reyes National Seashore Creeks**

This watershed is comprised of almost 100 mi² of land and nearly 80 miles of undeveloped coastline, with subwatersheds that drain into Drake's Estero, Abbotts Lagoon, Estero de Limanotour, the Pacific Ocean, portions of the Bolinas Lagoon and the Tomales Bay. Habitat types include estuaries, mud flats, sandy shores, intertidal communities and a variety of upland habitats. Special-status species include the endemic Mountain Beaver, Point Reyes jumping mouse, California freshwater shrimp, Myrtle's silverspot, Point Reyes blue butterfly, San Francisco forktail damselfly and steelhead trout.

- **Richardson Bay**

With San Francisco Bay's second largest eelgrass bed, Richardson Bay supports genetically diverse and extensive intertidal habitat. As an Important Bird Area along the Pacific Flyway, the Bay supports hundreds of thousands of migrating waterbirds during the winter months. Noteworthy special-status species include the California black rail, San Pablo song sparrow, salt marsh harvest mouse, and Point Reyes bird's-beak. Salmonids including steelhead trout are also supported.

- **Ross Valley**

Receiving over 50 inches of rain annually, the 28 mi² Ross Valley watershed is one of Marin County's wettest areas. With 28 miles of stream channels, the watershed supports a great diversity of habitats including redwood forests, serpentine outcrops, chaparral, oak woodlands, grasslands and tidal wetlands. Special status wildlife include steelhead trout, spotted owls, San Pablo song sparrow, ridgeway and black rails, and salt marsh harvest mouse.

Led by the Marin County Flood Control and Water Conservation District, the Ross Valley Flood Protection & Watershed Program's objective is to reduce flooding throughout the watershed. Creek improvements being considered include debris clearance, invasive vegetation removal, creek bank stabilization, and habitat enhancement.

- **Rush Creek**

At the Northern edge of Novato, Rush Creek's wetland habitats includes coastal saltwater and coastal brackish water marsh habitats. The wetlands provide suitable habitat for San Pablo song sparrow, California black rail, saltmarsh common yellowthroat, California brackishwater snail, and ridgeway rail. Restoration efforts include the Rush Creek and Bahia restoration projects.

- **San Antonio Creek**

Covering around 25% of the Petaluma River watershed, the San Antonio Creek

watershed extends from Antonio Mountain and Chileno Valley in the northwest to Petaluma Marsh and the Petaluma River to the southeast. The upper San Antonio Creek watershed is dominated by annual grassland and mixed evergreen forest with patches of oak and bay woodland. The lower watershed includes extensive coastal salt marsh and brackish marsh. Special status species include the California black rail, ridgeway rail, salt marsh common yellowthroat, San Pablo song sparrow, Townsend's big-eared bat, California red-legged frog, northwestern pond turtle, and salt marsh harvest mouse. Limited salmonids have also been recorded in the watershed.

The Petaluma River Watershed Enhancement Plan was completed by the Southern Sonoma County RCD in 1999 with information on riparian and fisheries enhancement. In 2008 the Southern Sonoma County RCD completed the San Antonio Creek Watershed Plan in tandem with local landowners and residents.

- **San Rafael Creek**

The 11 mi² San Rafael watershed is densely developed from its hills to filled wetlands. A small marsh at Pickleweed Park provides habitat for native species, and the watershed's northern edge include intact woodland, grassland and lagoon areas.

- **Southern Coastal Creeks**

Several smaller watersheds along over 10 miles of southern Marin's rugged coastlines are protected within National and State Park boundaries. These include Webb Creek, Lone Tree Creek, Cold Stream, Redwood Creek, Alder Creek, Rodeo Lagoon and Tennessee Valley. A variety of habitat types exist amongst these watersheds including seasonal wetlands, riparian woodlands, and freshwater marsh. Special status species include Coho salmon, steelhead trout, California red-legged frog, monarch butterflies, northwestern pond turtle, northern spotted owl and more.

- **Stemple Creek**

Bisected by the Sonoma-Marin County boundary, this 50 mi² watershed begins just west of Petaluma and empties into the Pacific Ocean through the Estero de San Antonio. Like Estero Americano, the Estero de San Antonio was identified by the California Department of Fish and Game as among the most significant habitat areas in California with densely wooded riparian ravines, saltgrass areas, mudflats, eelgrass beds and freshwater ponds. Special-state species include the California freshwater shrimp, northwestern Pond Turtle, tidewater goby, Myrtle's silverspot butterfly, and the California red-legged frog.

In 1994 an enhancement plan was completed, leading to local landowner gully stabilization projects to reduce erosion. The Marin and Sonoma County RCDs, along with the Natural Resources Conservation Service have brought funding into the watershed to improve water quality.

Marin County's abundance of natural resources and progressive environmental leadership have supported a long legacy of open space preservation to help protect and restore wetlands and other ecosystems for both habitat and flood control, amongst other co-benefits. The Marin Countywide Plan, last updated in 2007, includes goals, policies, and implementing programs for the acquisition, conservation, and restoration of wetlands, riparian areas, and other habitats. The full Plan can be viewed at <http://www.marincounty.org/depts/cd/divisions/planning/2007-marin-countywide-plan> and pertinent policies include:

- **Biological Resources 1.1**
Protect Wetlands, Habitat for Special-Status Species, Sensitive Natural Communities, and Important Wildlife Nursery Areas and Movement Corridors.
- **Biological Resources 1.2**
Acquire Habitat.
- **Biological Resources 2.1**
Include Resource Preservation in Environmental Review.
- **Biological Resources 2.2**
Limit Development Impacts.
- **Biological Resources 2.3**
Preserve Ecotones.
- **Biological Resources 2.7**
Protect Coastal Sensitive Habitat.
- **Biological Resources 2.9**
Promote Early Consultation with Other Agencies.
- **Biological Resources 3.1**
Protect Wetlands.
- **Biological Resources 3.2**
Require Thorough Mitigation.
- **Biological Resources 4.1**
Restrict Land Use in Stream Conservation Areas.
- **Biological Resources 4.4**
Promote Natural Stream Channel Function.
- **Biological Resources 4.5**
Restore and Stabilize Stream Channels.
- **Biological Resources 4.9**
Restore Culverted Streams.
- **Biological Resources 4.11**
Promote Riparian Protection.
- **Biological Resources 5.1**
Protect the Baylands Corridor.
- **Biological Resources 5.3**
Leave Tidelands in Their Natural State.
- **Biological Resources 5.4**
Restore Marshlands.
- **Biological Resources 5.5**
Protect Freshwater Habitats.

- **Biological Resources 5.10**
Encourage Acquisition of Essential Baylands.
- **Water Resources 1.2**
Restore and Enhance Wetlands.
- **Open Space 2.4**
Support Open Space Efforts Along Streams
- **Open Space 2.6**
Support Open Space Efforts in the Coastal Corridor

3.7 LIFE/SAFETY WARNING/EVACUATION SYSTEMS

There are several life/safety warning/evacuation systems in Marin County, including the Emergency Alert System, AlertMarin “Reverse 911” System, Nixle, Tsunami Watch and Warning Messages, various local warning sirens and horns, and law enforcement/fire agency evacuation procedures. A description of each of these systems and a discussion of the impact of hazards on each system is discussed below.

Emergency Alert System: The Emergency Alert System is a network of all radio, TV broadcast stations, and cable TV networks in the county. Messages normally “enter” the system at two points: (1) Marin’s Emergency Operations Center (EOC), and (2) the NWS headquarters in Monterey, CA. Messages are received by local radio broadcast stations and then relayed to all other radio, TV broadcast stations, and cable companies within the county. Any message transmitted from either the EOC or NWS will be broadcast countywide via all of the stations and cable companies within the county. Messages transmitted through the Emergency Alert System utilize power lines and telephone lines. Thus, the Emergency Alert System could be impacted by an earthquake, landslide, debris flow, or wildfire. An earthquake could cause the power lines or telephone lines to go down and lose functionality. A landslide or debris flow could cause the poles supporting the power lines and telephone lines to collapse, and a wildfire could cause the poles supporting the power lines and telephone lines to burn down. Once the poles are down, the lines could go down and lose functionality.

AlertMarin “Reverse 911” System: Emergency officials use the AlertMarin Emergency Notification System to deliver incident-specific information or potentially life-saving instruction to the precise geographic area(s) affected. Messages are sent to recipients’ cell phone or VoIP (voice over internet protocol) phone to receive emergency alerts sent by call, text, email, or smartphone application from the County of Marin.

Nixle: Nixle is a Community Information Service dedicated to helping you stay connected to the information that matters most to you, depending on your physical location. You stay connected to your local police department ensuring that you receive trusted and immediate, geographically relevant information. Information is immediately available over your cell phone by text message, by email, and over the web. Members of the public may self-register by texting their zip code to 888777. The system typically alerts via SMS / text, though email & smartphone app. Alerting can be geographically focused from a single zip code to entire county. There are multiple agencies in Marin County that use Nixle including the Marin County Sheriff’s Office.

There are four types of messages; Alerts (many would refer to this as an emergency type alert), Advisories (less urgent need-to-know information), Community Information (day-to-day neighborhood to community-level information), Traffic (very localized traffic information).

Tsunami Watch and Warning Messages: Tsunami “Watch” (a tsunami may have been generated) and “Warning” (a tsunami has been generated) messages are issued for Marin County by the West Coast and Alaska Tsunami Warning Center located in Alaska, with the Pacific Tsunami Warning Center, located in Hawaii, serving as a backup. Both centers also transmit “Information” messages when significant seismic events occur under the sea floor, even when the seismic events do not the potential to generate a tsunami. Watch and Warning messages are transmitted by the respective Warning Centers over the NOAA Weather Wire system directly to each other, Coastal NWS Forecast Offices and their Area of Responsibility’s State Warning Centers. The local NWS Office is located in Monterey serves Marin County. CalOES operates California’s State Warning Center in Sacramento. Some messages are transmitted automatically based upon seismic event magnitude and location, and followed shortly by amplifying information (after review by scientists at the Tsunami Warning Centers). Generally, a message is generated within five minutes of the seismic event. Messages are recorded for transmission of the Emergency Alert System and local National Weather Radio Sites. There is no fixed, audible warning system that covers the entire 42 miles of the County’s coastline. Emergency vehicle (and helicopter) public address systems and sirens may be used to alert residents of the need to evacuate. Warnings may not be possible in the event of a tsunami generated by a local seismic event, and will not be available if a tsunami is generated by a local nonseismic event (subaerial or subsea landslide).

Local Warning Sirens and Horns: Various entities within the county utilize local, short range sirens and horns for the purpose of alerting small segments of the population to impending hazards. These systems are currently under review and more information will be provided on them in future iterations of this plan.

Law Enforcement/Fire Agency Evacuation Procedures: Law Enforcement Officers and Firefighters may drive through neighborhoods with sirens activated announcing evacuations and/or emergency directions over their loud speakers. Sheriff’s Air Patrol may also fly overhead announcing the same information

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SECTION 4 MITIGATION STRATEGY**4.1 OVERVIEW**

A mitigation strategy includes the identification of mitigation goals and actions that will reduce the risks of each hazard and vulnerability to the local population and built environment for each local participant.

Per the local mitigation planning requirements, this mitigation strategy consists of the following four steps:

1. Local hazard mitigation goals
2. Identification and analysis of mitigation actions
3. Implementation of mitigation actions
4. Identification and analysis of mitigation actions for NFIP compliance

4.2 MITIGATION GOALS

Mitigation goals are defined as general guidelines that explain what a community wants to achieve in terms of hazard and loss prevention. Goal statements are typically long-range, policy-oriented statements representing community-wide vision. For the MCM LHMP, the Planning Committee developed one goal for each identified hazard. As shown in Table 4-1, these goals are 1) earthquake and liquefaction, 2) dam failure, 3) severe storm (wind, flooding, and debris flow), 4) tsunami, 5) wildfire, and 6) post-fire debris flow.

Table 4-1. Mitigation Goals

Goal Number	Goal Description
1	Reduce the possibility of damages and losses due to earthquakes and liquefaction.
2	Reduce the possibility of damages and losses due to dam failure.
3	Reduce the possibility of damages and losses due to severe storms, including wind, flooding, and debris flow.
4	Reduce the possibility of damages and losses due to tsunami.
5	Reduce the possibility of damages and losses due to wildfire and post-fire debris flow.

4.3 IDENTIFICATION AND ANALYSIS OF MITIGATION ACTIONS

Mitigation actions are activities, measures, and/or projects that help achieve the goals of a mitigation plan. Mitigation actions are usually grouped into six broad categories: prevention,

property protection, public education and awareness, natural resource protection, emergency services, and structural projects.

The Planning Committee developed overarching mitigation actions to be applied throughout the county referred to as “common actions”. In addition, each local participant identified other jurisdiction-specific mitigation actions by reviewing existing resources, identifying past success stories and best management practices, and soliciting input from pertinent departments including planning, public works, and emergency management staff. As a result of both mitigation action identification processes, each local participant developed several dozen mitigation actions. During the MCM LHMP update process, the Planning Committee reviewed the mitigation strategy of prior LHMPs. This process revealed that the majority of the mitigation actions identified in the in prior LHMPs were not suitable to be included in the MCM LHMP for the following reasons:

- Mitigation actions were ineligible for FEMA funding
- Mitigation actions were emergency response, preparedness, and/or recovery focused rather than mitigation focused
- Mitigation actions were not well defined
- Mitigation actions were not stand-alone projects
- Mitigation actions were continued-compliance and/or maintenance focused
- Mitigation actions emphasized new and existing infrastructure and buildings

As such, for the MCM LHMP Planning Committee developed a handful of mitigation actions based on the MCM LHMP’s hazard analysis, vulnerability analysis, and capability assessments. The list of potential mitigation actions in the MCM LHMP was condensed so local participants would focus their attention and effort on projects that would likely be implemented over the next 5 years (the lifespan of the MCM LHMP). Criteria considered for the development of the new mitigation actions included the following:

- Mitigation action must be mitigation-focused (as opposed to response, recovery, and preparedness-driven)
- Mitigation action must meet the 2015 HMA Guidance project criteria eligibility
- Mitigation action must address the DMA 2000 requirements for the identification and analysis of mitigation actions
- Mitigation actions must address the MCM LHMP vulnerability analysis results

In addition to the potential mitigation actions developed for the local participants, local agencies have their own specific actions in Appendix G – S.

Many of the individual jurisdiction’s prior mitigation actions were derived from the ABAG 2010 planning process which contained an extensive list of over 250 actions. Many of these actions were not mitigation specific (e.g. preparedness, response, or recovery), or were not specific to individual jurisdictions but rather were regional in scope.

Additionally, recent declared disasters have provided information that may lead to potential changes in priorities that will be identified in the next iteration of this plan

As shown below, for each potential mitigation action, the following information is listed: mitigation action description; mitigation action category; hazard(s) addressed; and type of development affected by mitigation action. Additional mitigation actions reselected and/or added by a local participant and supporting staff are located in his/her local-participant-specific appendix (Appendix G through Appendix S).

Table 4-2. Potential Common Mitigation Actions

No.	Description	Hazard and Goal Addressed	Existing Local Mechanism to Implement	HMA Eligible Activity Type	Potential Funding Source	Responsible Agencies
DAM-1	Encourage property owners in dam inundation areas to purchase insurance	Dam inundation		Public awareness or education campaigns about mitigation	5 Percent Initiative	Planning and public works departments, Special districts (water districts)
DAM-2	Consider/implement improvements to armoring of dams or other improvements.	Dam inundation (related: flood, earthquake and wind)				
DAM-3	Install accelerometers on and adjacent to dams to provide information on structural impacts of seismic events.	Dam inundation (earthquake and flood)				
EQ-1	Use incentives for mitigation of privately owned at-risk or seismically deficient structures (soft story / unreinforced masonry/old bridges).	Earthquake	Grants for property owners, guidance materials, workshops, events or other public engagement initiatives	Structural Retrofitting of Existing Buildings	HUD CDBG, HMGP, PDM	Planning or Building departments

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EQ-2	Adopt applicable standards and identification/assessment protocols for voluntary or mandatory retrofits of seismically vulnerable buildings (such as soft story buildings).	Earthquake		Hazard Mitigation Planning Related Activity	HMGP	Planning departments
EQ-3	Upgrade deficient ramps and bridges.	Earthquake		Infrastructure Retrofit	HMGP, PDM	Public Works departments
EQ-4	Require engineered plan sets for seismic retrofits of homes on steep hillsides, soft-story homes, and other split-level or vulnerable homes not covered by standard plan set A	Earthquake and Debris Flow		Hazard Mitigation Planning Related Activity	HMGP	Planning or Building departments
FIR-1	Develop a plan for appropriate access and evacuation in hillside wildland-urban interface areas. For example creation of no parking areas, signage, and early warning and evacuation.	Wildfire		Hazard Mitigation Planning Related Activity	HMGP and other federal, state and local sources	Fire and Emergency Services departments
FIR-2	Develop a method and technologies for regulating and/or enforcing defensible spaces.	Wildfire		Hazard Mitigation Planning Activity	HMGP and other federal, state and local sources	Planning and Fire departments
FIR-3	Encourage Fire Departments to expand vegetation management programs in wildland-urban-interface areas to more effectively manage the fuel load through various methods including, but not limited to, roadside collection and chipping, mechanical	Wildfire		Wildfire Mitigation (Creation of Defensible Space, Hazardous Fuels Reduction)	HMGP and other federal, state and local sources	Fire departments

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	fuel reduction equipment, selected harvesting, use of goats or other organic methods of fuel reduction.					
FIR-4	Fuel reduction program for publicly owned or open spaces. May include targeting invasive and exotic plants that contribute to fire (and flooding) hazards such as eucalyptus, broom, and cordgrass.	Wildfire		Wildfire Mitigation (Hazardous Fuels Reduction)	HMGP and other federal, state and local sources	Fire departments
FIR-5	Promote residential fuel modification program. May include special programs for elderly/disabled.	Wildfire		Wildfire Mitigation (Creation of Defensible Space, Hazardous Fuels Reduction)	HMGP and other federal, state and local sources	Fire and Planning departments?
FIR-6	Post-fire soil stabilization such as planting heat and drought tolerant vegetation. May include re-routing water channels to prevent landslides from affecting local roadways.	Post-fire debris flow		Soil stabilization	HMGP	Fire, Planning, and Public Works departments
FIR-7	Develop and implement early warning systems that monitor surface water movement and alert citizens of possible post-fire flash floods and debris flows.	Post-fire debris flow		Early warning systems that monitor and alert of possible post-fire debris flows	HMGP 5% Post Fire Funding	Fire and Emergency Services departments
FLD-1	Maintain participation in the National Flood Insurance Program and manage beyond minimum requirements as appropriate for local conditions. Consider improving Community Rating System (CRS) score if benefit exceeds cost for a given jurisdiction.	Flood	CRS staff	Hazard Mitigation Planning Related Activity	HMGP, PDM, FMA, other federal, state and local funds	Public Works and Planning departments
FLD-2	Incorporate flood	Flood	Capital	Hazard	HMGP and	Planning and

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	planning into local permitting and planning.		improvement plans, zoning, codes, development codes.	Mitigation Planning Related Activity (as part of plan update)	other federal, state and local funds	Public Works departments.
FLD-4	Conduct education & outreach for homeowners regarding flood mitigation as part of hazard mitigation plan update.	Flood	Annual flood preparedness fair, CRS annual outreach, sea level rise guide for homeowners.	Hazard Mitigation Planning Related Activity (as part of plan update)	HMGP	Public Works, Planning, Emergency Services, Fire, special districts.
FLD-5	Inspect, assess, maintain, improve, and expand flood management systems, such as berms, levees, seawalls, drainage basins, catch basins, pipes, pump stations, channels or other flood and stormwater infrastructure. Includes stabilization of grades and banks in creeks, especially where critical facilities are nearby or crossing.	Flood and erosion due to flood flows	Capital improvement programs and maintenance programs	Localized Flood Risk Reduction Projects	HMGP	Public Works departments
FLD-6	Identify structures, collect and assess information to support policy decisions regarding pre- or post-disaster acquisition, relocation, elevation, or wet/dry floodproofing of flood-prone structures, particularly Repetitive Loss. Consider views and aesthetic impacts early in planning.	Flood	Post-disaster community planning, CRS, Local Coastal Program, building codes, BayWAVE/C-SMART	Property Acquisition and Structure Demolition/Relocation and Structure Elevation	FMA, HMGP, Flood Control & Water Conservation District	Planning and Public Works departments
FLD-7	Continue to support the San Francisco Bay Area Advanced Quantitative Precipitation Information System project to provide both improved observing capabilities and a suite of numerical forecast models to produce	Flooding		Non-localized Flood Risk Reduction Project Miscellaneous/Other project that addresses climate change adaptation and encourages	Partially funded by California Department of Water Resources Integrated Water Management and the Sonoma	Somona County Water Agency is the lead agency. Marin County partners may include special districts (water and sanitary) and Public Works

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	accurate and timely information for a variety of user needs, including improved precipitation and hydrologic information to assist the region in mitigating flood hazards, maximize water supply, and enhance ecosystem services. The primary emphasis will be to improve short-term (48 hour) monitoring and prediction of high-impact rainfall events. The secondary emphasis will focus on improved medium-range precipitation forecasts (out to 10 days) for water supply.			resiliency. Mitigation project adapts to new challenges posed by more powerful storms, frequent heavy precipitation, prolonged droughts, extreme flooding, and other weather events.	County Water Agency. Potential future funding sources include FEMA and additional partner agencies (flood, water, sanitary agencies in the region, particularly in the north San Francisco Bay areas).	departments.
FLD-8	Conduct multi-jurisdictional repetitive loss area analysis for full county as part of multi-jurisdictional local hazard mitigation planning	Flood	CRS program 5-year update	Hazard Mitigation Planning Related Activity	HMGP, County general fund	Public Works departments
FLD-9	Encourage at least one member of City/Town to be a Certified Floodplain Manager.	Severe Storm/ Flood	CRS program points, Floodplain Managers Association Conferences, professional development, consider hosting a local workshop	Hazard Mitigation Planning Related Activity (as part of plan update)	HMGP, professional development funds	Planning, Building, and Public Works departments
FLD-10	Participate in C-SMART and BayWAVE adaptation planning and implement strategies stemming from these programs.	Flood	C-SMART and BayWAVE programs, capital improvement planning	Hazard Mitigation Planning Related Activities	HMGP, other federal, state and local funding	Planning and Public Works departments
FLD-11	Encourage integration of SLR and climate change into planning documents, systems, operations, and maintenance	Flood		Hazard Mitigation Planning Related Activities	HMGP, other federal, state and local funding	Planning, Emergency Services, and Public Works departments

SECTION 4

Mitigation Strategy

LS-1	<p>Increase efforts to reduce landslides and erosion in existing and future development by improving appropriate code enforcement and use of applicable standards for private property, such as those appearing in the California Building Code, California Geological Survey Special Report 117 – Guidelines for Evaluating and Mitigating Seismic Hazards in California, American Society of Civil Engineers (ASCE) report Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Landslide Hazards in California, and the California Board for Geologists and Geophysicists Guidelines for Engineering Geologic Reports. Such standards should cover excavation, fill placement, cut-fill transitions, slope stability, drainage and erosion control, slope setbacks, expansive soils, collapsible soils, environmental issues, geological and geotechnical investigations, grading plans and specifications, protection of adjacent properties, and review and permit issuance.</p>	Landslide		Hazard Mitigation Planning Related Activity		Planning and Public Works departments
LS-2	Develop and implement projects	Landslide	Emergency response	Soil Stabilization	HMGP and other	Public Works

SECTION 4

Mitigation Strategy

	that prevent landslide impacts to roadways.		stabilization and capital improvement projects	and Infrastructure Retrofit	federal, state and local sources	departments
MLT-1	Integrate the MCM LHMP into all jurisdictions general plan safety elements.	All	General Plan updates	Hazard Mitigation Planning Related Activity	Jurisdiction general funds (soft match), HMGP	Planning or Public Works departments.
MLT-2	Assess vulnerability of critical facilities and public buildings to damage in natural disaster. Make recommendations to staff and governing board on priorities for mitigation, identify funding mechanisms, conduct improvements.	All	Needed	Hazard Mitigation Planning Related Activity	HMGP, PDM	Building and Public Works departments and special districts with critical facilities.
MLT-3	Adopt, amend as needed, and enforce updated versions of state and federal regulations for Building and Fire Codes so that optimal standards are used in construction and renovation projects of public and private buildings and infrastructure.	Earthquake, Severe Storm, Wildfire, Tsunami	Existing construction codes	Hazard Mitigation Planning Related Activity	Building permit fees	Planning, Building, and Fire departments.
MLT-4	Develop/ enforce regulations requiring replacement of above-ground utilities with underground utilities. Require underground utilities be effectively sealed to prevent backflow of floodwaters into buildings.	All	Varies by jurisdiction	Hazard Mitigation Planning Related Activity	HMGP	Planning departments.
MLT-5	Prepare, study, and or provide hazard information to residents, property owners and merchants, such as hazard maps (e.g. MarinMap and MyHazard) and private mitigation resources.	All	Through existing public outreach methods, newsletters, social media	Hazard Mitigation Planning Related Activity (information dissemination as part of plan update)	HMGP, PDM	Emergency Services, Planning, Fire, and Public Works departments

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Mitigation Strategy

	Do this as part of Hazard Mitigation Planning to be eligible for HMA funding.					
MLT-6	Partner with utility system providers and other lifeline infrastructure and municipal partners to develop strong and effective mitigation strategies as part of multi-jurisdictional hazard mitigation planning.	All	Biannual Marin County Utilities and Public Works Meetings	Hazard Mitigation Planning Related Activity (as part of plan update)	HMGP, PDM	Emergency Services departments?
MLT-7	Train staff in emergency response and hazard mitigation by hosting trainings and by encouraging attendance at conferences and workshops as part of multi-jurisdictional hazard mitigation planning.	All	Professional Development. County host Cal OES CSTI for training offered to participating jurisdictions.	Hazard Mitigation Planning Related Activity (as part of plan update)	HMGP, PDM, EMPG	Emergency Services, Planning, Building, Public Works, and Fire Departments.
MLT-8	Use partnerships to protect as open space or parks, wetlands and those areas susceptible to extreme hazards (such as through land acquisition, zoning, and designation as Priority Conservation Areas).	All	General plan land use/open space elements, easements and conservation easements	Hazard Mitigation Planning Related Activity; Property Acquisition and Structure Demolition/Relocation	HMGP, PDM, FMA (if protect RL); other federal, state and local funds	Parks and Planning Departments, County Open Space and Flood Control
MLT-9	Develop and implement energy assurance plans. May include backup generators, energy storage (e.g. diesel fuel tanks), and microgrids for critical facilities.	All	As part of capital improvement projects.	Generators	HMGP (5 percent initiative), PDM	Emergency Services, Public Works, Fire, and special districts
MLT-10	Reinforce and/or elevate ramps, bridges, and roads as needed.	Flood, Debris flow, and Earthquake	Capital improvement plans	Infrastructure Retrofit	HMGP, other federal, state and local funding sources	Public Works and Planning departments
MLT-11	Conduct two new fire-related assessments taking into account lessons learned from the 2017 North-Bay	Wildfire, Post-fire Debris Flow	Part of the 5-year update to the LHMP	Hazard Mitigation Planning Related Activity	HMGP	Planning, Fire, and Public Works departments

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Mitigation Strategy

	wildfires. The new data points needed in order to support improved fire hazard mitigation include 1) assessing vulnerability of public and private structures in the wildland-urban interface zones based on building material and roof type, and 2) identifying areas with aging population and/or access and functional needs. This analysis could support new mitigation strategies that would make Marin more resilient to the type of disaster that occurred in our northern neighboring county.					
MLT-12	Prepare powerful graphics for the 2023 MCM LHMP that show how one or both of fire and/or flood hazards affects the vast majority of populated areas. The goal is to encourage communities to work together towards a common goal of minimizing hazard risk for all.	Flood/SLR and Wildfire	Part of the 5-year update to the LHMP	Hazard identification or mapping for the implementation of mitigation activities Public awareness or education campaigns about mitigation	HMGP	Emergency Services, Planning, Fire, and Public Works departments
MLT-13	Update landslide or wildfire hazard considerations, including roads leading to development, when new construction or major remodels are proposed in hillside areas discourage construction or add mitigation measures as appropriate.	Debris flow and wildfire	Building and fire code updates. Local Coastal Program.	Hazard Mitigation Planning Related Activity	HMGP	Planning and Public Works departments
MLT-14	Work to ensure a reliable source of water for fire suppression and	Wildfire		Hazard Mitigation Planning Related	HMGP and other federal, state and local	Fire departments and special districts (water

SECTION 4

Mitigation Strategy

	general use during/after hazards through the cooperative efforts of water districts, sanitary districts, fire districts, residents and commercial property owners.			Activity	sources	districts)
MLT-15	Mitigate against wind-induced wave erosion on the coast and in critical ponds (drinking, water treatment, or stormwater storage/detention) through relocation of facilities or improving (such as armoring) banks/berms/levees/sh orelines. Secondary benefits include protection against earthquake-induced damage to critical facilities and flooding that may result due to their damage.	Wind, Flood, Earthquake				
MLT-16	Assessment of properties countywide to facilitate rapid damage assessment post-disaster, and pre-disaster vulnerability analysis for hazard mitigation planning update.	All		Hazard Mitigation Planning Related Activity	HMGP, PDM	Planning departments
MLT-17	Follow all four phases of FEMA's How-to-Guide: "Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning" to develop and implement a mitigation plan for at risk cultural resources.	All				
MLT-18	Design and implement projects that protect and expand natural flood mitigation functions. Example projects include	Flood, Tsunami, Wind	Capital improvement projects, zoning and setbacks, partnership	Hazard Mitigation Planning Related Activity	HMGP, PDM, FMA, other federal, state and local funds	Planning and Public Works departments

SECTION 4

Mitigation Strategy

	nature-based sea level rise adaptation projects that attenuate waves utilizing a living shoreline.		based efforts, stream conservation ordinances, local coastal plans, building codes.			
MLT-19	Prevent infrastructure expansion in high-risk areas	Flood, Tsunami		Hazard Mitigation Planning Related Activities		Planning and Public Works departments
MLT-20	Protect buildings and infrastructure from flood damage, such as by moving sewers and roads upland.	Flood, Tsunami	Capital improvement projects, multi-benefit restoration projects	Localized flood risk reduction projects	HMGP, other federal, state and local funding	Planning and Public Works departments
TSU-1	Continue participation in NOAA TsunamiReady program, in communities with significant tsunami risk.	Tsunami		Hazard Mitigation Planning Related Activities		Emergency Services departments

4.4 IMPLEMENTATION OF MITIGATION ACTIONS

After the list of potential mitigation actions had been developed, each plan participant, along with staff from other relevant departments/agencies within his/her jurisdiction, evaluated and prioritized the potential mitigation actions to determine which mitigation actions would be included in his/her local-participant-specific mitigation action plan. Only mitigation actions that met at least four or more of prioritization criteria listed below was included in the mitigation action plan. Criteria considered for this evaluation process included:

- Current or potential support from the plan participant
- Plan participant department or agency champion
- Ability to be implemented during the 5-year lifespan of the MCM LHMP
- Ability to reduce expected future damages and losses (benefit - cost)
- Mitigates a high-risk hazard or multiple hazards

Each local participant's mitigation action plan is included in the local-participant-specific appendix (Appendix G through Appendix S). Each mitigation action plan includes: a description of each mitigation action; prioritization criteria selected (numbers 1-5, as shown above); potential facility to be mitigated (if known); responsible department or agency; potential funding source; and implementation timeframe.

Criteria for prioritizing actions are evaluated by individual jurisdiction's boards and councils. Cost Benefit may not be a primary consideration in all cases, and the STAPLE(E) criteria developed by FEMA is a commonly applied decision making instrument.

The acronym STAPLE(E) is defined as follows:

Social – Is the hazard mitigation strategy socially acceptable?

Technical – Is the proposed action technically feasible, and cost effective, and does it provide the appropriate level of protection?

Administrative – Does the community have the capability to implement the action, and is the lead agency capable of carrying out oversight of the project?

Political – Is the hazard mitigation action politically acceptable?

Legal – Does the community have the authority to implement the proposed action?

Economic – Do the economic base, projected growth, and opportunity costs justify the hazard mitigation project? Benefit cost-analysis is a mathematical method for comparing costs to the benefits to the community of a hazard mitigation action. If the benefits are greater than the costs, the project is cost effective. Comparing the ratios of benefits to costs for several hazard mitigation projects helps to identify those that offer the “greatest bang for the community's buck.” Benefit-cost analysis gives decision makers an understandable way to explain and defend

their decisions. For many grant programs, FEMA and the State will use benefit-cost analysis to determine whether a project is eligible. The community can save time and energy by limiting planning activities to projects that will be more likely to receive funding.

Environmental – Does the proposed action meet statutory considerations and public desire for sustainable and environmentally healthy communities?

The jurisdictions represented in this plan (County, cities, towns and special districts) are authorized by state law and qualify as separate governments. With the exception of the special districts, the jurisdictions all have a general plan that regulates current and future development through zoning based on described hazards. State law requires all California Cities and Counties to adopt general plans which include seven mandatory chapters: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. In addition to General Plans, each jurisdiction has an Emergency Action (or Operations) Plan and a Climate Action Plan. An example matrix outlining legal and regulatory resources for hazard mitigation in Marin County is contained in Appendix G, Table G-9.

The jurisdictions each have a municipal code of ordinances to establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation, and safety to life and property from fire and other hazards attributed to the built environment; to regulate and control the demolition of all buildings and structures, and for related purposes.

The jurisdictions all have planning departments that review proposed developments and new uses for conformance with policies plans and regulations and are served by law enforcement and fire departments.

Resources vary greatly between jurisdictions according to general funds and staff, which are roughly proportionate to population size and commercial activity. Regardless of size, mitigation actions tend to leverage federal, state, and regional financial resources heavily in the form of matching grants. Example matrices outlining human, technical and financial resources for hazard mitigation in Marin County are contained in Appendix G, Tables G-7 and G-8.

With the protection of plans and codes secured through statute, the expansion and improvement of policies and programs are dependent on the allocation of limited financial resources towards staff administration and implementation. An efficient means of improving and expanding programs is through shared resources. The many small jurisdictions in the County often do not have the resources to successfully accomplish the many requirements placed upon them, but through economies of scale they can provide better public service. One example of that is this Multi-Jurisdictional Local Hazard Mitigation Plan, which for most jurisdictions represents a much-needed update. For two of these jurisdictions this will be a new plan.

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SECTION 5 PLAN MAINTENANCE

5.1 OVERVIEW

This section describes a formal plan maintenance process to ensure that the MCM LHMP remains an active and applicable document. It includes an explanation of how the Marin County Sheriff's OES and the MCM LHMP Planning Committee intends to organize their efforts to ensure that improvements and revisions to the MCM LHMP occur in a well-managed, efficient, and coordinated manner.

The following process steps are addressed in detail below:

- Monitoring, evaluating, and updating the MCM LHMP
- Implementation through existing planning mechanisms
- Continued public involvement

5.2 MONITORING, EVALUATING AND UPDATING THE PLAN

The MCM LHMP was prepared as a collaborative effort between the Planning Committee and other representatives of participating jurisdictions. To maintain momentum and build on previous hazard mitigation planning efforts and successes, Marin County Sheriff's OES will make use of the Planning Committee to monitor, evaluate, and update the MCM LHMP. The Marin County Sheriff's OES will continue to serve as the POC and will coordinate all local efforts to monitor, evaluate, and update this document.

Similar to the plan maintenance procedures outlined in the 2013 Marin County LHMP, the Planning Committee will meet quarterly to review related activities and have the opportunity to evaluate the plan annually. As such, the Marin County Sheriff's OES and the Planning Committee have developed the following revised approach to the MCM LHMP plan maintenance. In addition to hosting quarterly review meetings, every 12 months from plan adoption the Marin County Sheriff's OES will email each member of the Planning Committee an Annual Review Questionnaire to complete. The Annual Review Questionnaire will include the following requests:

- 1) Provide a summary of any hazard events that occurred during the prior year and their impact on your community.
- 2) Provide a review of successful mitigation initiatives identified in your jurisdictions existing/prior LHMP (if applicable). Provide comment on why targeted strategies were not completed.
- 3) Re-evaluation of the action plan to determine if the timeline for identified projects needs to be amended (such as changing a long-term project to a short-term project because of funding availability).
- 4) Provide recommendations for new projects.
- 5) Provide recommended changes in, or potential for, new funding options (e.g. grant opportunities).

- 6) Provide recommendation on integration of new data such as GIS data and mapping used to inform the Plan.
- 7) Identify the impact of any other planning programs or initiatives within the community that involve hazard mitigation.
- 8) Attach any additional important notes on vulnerability analysis and hazard mitigation planning for your community (e.g. attach annual reports regarding plan implementation).

The Marin County Sheriff's OES will collect all completed questionnaires and determine if the MCM LHMP needs to be updated to address new or more threatening hazards, new technical reports or findings, and new or better-defined mitigation projects. The Marin County Sheriff's OES will summarize these findings and email them out to the Planning Committee. If the Marin County Sheriff's OES believes that the MCM LHMP needs to be updated based on the findings, then department will request that the Planning Committee attend a MCM LHMP update meeting.

In addition, the implementation strategy will be monitored and updated through the use of the Mitigation Project Progress Report or a FEMA annual report. During each annual review, each department or agency currently administering a FEMA mitigation project will submit a progress report or quarterly reports to the Marin County Sheriff's OES to review and evaluate. As shown in Appendix F, the progress report will discuss the current status of the mitigation project, including any changes made to the project, identify implementation problems, and describe appropriate strategies to overcome them. After considering the findings of the submitted progress reports, the Marin County Sheriff's OES may request that the implementing department or agency meet to discuss project conditions.

In addition to quarterly meetings, the Annual Review Questionnaire, the Mitigation Project Progress Report or FEMA annual report, and any other meetings, the Planning Committee will reinitiate the plan update process MCM LHMP every 4 years to meet the 5 year planning cycle. To ensure that this update occurs, within the first six months of the fourth year following plan adoption, the Planning Committee will undertake the following update process activities:

- Research funding available to assist in MCM LHMP update (and apply for funds that may take up to one year to obtain)
- Thoroughly analyze and update the risk of natural hazards in the communities of Marin County
- Complete a new Annual Review Questionnaire and review previous questionnaires
- Provide a detailed review and revision of the mitigation strategy
- Prepare a new implementation strategy
- Prepare a new draft MCM LHMP and submit it to the local participants governing bodies for adoption
- Submit an updated MCM LHMP to CalOES and FEMA for approval
- Submit approved MCM LHMP to governing bodies of each jurisdiction participating in the plan

5.3 IMPLEMENTATION THROUGH EXISTING PLANNING MECHANISMS

After the adoption of the MCM LHMP, the Marin County Sheriff's OES and the Planning Committee will ensure that elements of the MCM LHMP are incorporated into other existing planning mechanisms. The processes for incorporating the MCM LHMP into various planning documents will occur as (1) other plans are updated and (2) new plans are developed.

Therefore, the MCM LHMP participants will undertake the some or all of the following activities:

Activity 1: The County, cities and towns will use information from the hazard analysis and mitigation strategy sections in the MCM LHMP to update the safety element in their respective general plans.

Activity 2: The County, cities/towns, and special districts will use information from the hazard analysis and vulnerability analysis sections in the MCM LHMP to update their respective Emergency Operation Plans.

Activity 3: The County, cities/towns, and special districts will use information from the vulnerability analysis section in the MCM LHMP to develop emergency preparedness public information and related outreach efforts.

Activity 4: CRS program participants will use information from the vulnerability analysis (specifically the RL properties analysis) in the MCM LHMP to develop CRS-eligible mitigation activities and reduce the number of RL properties within the county.

Activity 5: The County, cities, and special districts will refer to the mitigation strategy section in the MCM LHMP when updating their respective capital improvement plans.

The responsibility for carrying out these activities is the City/Town Managers, District General Managers, or County Administrators, who may delegate implementation or administration to their staff.

5.4 CONTINUED PUBLIC INVOLVEMENT

The Marin County Sheriff's OES and the MCM LHMP Planning Committee are dedicated to involving the public directly in the continual reshaping and updating of this plan. Similar to the 2013 Marin County LHMP, a downloadable copy of the MCM LHMP will be available on the Marin County Sheriff's Office Website. Also, any proposed changes or updates will be posted on this Website. The Marin County's Sheriff's Website will also contain an e-mail address and phone number to which people can direct their comments or concerns. Additionally, copies of the plan will continue to be kept with all of the local participants. The existence and location of these copies will also be posted on the County Website as well as websites maintained by participating jurisdictions.

Finally, a press release was issued prior to finalization of the 2018 Marin County Multi-Jurisdictional LHMP. This provided the public an outlet for which they can express their concerns, opinions, or ideas about any updates/changes that are proposed to the plan. The Marin County Sheriff's OES will be responsible for using county resources to publicize the press

releases and maintain public involvement through public access channels, web pages, and newspapers as deemed appropriate.

During the 5-Year plan cycle, the Planning Team will continue to include the general public in notices on the planning process. The Planning Team will solicit feedback from the public on perceived impacts of projects identified in the plan, as well as shifting perceptions of hazards that are identified in the plan. An example of a shift in perception of a hazard is the public view of wildfire as a threat in light of the devastating North Bay fires of 2017 which occurred in neighboring counties.

Appendix A

FEMA Compliance Documents

The *Local Mitigation Plan Review Tool* demonstrates how the Local Mitigation Plan meets the regulation in 44 CFR §201.6 and offers States and FEMA Mitigation Planners an opportunity to provide feedback to the community.

Jurisdiction: County of Marin and political subdivisions	Title of Plan: 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan	Date of Plan: August 2018
Local Point of Contact: Thomas Jordan	Address: 1600 Los Gamos Drive	
Title: Emergency Services Coordinator	Suite 200	
Agency: Marin County Sheriff - Office of Emergency Services	San Rafael, CA 94903	
Phone Number: 415 473 6584	E-Mail: T_Jordan@MarinSheriff.org	

State Reviewer:	Title:	Date:
------------------------	---------------	--------------

FEMA Reviewer:	Title:	Date:
Date Received in FEMA Region <i>(insert #)</i>		
Plan Not Approved		
Plan Approvable Pending Adoption		
Plan Approved		

APPENDIX A

FEMA Compliance Documents

SECTION 1:

REGULATION CHECKLIST

INSTRUCTIONS: The Regulation Checklist must be completed by FEMA. The purpose of the Checklist is to identify the location of relevant or applicable content in the Plan by Element/sub-element and to determine if each requirement has been ‘Met’ or ‘Not Met.’ The ‘Required Revisions’ summary at the bottom of each Element must be completed by FEMA to provide a clear explanation of the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is ‘Not Met.’ Sub-elements should be referenced in each summary by using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each Element and sub-element are described in detail in this *Plan Review Guide* in Section 4, Regulation Checklist.

1. REGULATION CHECKLIST	Location in Plan	Met	Not Met
Regulation (44 CFR 201.6 Local Mitigation Plans)	<i>(section and/or table)</i>		
ELEMENT A. PLANNING PROCESS			
A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))	Sections 1.6.5, 1.6.6, 2.2, 2.3 Table 2-1		
A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))	Section 2.4 Appendix E		
A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))	Sections 2.41, 2.42, 2.44		
A4. Does the Plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement §201.6(b)(3))	Sections 2.3, 3.2 Appendices G - S		
A5. Is there discussion of how the community(ies) will continue public participation in the plan maintenance process? (Requirement §201.6(c)(4)(iii))	Sections 5.3, 5.4		
A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))	Section 5.2		

1. REGULATION CHECKLIST		Location in Plan	Met	Not Met
Regulation (44 CFR 201.6 Local Mitigation Plans)		<i>(section and/or</i>		
<u>ELEMENT A: REQUIRED REVISIONS</u>				
ELEMENT B. HAZARD IDENTIFICATION AND RISK ASSESSMENT				
B1. Does the Plan include a description of the type, location, and extent of all natural hazards that can affect each jurisdiction(s)? (Requirement §201.6(c)(2)(i))	Sections 3.2, 3.3 Table 3-3			
B2. Does the Plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))	Section 3.3			
B3. Is there a description of each identified hazard’s impact on the community as well as an overall summary of the community’s vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))	Section 3.3, Appendices G - S			
B4. Does the Plan address NFIP insured structures within the jurisdiction that have been repetitively damaged by floods? (Requirement §201.6(c)(2)(ii))	Section 3.4 Table 3-7			
<u>ELEMENT B: REQUIRED REVISIONS</u>				
ELEMENT C. MITIGATION STRATEGY				
C1. Does the plan document each jurisdiction’s existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement §201.6(c)(3))	Section 4.4 Appendices G - S			
C2. Does the Plan address each jurisdiction’s participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement §201.6(c)(3)(ii))	Section 3.3.5 Table 3-7			
C3. Does the Plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))	Section 4.2 Table 4-1			
C4. Does the Plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement §201.6(c)(3)(ii))	Section 4.3 Table 4-2 Appendices G - S			

APPENDIX A

FEMA Compliance Documents

1. REGULATION CHECKLIST		Location in Plan	Met	Not Met
Regulation (44 CFR 201.6 Local Mitigation Plans)		<i>(section and/or</i>		
C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))	Sections 4.3, 4.4			
C6. Does the Plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement §201.6(c)(4)(ii))	Section 5.3			
<u>ELEMENT C: REQUIRED REVISIONS</u>				
ELEMENT D. PLAN REVIEW, EVALUATION, AND IMPLEMENTATION (applicable to plan updates only)				
D1. Was the plan revised to reflect changes in development? (Requirement §201.6(d)(3))	Sections 1.6.1, 3.5			
D2. Was the plan revised to reflect progress in local mitigation efforts? (Requirement §201.6(d)(3))	Appendices G - S			
D3. Was the plan revised to reflect changes in priorities? (Requirement §201.6(d)(3))	Section 4.3			
<u>ELEMENT D: REQUIRED REVISIONS</u>				
ELEMENT E. PLAN ADOPTION				
E1. Does the Plan include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval? (Requirement §201.6(c)(5))				
E2. For multi-jurisdictional plans, has each jurisdiction requesting approval of the plan documented formal plan adoption? (Requirement §201.6(c)(5))				
<u>ELEMENT E: REQUIRED REVISIONS</u>				
ELEMENT F. ADDITIONAL STATE REQUIREMENTS (OPTIONAL FOR STATE REVIEWERS ONLY; NOT TO BE COMPLETED BY FEMA)				
F1.				
F2.				
<u>ELEMENT F: REQUIRED REVISIONS</u>				

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Appendix B
Adoption Resolutions

To be inserted at time of adoption

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Appendix C

Planning Committee

Department, Agency, or Municipality	Name
Marin County Sheriff's Office	Thomas Jordan, Emergency Services Coordinator
Marin County Department of Public Works	Hannah Lee, Senior Civil Engineer Beb Skye, Engineering Technician Felix Meneau, Assistant Engineer Gerhard Epke, Senior Program Coordinator
Marin County Fire Department	Scott Alber, Fire Marshal
Marin County Community Development Agency	Kristen Drumm, Senior Planner Alex Westhoff, Planner
City of Belvedere	Irene Borba, Director of Planning & Building Laurie Nilsen, Emergency Services Coordinator
Town of Corte Madera	Kelly Crowe, Senior Civil Engineer Matt Cobb, Battalion Chief Hamid Khalili, Police Captain Adam Wolff, Planning and Building Director Peter Brown, Public Works Director
City of Fairfax	Mark Lockaby, Chief Building Official Michele Gardner, Deputy Town Clerk
City of Larkspur	Matt Cobb, Battalion Chief Bob Quinn, Public Works Superintendent Neal Toft, Planning Director Julian Skinner, Public Works Director .
City of Mill Valley	Tom Welch, Fire Chief Andrew Poster, Public Works Director Elisa Sarlatte, DPW Engineering Manager
Town of Ross	Richard Simonitch, Public Works Director Heidi Scoble, Planning Manager Erik Masterson, Police Chief
Town of San Anselmo	Sean Condry, Public Works Director Elise Semonian, Planning Director

APPENDIX C

Planning Committee

	Dave Donery, Town Manager
City of San Rafael	Talia Smith, Senior Management Analyst Quin Gardner, Emergency Management Coord Robert Sinnott, Deputy Fire Chief Kevin McGowan, Asst Public Works Director Bill Guerin, Public Works Director
City of Sausalito	Jonathon Goldman, Public Works Director Bill Frass, Police Captain Lilly Whalen, Clerk Mike McKinley, Emergency Services Coordinator
Town of Tiburon	Kyra O'Malley, Associate Planner Laurie Nilsen, Emergency Services Coordinator Scott Anderson, Community Development Director
City of Novato	Nancy Andrews, Senior Management Analyst Bob Brown, Community Development Director Bill Tyler, Fire Chief Jim Correa, Police Captain Dave Jeffries, Consultant
North Marin Water District	Drew McIntyre, General Manager Rocky Vogler, Chief Engineer Pippin Cavagnaro, Associate
Marin County Flood Control and Water Conservation District	Hannah Lee, Senior Civil Engineer Felix Meneau, Assistant Engineer Gerhard Epke, Senior Program Coordinator

5/13/2016







MARIN MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN KICK-OFF MEETING

KICK-OFF MEETING - 3/24/2016		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. TOM JORDAN	MCSO OES	415 250 0267
2. Kristin Drumm	CDA	415 473 6290
3. Mike McKinley	SAUSALITO PD	415-244-5220
4. Kyra O'Malley	Tiburon Planning	415.435.7397
5. LAURIE NILSEN	TIBURON PRANSULA OES	415 789-2805
6. Frene BORBA	Belvedere Planning	ibonba@cityofbelvedere.org 415 435 8907
7. John Bencusman	Sausalito OES	415 458 5002
8. MAT COBB	LARKSPUR PD	415 328 5239
9. Nancy Andrews	NOVATO POLICE	415-899-7006
10. DAVE JEFFRIES	NOVATO EMPLOYMENT MANAGER	707-483-1098
11. Bob Skye	Main Co	415 473 - 4284
12. Hannah Lee	Main co	415 - 473 - 2671
13. Stephane Lapina	MCPW	415 - 473 - 6074
14. Michele Gardner	Fairfax	415-453-1584
KELLY CROWE	TCM	

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING #2

Agenda

4/26/2016

10:30 – 12:30

Marin County Emergency Operations Center

- 1. Sign in sheet**
- 2. BayWave presentation recap**
- 3. Project LOI Check-ins**
- 4. Project Roadmap – review of changes**
- 5. LHMP Element Work: Community Profile & Asset Inventory**
- 6. LHMP related activity Check-ins**
- 7. Schedule next meeting for May**
- 8. Discuss planning and logistics for Community Meetings**
- 9. Final Thoughts**

MARIN MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN KICK-OFF MEETING

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING - 4/26/2016		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. MICHAEL McKINLEY	SAUSALITO PD	415 244-5224
2. Bill Tshu	NFD	415-310-6120
3. DAVE JEFFREYS	NWATA	707-485-1098
4. Kyla O'Malley	TIBURON	415 435-7397
5. Tom Welch	Mill Valley	415-389-4130
6. TOM JORDAN	MCSO OES	415 250 0267
7. Hannah Lee	Marin DPW	415 473 2671
8. Stephanie Lapine	Marin County DPW	415-473-6074
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MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING #3

Agenda

6/9/2016

10:00 – 12:00

Marin County Emergency Operations Center

1. Sign in sheet
2. Project LOI Check-ins
3. Marin County Council of Mayors & Councilmembers (MCCMC)
meeting discussion
4. Project Roadmap – review of changes
5. LHMP Element Work: Risk Assessment
6. LHMP related activity Check-ins
7. Schedule next meeting for August
8. Discuss planning and logistics for Community Meetings
9. Final Thoughts

MARIN MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN KICK-OFF MEETING

MARIN COUNTY MULTI JURISDICTIONAL LHMP MEETING #3 - 6/9/2016		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. MARK LOCKABY	FAIRFAX	415-458-2370
2. Mike McKinley	Sausalito	(415) 244-5442
3. LARIE NILSEN	TIBURON PD	415 789-2805
4. Nancy Andrews	NOVATO PD	415-899-7066
5. DAVID JEFFRIES	NOVATO	707-483-1098
6. Kelly Crowe	TCM	415-927-5118
7. Alex Westhoff	CDA	415 473-7874
8. Bob Brown	NOVATO	415 899-8538
9. Bob Skye	Marin County	415-473-4281
10. Kristin Drumm	CDA	x6290
11. Felix Meneau	Marin County Flood Control Dist	x 3223
12. Kyra O'Malley	TIBURON	415-4357397
13. Hannah Lee	DPW	x 8011
14. MATT COBB	LARKSPER Fd	415 328 5233
Tom Wald Scott Aaron	MCLV MCPD	415-384-4120 415-473-6166

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING #4

Agenda

8/30/2016

12:00 – 2:00

Marin County Emergency Operations Center

- 1. Sign in sheet**
- 2. Project Roadmap – review of Final Draft**
- 3. LHMP Element Work: Activity Sheet discussion**
- 4. Discuss planning and logistics for Community Meetings**
- 5. Discuss planning and logistics for Public Virtual Engagement**
- 6. CRS Overview / Discussion**
- 7. LHMP related activity Check-ins (Projects, Plans, NOIs)**
- 8. Schedule next meeting**
- 9. Final Thoughts**

MARIN MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN KICK-OFF MEETING

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING #4 - 8/30/2016		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. Tom Johnson	MCSO DES	752 277 27
2. Spencer Robert	MCSO DES	942 2605
3. Mike McKinn	SFPD	415 36-2206
4. Beal, Steve	Police (CAL)	916 472 4287
5. Hannah Lee	Marin SOU	707 2671
6. Alex Westmore	Marin SOU	472 7874
7. Felix Moreau	Marin SOU	472 3223
8. Kyrin O'Malley	Tiburon	478 7397
9. Michele Guindner	San Rafael	478 2342
10. Kristin Drown	CDA	
11. [unclear]	CLM, SOU	927 8067
12. Scott [unclear]	MCLD	972 6500
13.		
14.		

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING #5

Agenda

2/9/2017

10:00 – 12:00

Marin County Emergency Operations Center

- I. Sign in sheet
- II. Project Roadmap – review
- III. Presentation on the public engagement series and workshops
- IV. Review of the draft plan
- V. Update on the SHMP effort and new FEMA R IX HMP Staff.
- VI. Check in on progress on activity sheets.
- VII. Q & A
- VIII. CRS Overview / Discussion
- IX. LHMP related activity Check-ins (Projects, Plans, NOIs)
- X. Schedule next meeting
- XI. Final Thoughts

MARIN MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN ~~KICK-OFF~~ MEETING

MARIN COUNTY, MULTI-JURISDICTIONAL LHMP MEETING #5 - 2/9/2017		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. Hannah Lee	Marin CO DPW	415-473-2671
2. THOMAS JORDAN	MARIN SO	415 253 0267
3. Tom. Welch	MLV	415-320-3852
4. DAVE JEFFRIES	NOVATO	707-483-1098
5. LAURIE K. NILSEN	BELVEDERE TIBURON	415 871-6526
6. Kyra O'Malley	Tiburon	415. 485 7397
7. Alex Westhoff	Marin Co CDA	415 473-7874
8. Kristin Duvvuri	CDA-	415 473 6290
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MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING

Agenda

6/1/2017

1:00 – 3:00

Marin County Emergency Operations Center

1. Sign in sheet
2. Project Roadmap – review of activities to date
3. “Across the line” game plan
4. LHMP Element Work: Activity Sheet discussion
5. CRS Overview / Discussion
6. LHMP related activity Check-ins (Projects, Plans, NOIs)
7. Schedule next meeting
8. Final Thoughts

MARIN MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN KICK-OFF MEETING

MARIN COUNTY MULTI-JURISDICTIONAL LHMP 8/1/2017		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. Robert (Bob) Quinn	CITY OF MARKSPEL (NAMES)	415-927-5028
2. Pippin Cavigliano	FAIRFAX	(415) 847-0282
3. Mike McKinley	SPD	(415) 887-8306
4. Bill Frazee	SANVICENTE PD	415-289-4171
5. MARK LOCKMAY	FAIRFAX	415-458-2370
6. DAVE JEFFRIES	NOVATO	707-483-1098
7. Hannah Lee	DFW - MARI	415-473-2671
8. Alex Westhoff	CDA	415-473-7874
9. Kyr O'Malley	Tiburon	415-435-7397
10. Kelly Crowe	Corte Madera	415-927-5118
11. DREW MCINTYRE	NMWD	415-877-4133
12. R. Kojer	NMWD	415 261-8945
13.		
14.		

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING

Agenda

2/20/2018

10:00 – 12:00

Marin County Emergency Operations Center

1. Sign in sheet
2. Round table introductions
3. Review of County BOS Report citing CRS activity credit
4. Confirm receipt of activity sheets from all MCM LHMP partners
5. Round table any open issues
6. Schedule next meeting
7. Final Thoughts

MARIN MULTI JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN KICK-OFF MEETING

MARIN COUNTY MULTI-JURISDICTIONAL LHMP MEETING - 2/20/2018		
NAME (PRINT CLEARLY)	AGENCY	PHONE NUMBER
1. Todd Salgado	Marin County	415-454-2004
2. [unclear]	[unclear]	[unclear]
2. [unclear]	Marin County	415-454-2004
4. Kyla O'Halley	Tiburon	415-435-3917
5. [unclear]	Tiburon	[unclear]
6. Rachel [unclear]	Marin County	415-454-2004
7. [unclear]	Marin County	415-454-2004
8. [unclear]	Marin County	415-454-2004
9. [unclear]	Marin County	415-454-2004
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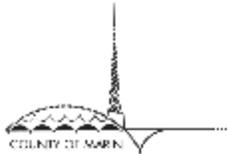
Appendix D

Plan Review Committee

DC3 Position Title	Name
Chairperson	Judy Arnold
Marin Managers	Joe Chinn
Schools	Michael Grant
Emergency Medical Services	Miles Julihn
Access and Functional Needs	Peter Mendoza
MIDC	Denis O’Leary
Transit	Mohamed Osman
Health and Human Services	Lisa Santora
Police Chiefs	Tricia Seyler-Campbell
Public Works	Eric Steger
At Large Representative	Bill Tyler
MCCMC	Catherine Way
Fire Chiefs	Jason Weber
American Red Cross	Debbie Yee
Economic Forum	Garry Lion
District 1	Frank Cox
District 2	Michael McDermott
District 3	Keith Kennedy
District 4	Anne Sands
District 5	Ed Schulze

DC3 = Marin County Disaster and Citizen Corps Council

These Minutes were reviewed and approved by the Disaster Council on June 9, 2016.



**MARIN OPERATIONAL AREA
DISASTER & CITIZEN CORPS COUNCIL**

1600 Los Gatos Drive, Suite 200, San Rafael, CA 94903-4189
(415) 473-6584 FAX (415) 473-7450

Minutes of the March 10, 2016 Meeting

The Regular meeting of the Marin Operational Area Disaster and Citizen Corps Council (DC3) was held Thursday, March 10, 2016.

Council Members Present: Judy Arnold, Frank Cox, Steve Tulsy, Keith Kennedy, Jr., Anne Sands, Ed Schulze, Bill Tyler, Eric Steger, Catherine Way, Jason Weber, Angel Bernal, Denis O'Leary, Mike Grant, and Amy Van Doren. **Council Members Excused:** Katie Rice, Heather Ravani, Joe Chinn, Miles Juihn, Gary Lion, Crystal Silva, and Henry LaRoche.

1. CALL TO ORDER

Marin County Supervisor Judy Arnold ("Chair") called the meeting to order at 3:03 p.m. The meeting was held in the Community Room located at the Central Marin Police Authority, 250 Doherty Drive, Larkspur, California. A quorum was present. The Chair welcomed new members to the council, Catherine Way, representing the Marin County Council of Mayors & Councilmembers, and Denis O'Leary, Marin Interagency Disaster Coalition.

2. APPROVAL OF December 10, 2015 MINUTES

The Chair asked for a Motion to Approve the December 10, 2015 minutes. As submitted to the Council, with no corrections or additions, the Minutes were adopted.

Motion: Schulze / Second: Sands

AYES: ALL

3. CHANGES TO AGENDA: Ursula Hanks will give an update on the Marin Interagency Disaster Coalition (MIDC) during Old Business.

4. PRESENTATIONS: None submitted.

5. NEW BUSINESS

Tsunami Preparedness Week

OES' Ursula Hanks told the council that the Marin County Board of Supervisors passed a Resolution to observe the week of March 20th as Tsunami Preparedness Week. This is in connection with a promotion by the National Tsunami Hazard Mitigation Program. This nationwide event ("know your zone") hopes to raise awareness about tsunami safety, especially for those coastal communities in the tsunami zone, particularly in the Pacific. Ursula said that the State and National Weather Service are planning communications exercises. Also Marin OES has partnered with Marin Public Works, Cal OES, the National Weather Service, and California Geological Survey to host a community workshop in Stinson Beach to be held on Tuesday, March 29, 2016. Presenters will speak about tsunami hazards, alerts &

These Minutes were approved by the Disaster Council on September 8, 2016.



**MARIN OPERATIONAL AREA
DISASTER & CITIZEN CORPS COUNCIL**

1600 Los Gamos Drive, Suite 200, San Rafael, CA 94903-4189
(415) 473-6584 FAX (415) 473-7450

Minutes of the June 9, 2016 Meeting

The Regular meeting of the Marin Operational Area Disaster and Citizen Corps Council (DC3) was held Thursday, June 9, 2016.

Council Members Present: Judy Arnold, Frank Cox, Steve Tulsy, Keith Kennedy, Jr., Ed Schulze, Bill Tyler, Joe Chinn, Heather Ravani, Eric Steger, Catherine Way, Angel Bernal, Denis O'Leary, Mike Grant, Miles Julihn, Garry Lion, and Crystal Silva. **Council Members Excused:** Katie Rice, Jason Weber, Amy Van Doren, and Anne Sands.

1. CALL TO ORDER

Marin County Supervisor Judy Arnold ("Chair") called the meeting to order at 3:03 p.m. The meeting was held in the Assembly Room of the Marin County Sheriff's Department, located at the County's Emergency Operations Facility, 1600 Los Gamos Drive, San Rafael, California. A quorum was present.

2. APPROVAL OF March 10, 2016 MINUTES

The Chair asked for a Motion to Approve the December 10, 2015 minutes. As submitted to the Council, with no corrections or additions, the Minutes were adopted.

Motion: Schulze / Second: Kennedy

AYES: ALL

3. CHANGES TO AGENDA: None submitted.

4. PRESENTATIONS: Mill Valley Community Evacuation Drill

Fire Chief Tom Welch told the council about the City of Mill Valley's annual emergency evacuation drill that took place on Saturday, May 21, 2016 and was designed for the residents of Warner Canyon. This area is home to the Mill Valley Golf Course and adjoined by the Camino Alto Open Space Preserve to the east. Previous to the drill, residents received a letter with instructions on how to participate. At 10:00am on drill day, the emergency sirens activated to alert residents to evacuate to the designated check-in location at the parking lot of Park School. OES activated an emergency notification/alert through AlertMarin, which was sent to all who signed up for AlertMarin. At the check-in after the drill, participants were asked to complete an evacuation survey form. At the Park School, demonstrations and emergency information was provided to the residents by Mill Valley's community emergency partners, FIRESafe Marin, Boy Scouts, PG&E, Salvation Army, American Red Cross, Marin Humane Society, Whistlestop Wheels, Marin Medical Reserve Corps, and the Mill Valley Emergency Preparedness Commission. Some metrics from the drill: 87 Households participated; 155 Residents; 69% received AlertMarin notification the week of the drill; 74% received AlertMarin notification the day of the drill; Only 38% heard the siren.

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Appendix E Public Outreach and Stakeholder Involvement

As described in Section 2.5 of this plan, Public Outreach and Stakeholder Involvement, over 100 public comments were received in the initial phase of public outreach. These comments were used by the Planning Committee to identify community concerns about specific hazards and ideas about how to mitigate those hazards as well as input on social vulnerabilities.

This information was used in the development of the plan as an insight for County and Municipal planners on the perceptions held by community members.

The following Figures represent Public Outreach effort collateral material:

1. Outreach Flyer for the Public Workshops
2. Public Workshop Agenda
3. Media Release to solicit feedback on the Draft Plan
4. News Article example from the Pt. Reyes Light

Figure 1 - Workshop Flyer



The Marin County Multi-jurisdictional Local Hazard Mitigation Plan (MCM LHMP) team invites you to participate in the planning process. Please attend to review identified hazards and mitigation strategies and provide your input on prioritization.

Start today by participating in the Virtual Engagement Session series:
https://www.surveymonkey.com/r/VES_Session1

Marin County Local Hazard Mitigation Plan Public Workshops

The MCM LHMP Team is comprised of County staff and staff from each of the municipalities and participating Special Districts in the County of Marin. For more information, email Tom Jordan (tjordan@marinsheriff.org)

Workshops:

North Marin
 City of Novato Council Chambers
 11/3/16 3-5pm or 6-8pm

Southern Marin
 Mill Valley Community Center
 11/8/16, 3-5pm or 6-8pm

West Marin
 Point Reyes Dance Palace
 11/22/16 3-5pm or 6-8pm



Figure 2 - Workshop Agenda

11/29/2016



Agenda

- Welcome and Introductions
- Project Overview
- MCM LHMP Update Process and Components
- Planning Process
- Plan Components
- Overview of Existing LHMPs in the County
- Project Timeline
- Next Steps
- Question and (hopefully) Answer Session
- Wrap Up

Welcome and Introductions

- Housekeeping
 - Phones = quiet
 - Restrooms through foyer
 - In the event of emergency
 - Question and Answer session

Figure 3 - Media Release Plan Review

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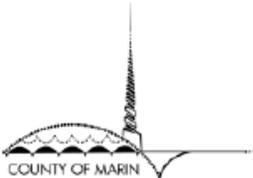
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GOVERNMENT
FOR RESIDENTS
FOR BUSINESS
RECREATION

CONTACTS

You are here: [Home](#) > [County News Releases](#) > [Local Hazard Mitigation Plan](#)

County of Marin - News Releases - Local Hazard Mitigation Plan





NEWS RELEASE

www.marincounty.org/news

For Immediate Release
August 10, 2018

Contact:
 Thomas Jordan
 Program Coordinator
 Marin County Sheriff's Office of
 Emergency Services

Emergency Operations Facility
 1600 Los Gamos Drive
 San Rafael, CA 94903
 (415) 473-6584
 Email: [Thomas Jordan](mailto:Thomas.Jordan@marinsheriff.org)
[Sheriff-Coroner website](http://www.marinsheriff.org)

County Seeks Feedback on Hazard Mitigation Plan

Process to prepare for natural disasters needs updating

San Rafael, CA – Marin County is updating its [Local Hazard Mitigation Plan](#) (LHMP), a document that helps the County government mitigate the impacts of natural disasters, and the invitation is open for public feedback before the document is finalized.

The County last updated its LHMP in 2013. The plan lays out a process to prepare for, and lessen the impacts of, specified natural hazards such as earthquakes, wildfires, and floods. This latest planning effort was broadened to include local towns, cities, and special districts as planning partners.

Staff from the [Marin County Sheriff's Office of Emergency Services](#), the [Marin County Fire Department](#), the [Marin County Community Development Agency](#), and the [Marin County Department of Public Works](#) contributed fresh content to an updated draft of the plan following a series of public meetings. All of Marin's towns and cities are participating in the plan's update along with the North Marin Water District and the Marin County Flood Control and Water Conservation District. The multijurisdictional partnership was formed to pool resources and create a uniform hazard mitigation strategy that can be applied consistently to the defined planning area and used to ensure eligibility for specified grant funding success.

The comment period is open from August 10 through August 24. Comments may be directed to Thomas Jordan, Emergency Services Coordinator, at tjordan@marinsheriff.org.



The Local Hazard Mitigation Plans helps government agencies lessen the impact of natural disasters such as flooding.

Figure 4 - Plan Review Article Pt Reyes Light



County seeks feedback for disaster plan update

By Silas Valentino
12/01/2016

Imagine that you are building a sandcastle near a rising tide. To counteract the risk of destruction from incoming waves, you dig a moat to combat disaster if and when it occurs. This is the visual Tom Jordan, emergency services coordinator for the Marin County Sheriff's Office, used to describe emergency mitigation planning during a public workshop in Point Reyes Station last week. "It's us considering the risks and strategy" so that when a catastrophe hits, Marin will be better prepared to receive aid, he said. And, he added, "rich uncle FEMA wants to know of our effort." The Federal Emergency Management Agency requires that state, local and tribal governments update their disaster mitigation plans every five years, and the Marin County Multi-Jurisdiction Local Hazard Mitigation Plan is on track for its spring 2017 deadline. The plan is a partnership between the Marin County Sheriff's Office, the Marin County Fire Department, the Marin County Department of Public Works and the Marin County Community Development Agency. As part of the update, Mr. Jordan wrapped up a series of outreach workshops that described the update process, and solicited public comment through an online survey. He said he expects to receive more than 200 individual responses to the survey, which is available at surveymonkey.com/r/VES_Session1. The short survey asks participants to define which hazard they believe is the greatest threat in their area—earthquake, tsunami, flood or fire—and it provides information about how to prepare for those disasters. "The mood on the [update] process and eventual plan is positive," Mr. Jordan said.

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Appendix F

Plan Maintenance

The Planning Committee has developed the following revised approach to the MCM LHMP plan maintenance. In addition to hosting quarterly review meetings, every 12 months from plan adoption the Marin County Sheriff's OES will email each member of the Planning Committee an Annual Review Questionnaire to complete. The Annual Review Questionnaire will include the following requests:

- 1) Provide a summary of any hazard events that occurred during the prior year and their impact on your community.
- 2) Provide a review of successful mitigation initiatives identified in your jurisdictions existing/prior LHMP (if applicable). Provide comment on why targeted strategies were not completed.
- 3) Re-evaluation of the action plan to determine if the timeline for identified projects needs to be amended (such as changing a long-term project to a short-term project because of funding availability).
- 4) Provide recommendations for new projects.
- 5) Provide recommended changes in, or potential for, new funding options (e.g. grant opportunities).
- 6) Provide recommendation on integration of new data such as GIS data and mapping used to inform the Plan.
- 7) Identify the impact of any other planning programs or initiatives within the community that involve hazard mitigation.
- 8) Attach any additional important notes on vulnerability analysis and hazard mitigation planning for your community (e.g. attach annual reports regarding plan implementation).

The Marin County Sheriff's OES will collect all completed questionnaires and determine if the MCM LHMP needs to be updated to address new or more threatening hazards, new technical reports or findings, and new or better-defined mitigation projects. The Marin County Sheriff's OES will summarize these findings and email them out to the Planning Committee. If the Marin County Sheriff's OES believes that the MCM LHMP needs to be updated based on the findings, then department will request that the Planning Committee attend a MCM LHMP update meeting.

In addition, the implementation strategy will be monitored and updated through the use of the Mitigation Project Progress Report or a FEMA annual report. During each annual review, each department or agency currently administering a FEMA mitigation project will submit a progress report or quarterly reports to the Marin County Sheriff's OES to review and evaluate. The

progress report will discuss the current status of the mitigation project, including any changes made to the project, identify implementation problems, and describe appropriate strategies to overcome them. After considering the findings of the submitted progress reports, the Marin County Sheriff's OES may request that the implementing department or agency meet to discuss project conditions.

In addition to quarterly meetings, the Annual Review Questionnaire, the Mitigation Project Progress Report or FEMA annual report, and any other meetings, the Planning Committee will reinitiate the plan update process MCM LHMP every 4 years to meet the 5 year planning cycle. To ensure that this update occurs, within the first six months of the fourth year following plan adoption, the Planning Committee will undertake the following update process activities:

- Research funding available to assist in MCM LHMP update (and apply for funds that may take up to one year to obtain)
- Thoroughly analyze and update the risk of natural hazards in the communities of Marin County
- Complete a new Annual Review Questionnaire and review previous questionnaires
- Provide a detailed review and revision of the mitigation strategy
- Prepare a new implementation strategy
- Prepare a new draft MCM LHMP and submit it to the local participants governing bodies for adoption
- Submit an updated MCM LHMP to CalOES and FEMA for approval
- Submit approved MCM LHMP to governing bodies of each jurisdiction participating in the plan

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APPENDIX G

Marin County

Appendix G

Marin County

Table G-1. Vulnerability of Structures in Unincorporated Marin

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	19,441	100%	3057	100%	368	100%	12	100%	17	100%
Flood	3350	17%	353	12%	142	39%	12	100%	4	23.5%
Fire	15022	77%	2180	71%	240	65%	1	8%	4	23.5%
Tsunami	1485	8%	247	8%	96	26%	11	92%	2	11.8%
Landslide	3432	18%	545	18%	36	10%	0	0%	2	11.8%
Dam Inundation	524	3%	86	3%	61	17%	0	0%	0	0%

Table G-2. Vulnerability of Transportation in Unincorporated Marin

	Roads		Railroads	
	Miles	% of Total	Miles	% of Total
Earthquake	945	100%	8	100%
Flood	175	19%	8	100%
Fire	450	48%	1	13%
Tsunami	68	7%	1.2	15%
Landslide	392	41%	0	0%
Dam Inundation	48	5%	0	0%

Table G-3. Vulnerability of Communication in Unincorporated Marin

	MERA	
	Number	% of Total
Earthquake	6	100%
Flood	0	0%
Fire	1	16%
Tsunami	0	0%
Landslide	4	67%
Dam Inundation	0	0%

APPENDIX G

Marin County

Table G-4. Vulnerability of Power in Unincorporated Marin

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Miles	% of Total	Miles	% of Total
Earthquake	14	100%	6	100%	2	100%	65	100%	22.2	100%
Flood	8	57.1%	2	33.3%	0	0%	7.5	11.5%	1.4	6.3%
Fire	7	50%	3	50%	2	100%	9.5	14.6%	3.3	14.9%
Tsunami	2	14.3%	0	0%	0	0%	4	6.2%	0	0%
Landslide	3	21.4%	1	16.7%	0	0%	20.6	31.7%	1.7	7.7%
Dam Inundation	1	7.1%	1	16.7%	0	0%	1.6	2.5%	0	0%

Table G-5. Vulnerability of Water/Sewage in Unincorporated Marin

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	3	100%		
Flood	1	33.3%		
Fire	2	66.7%		
Tsunami	0	0%		
Landslide	0	0%		
Dam Inundation	0	0%		

Table G-6. Vulnerability of Critical Facilities in Unincorporated Marin

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	21	100%	26	100%	12	100%	2	100%
Flood	3	14.3%	1	3.8%	0	0%	2	100%
Fire	9	42.9%	16	61.5%	3	25%	0	0%
Tsunami	1	4.8%	1	3.8%	0	0%	0	0%
Landslide	1	4.8%	3	11.5%	0	0%	0	0%
Dam Inundation	1	4.8%	3	11.5%	2	16.7%	0	0%

APPENDIX G

Marin County

Table G-7. Unincorporated Marin County Human and Technical Resources for Hazard Mitigation

Staff/Personnel Resources	Department or Agency	Principal Activities Related to Hazard Mitigation
Planner(s), engineer(s) and technical staff with knowledge of land development, land management practices, and natural hazards.	Community Development Agency, Department of Public Works	<p>Develops and maintains the General Plan, including the Safety Element.</p> <p>Develops area plans based on the General Plan, to provide more specific guidance for the development of more specific areas.</p> <p>Reviews private development projects and proposed capital improvements projects and other physical projects involving property for consistency and conformity with the General Plan.</p> <p>Anticipates and acts on the need for new plans, policies, and Code changes.</p> <p>Applies the approved plans, policies, code provisions, and other regulations to proposed land uses.</p>
Engineer(s), Building Inspectors/Code Enforcement Officers or other professional(s) and technical staff trained in construction requirements and practices related to existing and new buildings.	Community Development Agency, Department of Public Works	Oversees the effective, efficient, fair, and safe enforcement of the California Building Code
Engineers, construction project managers, and supporting technical staff.	Community Development Agency, Department of Public Works	Provides direct or contract civil, structural, and mechanical engineering services, including contract, project, and construction management.
Engineer(s), project manager(s), technical staff, equipment operators, and maintenance and construction staff.	Department of Public Works	Maintains and operates of a wide range of local equipment and facilities as well as providing assistance to members of the public. These include providing sufficient clean fresh water, reliable sewer services, street maintenance, storm drainage systems, street cleaning, street lights and traffic signals.
Floodplain Administrator	Department of Public Works	Reviews and ensures that new development proposals do not increase flood risk, and that new developments are not located below the 100 year flood level. In addition, the Floodplain Administrator is responsible for planning and managing flood risk reduction projects throughout the local jurisdiction.
Emergency Management	Sheriff Office of Emergency Services	Maintains and updates the Emergency Operations Plan for the local jurisdiction. In addition, coordinates local response and relief activities within the Emergency Operation Center, and works closely with local, state, and federal partners to support planning and training and to provide information and coordinate assistance.
Procurement Services Manager	GSA	Provides a full range of municipal financial services, administers several licensing measures, and functions as the local jurisdiction's Procurement Services Manager.

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Table G-8. Marin County Financial Resources for Hazard Mitigation

Type	Subtype	Administrator	Purpose	Amount
Local	General Fund	WPD Director	Program operations and specific projects.	Variable.
	WPD/Property Tax, Land Development fees		IWPP/CIP	
Federal	Hazard Mitigation Grant Program (HMGP)	Federal Emergency Management Agency (FEMA)	Supports pre- and post-disaster mitigation plans and projects.	Available to California communities after a Presidentially declared disaster has occurred in California. Grant award based on specific projects as they are identified by eligible applicants.
	Pre-Disaster Mitigation (PDM) grant program	FEMA	Supports pre-disaster mitigation plans and projects.	Available on an annual basis as a nationally competitive grant. Grant award based on specific projects as they are identified (no more than \$3M federal share for projects).
	Flood Mitigation Assistance (FMA) grant program	FEMA	Mitigates repetitively flooded structures and infrastructure.	Available on an annual basis, distributed to California communities by the California Office of Emergency Services (Cal OES). Grant award based on specific projects as they are identified.
	Assistance to Firefighters Grant (AFG) Program	FEMA/USFA (U.S. Fire Administration)	Provides equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards.	Available to fire departments and nonaffiliated emergency medical services providers. Grant awards based on specific projects as they are identified.
	Community Block Grant Program Entitlement Communities Grants	U.S. HUD (U.S. Department of Housing and Urban Development)	Acquisition of real property, relocation and demolition, rehabilitation of residential and non-residential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes.	Available to entitled cities. Grant award based on specific projects as they are identified.

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Federal (cont)	Community Action for a Renewed Environment (CARE)	U.S. Environmental Protection Agency (EPA)	Through financial and technical assistance offers an innovative way for a community to organize and take action to reduce toxic pollution (i.e., stormwater) in its local environment. Through CARE, a community creates a partnership that implements solutions to reduce releases of toxic pollutants and minimize people's exposure to them.	Competitive grant program. Grant award based on specific projects as they are identified.
	Clean Water State Revolving Fund (CWSRF)	EPA	The CWSRF is a loan program that provides low-cost financing to eligible entities within state and tribal lands for water quality projects, including all types of non-point source, watershed protection or restoration, estuary management projects, and more traditional municipal wastewater treatment projects.	CWSRF programs provided more than \$5 billion annually to fund water quality protection projects for wastewater treatment, non-point source pollution control, and watershed and estuary management.
	Public Health Emergency Preparedness (PHEP) Cooperative Agreement.	Department of Health and Human Services' (HHS') Centers for Disease Control and Prevention (CDC)	Funds are intended to upgrade state and local public health jurisdictions' preparedness and response to bioterrorism, outbreaks of infectious diseases, and other public health threats and emergencies.	Competitive grant program. Grant award based on specific projects as they are identified.
	Homeland Security Preparedness Technical Assistance Program (HSPTAP)	FEMA/DHS	Build and sustain preparedness technical assistance activities in support of the four homeland security mission areas (prevention, protection, response, recovery) and homeland security program management.	Technical assistance services developed and delivered to state and local homeland security personnel. Grant award based on specific projects as they are identified.

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Table G-9. Marin County, Legal and Regulatory Resources for Hazard Mitigation

Regulatory Tool	Name	Description (Effect on Hazard Mitigation)	Hazards Addressed	Mitigation, Preparedness, Response, or Recovery	Affects Development in Hazard Areas?
Plans	Countywide Plan: Water Resources, Environmental Hazards, and Public Safety Sections (2007, updated 2015)	Describes hazard areas and regulates current and future development based on known hazard areas.	Earthquake, landslides, fires, flooding	Mitigation & Preparedness	Yes
	Local Coastal Program (last updated 1981)	Pursuant to the California Coastal Act, Marin County's Local Coastal Program guides land use and development to ensure protection of public access and other coastal resources along Marin County's Pacific coastline. Included is a hazards section with policies that guide development standards and project review for areas subject to hazards including flooding, bluff retreat, earthquakes, and coastal erosion.	Earthquake, flooding, coastal erosion, landslides	Mitigation & Preparedness	Yes
	City/District Emergency Response Plan or Emergency Operations Plan	Describes what the local jurisdiction's actions will be during a response to an emergency. Includes annexes that describe in more detail the actions required of the local jurisdiction's departments/agencies. Further, this plan describes the role of the Emergency Operation Center (EOC) and the coordination that occurs between the EOC and the local jurisdiction's departments and other response agencies. Finally, this plan describes how the EOC serves as the focal point among local, state, and federal governments in times of disaster.	Varied	Response	No
Plans (cont)	Area Housing Authority Organizational Emergency Response Plan	Enhances the Area Housing Authority's ability to effectively respond to emergencies by establishing procedures and assigning responsibilities	Seismic events, wildfire, floods and mudslides, train derailment, dam failure, hazardous spills, terrorism, transportation accidents, plan crashes	Preparedness, Response and Recovery	No
	Marin Stormwater Resource Plan (SWRP)	SWRP is a watershed-level resource planning document covering the County and Marin's 11 cities that describes watershed issues, identifies project opportunities with multiple benefits, and creates a prioritized list of project opportunities	Stormwater	Mitigation & Preparedness	Yes

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		based on quantifying multiple benefits.			
Policies	Code of Ordinances	The purpose of this code is to establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation, and safety to life and property from fire and other hazards attributed to the built environment; to regulate and control the demolition of all buildings and structures, and for related purposes.	Flooding, Wildfire, Earthquake	Mitigation, Preparedness, and Response	Yes

The following actions were included in the County of Marin’s prior local hazard mitigation plan. Many of these actions are being implemented by the Marin County Flood Control & Water Conservation District which is staffed by the County of Marin. Table G-10. Evaluation of Existing County of Marin and Marin County Flood Control & Water Conservation District Current and Potential Hazard Mitigation Projects and Programs indicates the status of these actions. Table G-11. Current and Potential Hazard Mitigation Projects and Programs to be carried out by or in partnership with County of Marin and/or Marin County Flood Control & Water Conservation District includes details and actions being considered in addition to those in Table 4-2. Potential Common Mitigation Actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables G-1 through G-6).

Table G-10. Evaluation of Existing County of Marin and Marin County Flood Control & Water Conservation District Current and Potential Hazard Mitigation Projects and Programs

Status	Project or Program Name and Description	Timeline
Ongoing	<p>Seismic Retrofit of County-owned buildings not current to code.</p> <p>Goal is for all County-owned buildings to comply with current codes and standards for public safety.</p> <p>The specific work plan for implementation of the project will be informed by the seismic data assessment and asset management database creation underway over the next 3-5 years.</p> <p>Next steps for County-owned buildings include working on the jail and Hall of Justice at the Civic Center, and the Fire and Sheriff station at Point Reyes Station. The next MCM LHMP should include a project for input of the seismic assessment data into a database. Individual building projects are being identified through the seismic assessment.</p> <p>Public Works is currently working on several facility renovations and design projects on County facilities:</p> <p>(1) West Marin Service Center, Point Reyes Station: Expansion of existing facility that includes additional office areas, interview rooms, a community room,</p>	2012-2025

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	<p>and other utility upgrades. Upon completion in mid-2018, the facility will comply with the 2013 California Building Code.</p> <p>(2) Civic Center Roof Replacement: The complete removal of all adhered roofing systems, repair of the concrete domes, and installation of a new roofing system. Inspection of the existing structural concrete of the roof domes will be undertaken during the project.</p> <p>(3) Tomales Fire Station- Replacement: Project is currently under design and consists of the complete replacement of the current 3,500 sf facility with a new, 8,600 sf state-of-the art fire station. All design will comply with the existing CA Building Code.</p> <p>(4) 120 N. Redwood- Seismic Assessment: DPW coordinated a seismic assessment of the facility in late 2017 for a required Employment Development Department (EDD) certification.</p> <p>(5) Marin Center- Seismic Assessment of the Veteran's Memorial Auditorium & Exhibit Hall: Seismic Assessments of these two facilities, which are part of the County's Marin Center campus (i.e., cultural events center, fairgrounds, and conference/convention facility). The assessment will guide future strategic planning for improvements within the campus. Currently seeking HMGP funding for implementation of seismic retrofits.</p> <p>Additionally, the Marin County Flood Control and Water Conservation District is preparing to implement seismic upgrades (bolting and anchoring pumps and roof) to the Cove Pump Station building in Tiburon. Staff also continue gathering available seismic assessment data on County-owned (and possibly leased sites in the future) facilities. This information will be brought into an asset management database, which is in the early stages of development, and will support risk assessment and work plan development</p>	
Ongoing	<p>Ross Valley 10 Year Work Plan</p> <p>Initiated environmental review for the overall program as well as several projects, and made progress on feasibility studies for key flood risk reduction projects. Due to high level of public outreach and inter-agency coordination required, work plan will be reduced in scope and timeline will extend beyond 2022, to at least 2027.</p>	2012 to 2027 and likely beyond
Ongoing	<p>Marin County Watershed Program</p> <p>1st phase complete. Completed 16 studies as part of 1st phase and identified potential projects in Novato, Gallinas, Richardson's Bay, and Stinson Beach watersheds. Second phase is yet to be funded.</p>	Phase 1 – 2008 to 2017 Phase 2 - TBD
Ongoing	<p>Las Gallinas Levee Evaluation</p> <p>Completed Phase 1 of Evaluation and prepared preliminary design for system improvements (funding shortfall identified). Next phase of evaluation on hold indefinitely due to U.S. Army Corps of Engineers program limitations. With grant funding from other sources, would proceed with smaller-scale system improvements. A 2016 request for FEMA HMGP funding for "spot improvements" of the system was denied, and the request was resubmitted in 2017 for system-wide improvements (pending review). If FEMA funding is approved, levee system improvements could be made as early as 2020.</p>	Phase 1 – 2008 to 2014 Phase 2 - TBD
Ongoing	<p>Marin County Structure Elevation Program</p> <p>For individual homeowners to elevate their homes above the base flood elevation with FEMA HMA funding.</p> <p>Advertised program and submitted funding applications to CalOES/FEMA for homes across the County (both incorporated and unincorporated).</p> <p>If FEMA funding is approved, could proceed with home elevation projects at up to 16 homes as early as 2019. Program may be ongoing.</p>	2016 to TBD

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Table G-11. Current and Potential Hazard Mitigation Projects and Programs to be carried out by or in partnership with County of Marin and/or Marin County Flood Control & Water Conservation District

No.	Description	Hazard Addressed	New or Existing Construction	Responsible Agency	Potential Funding Source	Timeline
1	Acquire electric bikes and safety equipment for official use during major disasters such as earthquakes to facilitate transportation and response.	All	New	Any and All Departments	State and Federal Grants, local matching funds potential	0-5 years
2	Marin Center Facilities Seismic Retrofits - two significant structures of the Marin Center, the Veterans' Memorial Auditorium and the Marin Exhibit Center, do not meet the Basic Performance Objective for Existing Buildings (BPOE), defined in the ASCE 41 standard for Seismic Evaluation and Retrofit of Existing Buildings, and the performance objective required by the California Building Code. The proposed intervention will correct the identified seismic deficiencies and improve the seismic performance to meet the performance objective for State-owned buildings of the California Building Code.	Earthquake	Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years
3	San Anselmo Flood Risk Reduction Project (formerly Memorial Park - includes Building Bridge #2 and the Former Sunnyside Nursery flood diversion and storage basin)	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
4	Corte Madera Creek Flood Risk Management Project, Phase I (Formerly Phoenix Lake detention basin)	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
5	Azalea Ave Bridge Replacement	Flood	Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
6	Nokomis Ave Bridge Replacement	Flood	Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
7	Madrone Ave Bridge Replacement	Flood	Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
8	Winship Bridge Replacement	Flood	Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
9	Sycamore Ave Bridge Replacement	Flood	Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds	0-5 years

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					potential	
10	Lower Corte Madera Creek Improvements- Hillview Drainage	Flood	New	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
11	Continue supporting the Sonoma County Water Agency led Advanced Quantitative Precipitation Information effort. DWR and potentially FEMA grant funding will be used to place new X-band radar units throughout the Bay Area to provide more precise rainfall forecasting for atmospheric rivers.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
12	Restore Pacheco Pond and peak flood flow diversion to wetlands to improve water quality and habitat. Upgrade tide gates.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5+ years
13	Restore Deer Island Basin to Full Tidal Conditions.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	3-5 years
14	Rush Creek Drainage Improvements	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	2-3 years
15	Novato Levee Evaluation, Improvements, and Repairs	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	Ongoing, 0-5 years
16	Upgrade stormwater pump stations: Farmers, Cheda, and Lynwood.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	Varies, 0-5 years
17	Simmons Slough Water Management System – Flood risk Reduction Project	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	2-3 years
18	City of Novato Drainage Improvements per Storm Drain Masterplan	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
19	Encourage property owners located in the dam or levee inundation hazard areas to purchase voluntary flood insurance.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	Ongoing,
20	Build Flood Flow Bypass from Easkoot Creek. Likely to include wetland and riparian habitat restoration.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds	5-10 years

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					potential	
21	Santa Venetia Timber-Reinforced Berm Improvement Project	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
22	Meadow Drive Interceptor and Ditch Upgrades	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
23	Santa Venetia Pump Station No. 4 Upgrades	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	~5 years
24	Pump Station No. 2 Upgrade, Outfall Rehabilitation, and interconnection to Pump Station No. 1	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5+ years
25	Pump Station No. 5 Upgrade (including address leaking tide gate adjacent)	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
26	Corrillo Drive Pipe Rehabilitation and Gate	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	1-2 years
27	Santa Venetia and Rafael Meadows Street Drain Upgrades	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
28	Gallinas Creek Geomorphic Dredge to support navigation and storm drain outfall.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years
29	McInnis Park Wetland Restoration	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years
30	Levee Setback and Upgrade Project, Wetland Restoration on County property near San Rafael Airport.	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	unknown
31	Pump Station No. 1 Upgrade (SCADA)	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years
32	Estancia Ditch and Pump Station Upgrades	Flood	New and Existing	Public Works/ Flood	State and Federal Grants, local matching funds	0-5 years

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				Control	potential	
33	Cove Pump Station Improvements, including generator installation	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-1 year
34	Tiburon Street Drainage Improvements	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	unknown
35	Karen Way Ditch Improvements	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5-years
36	Strawberry Levee Improvements	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5-years
37	West Creek Flood Wall	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5+ years
38	East Creek Outfall Modifications (tidal)	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	3 years
39	Mill Valley Comprehensive Flood Control & Drainage Master Plan	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	3 years
40	Coyote Creek Levee Improvements	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years
41	Marin City Drainage Improvements	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
42	Richardson Bay Shoreline Protection	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5+ years
43	Bothin Marsh Restoration and Beneficial Reuse of Coyote Creek sediments (removed for flood control)	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5+ years
44	Manzanita Modifications (Caltrans)	Flood	New and Existing	Public Works/ Flood	State and Federal Grants, local matching funds	ongoing

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				Control	potential	
45	Lower Ryan Creek Pump Station Study and Upgrades	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5+ years
46	Crest Marin, Cardinal, and Shoreline Pump Station Upgrades	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	3-5 years
47	Arroyo Corte Madera del Presidio Riverine Flood Risk Reduction	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years
48	Flood Preparedness Pilot Program	Flood	New and Existing	Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
49	Consider sea level rise adaptation findings and recommendations from CSMART	Flood	New and Existing	Community Development/ Public Works/ Flood Control	State and Federal Grants, local matching funds potential	Ongoing
50	Initiate Community Plans for Adapting to Coastal Hazards in conjunction with community members and asset managers for site scale planning around vulnerable assets of community wide importance (roadways, utilities, etc.). Specific tasks may include identifying subarea boundaries for prioritization based on flood frequency, impacts and more; and conduct engineering studies with cost estimates to evaluate alternatives which may include armoring, elevation, realignment, etc.	Flooding (coastal)	Existing – focus should be on existing infrastructure.	Community Development/ Public Works/ Flood Control	State and Federal Grants, local matching funds potential	Ongoing
51	Develop a “Homeowners Guide to Flood Preparedness” to help property owners navigate regulatory system and funding opportunities to retrofit homes to accommodate sea level rise and storms. Topics could cover the County Permitting process, permit development requirements, agency compliance (FEMA, CA Coastal Commission) and technical information and guidance on home retrofitting options including elevation and floodproofing. The Guide could be mailed to homeowners, available in libraries, posted online and presented in public workshops.	Flooding (coastal and riverine)	Existing – residential and commercial buildings subject to current and/or future flooding.	Community Development/ Public Works/ Flood Control	State and Federal Grants, local matching funds potential	0-5 years
52	Follow all four phases of FEMA's How-to-Guide: "Integrating Historic Property and Cultural Resource Considerations into	All	Existing – historic buildings and other	Community Development/ Public Works/ Flood	State and Federal Grants, local matching funds	0-5 years

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	Hazard Mitigation Planning" to develop and implement a mitigation plan for at risk cultural resources.		cultural resources exposed to hazards	Control	potential	
53	Conduct a comprehensive finished floor-elevation inventory to fully assess West Marin building flood vulnerabilities.	Flooding (coastal and riverine)	Existing	Community Development/ Public Works/ Flood Control	State and Federal Grants, local matching funds potential	5 years?
54	Protect and restore natural buffers which may include wetland and beach/dune habitat.	Flooding (coastal and riverine)	Existing	Community Development/ Marin County Parks and OpenSpace District/ Public Works	State and Federal Grants, local matching funds potential	Ongoing
55	Assess bulkheads surrounding Tomales Bay to determine their structural integrity and continued capability to protect surrounding homes, roadways and other assets from flooding.	Flooding (coastal)	Existing	Community Development	State and Federal Grants, local matching funds potential	Ongoing
56	Establish additional local funding mechanisms for increased flood and fire mitigation.	Fire	Existing	Marin County Fire/ Community Development/ Marin County Parks and OpenSpace District/ Public Works	State and Federal Grants, local matching funds potential	Ongoing

APPENDIX H

City of Belvedere

Appendix H

City of Belvedere

City of Belvedere

The City of Belvedere had an estimated population of 2,068 in 2010, with 1,045 housing units in the City. The City has a total area of 2.406 square miles. The median income for a household in the City was \$130,796 and the per capita income for the City was \$113,595. Approximately 2.9 percent of families and 5.7 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Belvedere was incorporated as a city in 1896.

Table H-1. Vulnerability of Structures in Belvedere

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	773	100%	87	100%	11	100%	0	N/A	1	100%
Flood	334	43%	41	47%	9	82%	0	N/A	0	0%
Fire	493	64%	51	59%	5	45%	0	N/A	1	100%
Tsunami	339	44%	42	48%	9	82%	0	N/A	0	0%
Landslide	93	12%	14	16%	0	0%	0	N/A	0	0%
Dam Inundation	0	0%	0	0%	0	0%	0	N/A	1	100%

Table H-2. Vulnerability of Transportation in Belvedere

	Roads		Ferry Landing		Railroad	
	Miles	% of Total	Number	% of Total	Miles	% of Total
Earthquake	13	100%	1	100%	0	N/A
Flood	4	31%	1	100%	0	N/A
Fire	10	77%	0	0%	0	N/A
Tsunami	5	38%	1	100%	0	N/A
Landslide	3	23%	0	0%	0	N/A
Dam Inundation	0	0%	0	0%	0	N/A

Table H-3. Vulnerability of Communication in Belvedere

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

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Table H-4. Vulnerability of Power in Belvedere

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Flood	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Fire	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Landslide	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A

Table H-5. Vulnerability of Water / Sewage in Belvedere

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A
Flood	0	N/A	0	N/A
Fire	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A
Landslide	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A

Table H-6. Vulnerability of Critical Facilities in Belvedere

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	0	0	1	100%	1	100%	0	N/A
Flood	0	0	0	0%	0	0%	0	N/A

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Fire	0	0	0	0%	0	0%	0	N/A
Tsunami	0	0	1	100%	0	0%	0	N/A
Landslide	0	0	0	0%	0	0%	0	N/A
Dam Inundation	0	0	0	0%	0	0%	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table H-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables H-1 through H-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table H-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table H-7. Evaluation of Prior Mitigation Actions in Belvedere

Action Number / Name	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan
2011 ABAG Plan Annex Strategy Priorities					
Implement the goals and objectives set forth in the Flood Mitigation Plan		X		X	X
Fund study and possible repair to elevation of rip rap at Bay, adjacent to San Rafael Avenue		X		X	X
Update Tiburon Peninsula Joint Disaster Plan		X		X	X
Educational and training outreach to community regarding disaster preparedness, personal awareness, and flood insurance		X		X	X
Update staff training under SEMS & other applicable disaster response training programs		X		X	X
Develop recommendations based on future California or US Geological landslide & tsunami mapping & studies		X		X	X
Implement recommendations based on future California or US Geological landslide & tsunami mapping & studies		X		X	X

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City of Belvedere

2011 Flood Mitigation Plan Objectives					
Objective 1: Obtain FEMA Accreditation of the Beach Road and San Rafael Avenue Levees and Revision of the FEMA Flood Insurance Rate Map					
Feasibility Study for Beach Road and San Rafael Avenue Levees		X		X	X
Hydrology/Hydraulic Study of Interior Drainage System		X		X	X
Permit, Design, and Construct Modifications to Levees and Improvements to Interior Drainage System		X		X	X
FEMA Accreditation of Levees		X		X	X
Objective 2: FEMA's Community Rating System					
Implement System		X		X	X
Objective 3: Update and Enforce City Codes and Ordinances to Minimize the Flood Hazard Risk					
Continue to enforce the City Flood Ordinance		X		X	X
Continue to comply with all requirements of the NFIP		X		X	X
Explore potential for enhancing current building codes or design standards that will result in reduced surface runoff to interior drainage system		X		X	X
Objective 4: Increase the mitigation capability of residents, business owners, and others who could be affected by floods					
Continue to use the TENS flood warning system		X		X	X
Continue Get Ready		X		X	X
Explore use of Belvedere Lagoon for flood protection		X		X	X
Objective 5: Increase the City's Capabilities to Respond and Recover from Emergencies and Disasters Caused by Flood Hazards					
Develop/Disseminate Warning Protocols/Procedures		X		X	X

Table H-8. Current and Potential Hazard Mitigation Projects and Programs

Ongoing Mitigation Activities	Responsible Department or Agency	Timeframe	Funding
Fund study and possible repair to elevation of rip rap at Bay, adjacent to San Rafael Avenue	City Engineer	5-year	Not Identified
Update Tiburon Peninsula Joint Disaster Plan	City Manager, Joint Disaster Council & Town of Tiburon	5-year	Not Identified
Educational and training outreach to community regarding disaster preparedness, personal awareness, and flood insurance	City Manager &	5-year	Not Identified

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	Joint Disaster Council		
Update staff training under SEMS & other applicable disaster response training programs	City Manager	Ongoing	Not Identified
Develop recommendations based on future California or US Geological landslide & tsunami mapping & studies	City Engineer	Unknown	Unknown
Implement recommendations based on future California or US Geological landslide & tsunami mapping & studies	City Engineer	Unknown	Unknown
Feasibility Study for Beach Road and San Rafael Avenue Levees	City Engineer/Public Works	5-year	General Fund
Hydrology/Hydraulic Study of Interior Drainage System	City Engineer/Public Works	5-year	General Fund
Permit, Design, and Construct Modifications to Levees and Improvements to Interior Drainage System	City Engineer/Public Work	5-year	T.B.D.
FEMA Accreditation of Levees	City Engineer/Public Work	5-year	N/A
Implement FEMA Community Rating System	Planning/Building	5-year	General Fund
Explore potential for enhancing current building codes or design standards that will result in reduced surface runoff to interior drainage system	Planning/Building, Public Works	Ongoing	General Fund
Continue to use the AlertMarin flood warning system	Police, Marin County Office of Emergency Services	Ongoing	General Fund
Continue Get Ready	Police, Tiburon Fire Protection District	Ongoing	General Fund
Explore use of Belvedere Lagoon for flood protection	City Engineer/Public Works, BLPOA	5-year	General Fund
Develop/Disseminate Warning Protocols/Procedures	Police	5-year	General Fund
Continue Disaster Preparedness Website	City Website Manager, Tiburon Fire Protection District	Ongoing	General Fund
Continue Joint Disaster Advisory Council	City Councils of Belvedere and Tiburon	Ongoing	General Fund
Disaster Preparedness Education	City Manager & Joint Disaster Council	Ongoing	General Fund
Block Captain Program	City Manager & Joint Disaster Council	Ongoing	General Fund
Sand Bag Program	City Manager & Joint Disaster Council	Ongoing	General Fund
Dead Tree Removal	Public Works	Ongoing	General Fund
Sea Wall Repair Renovation (two projects)	Public Works	Ongoing	General Fund
	Responsible Department or Agency	Timeframe	Funding
Evacuation decal project with Tiburon	City Manager & Joint Disaster Council	5-year	General Fund

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Culvert repair/replacement on San Rafael Ave at Lagoon where flooding occurred. (Belvedere-Tiburon joint project)	Public Works	5-year	General Fund
Beach Road sea wall repair renovation phase 1	Public Works	5-year	General Fund
Phase 2 sea wall long-term sustainability project. Identify and implement flood and sea level rise protection for island residents and lagoon properties	Public Works	5-year	Unknown
Sidewalk repairs	Public Works	Ongoing	General Fund
Hillside stability database/rating system	Public Works	Unknown	Unknown
Program or protection against damage from loose boats in Richardson Bay	Public Works	Unknown	Unknown

Table H-9 Planning Mechanisms, Regulatory Tools, and Resources		
Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	2010 General Plan 'Belvedere 2030'	The General Plan outlines long-term direction for development and policy. It describes hazard areas and regulates current and future development based on known hazard areas. As this plan gets updated there is potential to improve it with updated risk information and strategies.
Plan	Hazard Mitigation Plan 2011 ABAG Annex	This Hazard Mitigation Plan and its predecessors identify risks from natural hazards present in the City/Town and includes strategies to reduce these risks.
Plan	Capital Improvement Plan	The Capital Improvement Plan (CIP) directs construction activities for City owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure. As this plan gets updated there is potential to improve it with updated strategies.
Plan	2011 Flood Mitigation Plan	This plan includes more specific information on Flood Mitigation, including listing additional resources, goals, strategies, and actions.
Policy	Zoning Ordinance	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Policy	Municipal Code	<p>The Muni Code includes several sections that address hazard mitigation.</p> <p>Title 2: Administration and Personnel; Chapter 2.32 Disaster Council and Emergency Services This Chapter provides for the preparation and carrying out of plans for the protection of persons and property within this City in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of this City with all other public agencies, corporations, organizations and affected private persons.</p> <p>Title 8: Health and Safety; Chapter 8.36 Urban Runoff and Pollution Prevention; Section 8.36.100 Watercourse Protection This Section requires property owners to keep watercourse that pass through private properties free of obstructions that could retard the flow of water through the watercourse and not modify the natural flow of water in a watercourse.</p> <p>Title 16: Building and Construction; Chapter 16.20 Flood Damage Prevention This Chapter prevents or minimizes flood damage in flood hazard areas by regulating construction and other land use activities.</p>
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	City Planning, Building, and Public Works Departments	These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for City-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	City Police Department	The Belvedere Police Department conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.

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Personnel	Tiburon Fire Protection District	The Tiburon Fire District protects the town of Tiburon, the city of Belvedere, and the surrounding area. The Fire District's boundaries represent a diverse community with responsibility for commercial, residential, wildland / urban interface, and parts of the San Francisco Bay. The Fire Protection District supports implementation of mitigation actions that reduce the risk of wildfire.
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	City Block Captain Program	The block-captain program trains volunteers throughout the community to act as a conduit between neighbors and emergency services in the case of a disaster
Training and Outreach	Community Rating System Working Group	The Community Rating System (CRS) is a voluntary program for communities participating in the National Flood Insurance Program (NFIP) to earn flood insurance premium reductions for property owners. A Countywide collaboration of CRS community staff has been started in recent years and has led to shared resources including outreach materials and floodplain management training. This collaboration has the potential to expand and lead to a wide variety of flood mitigation activities.
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)

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Town of Corte Madera

Appendix I

Town of Corte Madera

Town of Corte Madera

The Town of Corte Madera had an estimated population of 9,253 in 2010, with 4,026 housing units in the Town. The Town has a total area of 4.406 square miles. The median income for a household in the Town was \$79,839 and the per capita income for the Town was \$46,326. Approximately 2.7 percent of families and 4.5 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Corte Madera was incorporated in 1916.

Table I-1. Vulnerability of Structures in Corte Madera

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	2,538	100%	716	100%	106	100%	5	100%	0	N/A
Flood	975	38%	114	16%	81	76%	5	100%	0	N/A
Fire	1253	49%	204	28%	18	17%	0	0%	0	N/A
Tsunami	191	8%	40	6%	13	12%	1	20%	0	N/A
Landslide	479	19%	141	20%	4	4%	0	0%	0	N/A
Dam Inundation	0	0%	37	5%	7	7%	0	0%	0	N/A

Table I-2. Vulnerability of Transportation in Corte Madera

	Roads		Railroads		Ferry	
	Number	% of Total	Miles	% of Total	Number	% of Total
Earthquake	50	100%	0	0%	0	N/A

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Flood	24	48%	0	0%	0	N/A
Fire	25	50%	0	0%	0	N/A
Tsunami	4	8%	0	0%	0	N/A
Landslide	12	24%	0	0%	0	N/A
Dam Inundation	2	4%	0	0%	0	N/A

Table I-3. Vulnerability of Communication in Corte Madera

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

Table I-4. Vulnerability of Power in Corte Madera

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Miles	% of Total	Miles	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	3.9	100%	2.9	100%
Flood	0	N/A	0	N/A	0	N/A	2.5	64.1%	1.5	51.7%
Fire	0	N/A	0	N/A	0	N/A	1.3	33.3%	1.2	41.4%

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Town of Corte Madera

Tsunami	0	N/A	0	N/A	0	N/A	1.2	30.8%	0	0%
Landslide	0	N/A	0	N/A	0	N/A	.6	15.4%	.6	20.7%
Dam Inundation	0	N/A	0	N/A	0	N/A	.5	12.8%	0	0%

Table I-5. Vulnerability of Water / Sewage in Corte Madera

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	10	100%
Flood	0	N/A	10	100%
Fire	0	N/A	0	N/A
Tsunami	0	N/A	5	50%
Landslide	0	N/A	2	20%
Dam Inundation	0	N/A	0	N/A

Table I-6. Vulnerability of Critical Facilities in Corte Madera

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	4	100%	4	100%	2	100%	0	N/A
Flood	2	50%	2	50%	0	0%	0	N/A
Fire	2	50%	0	0%	0	0%	0	N/A
Tsunami	1	25%	1	25%	0	0%	0	N/A
Landslide	0	0%	0	0%	0	0%	0	N/A
Dam Inundation	0	0%	0	0%	0	0%	0	N/A

The following actions were included in this jurisdiction's prior local hazard mitigation plan. Table I-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will

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Town of Corte Madera

continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables I-1 through I-6). Actions that aren't related to specific actions in Table 4.2 are either discarded because they are not considered "mitigation" (they may rather be preparedness, recovery, response etc.), or are carried forward in Table I-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction's jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table I-7. Evaluation of Prior Mitigation Actions in Corte Madera

Action Number / Name	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
Mitigation Activities and Priorities from 2012					
Government Mitigation Strategies: As a member of the Marin Emergency Radio Authority (MERA), the Town participates in the decisions on management of the current county-wide, interagency emergency radio system. MERA, with the Town as participant, is also studying the replacement for the system as it reaches the end of its service life. Town employees have been offered CERT, Get Ready, and appropriate EOC training for their duties as disaster service workers. An updated General Plan was adopted which includes significant public safety components.		X		X	MLT-14
Education Mitigation Strategies: Education facilities in town are either under the Larkspur-Corte Madera School District, or are private. The Town has a close working relationship with the schools to facilitate disaster planning, exercises, and facility upgrades.		X			discard
Health Mitigation Strategies: The Town of Corte Madera is not responsible for health care facilities within the Town's boundaries. The Marin County Health Department would be the responsible agency, along with the State of California. We are in close cooperation with those entities to pre-stage disaster-related resources in town.		X			discard

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<p>Economy Mitigation Strategies: The Town continues to review and adopt current California Building and Fire codes. The town also provides public disaster preparedness education to the business community to reduce the impact and aid the recovery of their economically-vital functions. We also work closely with the Chamber of Commerce in these endeavors.</p>		X			Remove: response and recovery
<p>Environmental Mitigation Strategies: The Town now requires Vegetation Management Plans (VMP) for development in the Wildland-Urban Interface (WUI) areas. This reduces the chance of a wildland fire igniting the structure(s) and reciprocally, wildland ignition from a structure fire. The Town also has been removing exotic, invasive, and hazardous species and replacing with native, safer vegetation.</p>		X		X	For CM Annex
<p>Housing Mitigation Strategies: The Town continues to review and adopt current California Building codes. A new 79 unit, multi-building, multi-story apartment building (affordable and green building components) was constructed. It meets or exceeds codes for seismic, flood, fire and other disaster scenarios. The Town has adopted the International Wildland Urban Interface Code and applied it to new construction and substantial remodel work.</p>	X	X			CWPP standard supercedes
<p>Earthquake natural gas valves are required in new construction or during substantial remodel work</p>		X		X	For CM Annex
<p>Infrastructure Mitigation Strategies: As new development occurs, roadways and driveways are required to be of minimal 12 to 20 foot width and with approved turnarounds and/or turnouts. The Town demolished a seismically unsafe sanitary district structure and constructed a new facility. Countywide GIS emergency response mapping was completed. A Mutual Threat Zone (wildland mutual aid) plan was developed. The water district has continued replacement and upsizing of water mains, tanks, and hydrants using funds from a district-wide bond. Utility undergrounding has been completed in the historic "Town Square" district. Completed public works improvement projects include replacement of aging sewer and storm drain pipes, pump stations, and facilities.</p>	X	X		X	Carry road width forward, completed other, carry forward

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Town of Corte Madera

Land Use Mitigation Strategies: The Town continues to keep local ordinances compliant with the FEMA model ordinance, and applies flood ordinance provisions diligently. In addition to using FEMA maps to regulate flood hazard areas, the Town may require elevation certificates at the building permit stage to verify compliance with NFIP requirements.		X			Discard: following NFIP is implicit
Future Mitigation Activities and Priorities' from 2012					
The Town is developing a joint Emergency Operations Center (EOC) with the City of Larkspur. It will be located in a new Twin Cities Police Authority building (serving Corte Madera and Larkspur). The state of the art facility is scheduled for completion in January 2012. It will meet or exceed requirements for disaster resistance. The existing EOC will be retained as a back-up. A new internet-based mass notification/ information/education platform will be launched with the opening of the new facility.	X				EOC is shared with County
In 2014, the Town Council will adopt the 2013 California Building, Fire, Residential and other model codes which apply to all construction activity within the Town boundaries. The Codes incorporate public health, safety, energy, green building and access standards used in the design and construction of all buildings. The new code provisions will allow the Town to utilize the latest technologies, advances in construction standards and seismic design for use in new residential and commercial construction and in remodels.		X			Adopting current state building codes is implicit
The Town has historically been very focused on flood control mitigation. Capital improvement projects, as well as maintenance and upgrading of flood control and sewer facilities have been of very high priority. Currently however, the economic realities faced by government and private entities alike have delayed scheduled projects. It is anticipated that these projects will resume when funding is available.		X		X	Carry CIP forward to CM Annex
Ongoing Mitigation Strategy Programs' from 2012					
Continue to enforce and/or comply with State-mandated requirements, such as the California Environmental Quality Act		X			Implicit
Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards		X		X	FLD-2

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Town of Corte Madera

Continue to participate in FEMA's National Flood Insurance Program and Community Rating System (CRS)		X		X	FLD-1
Continue to comply with all applicable building and fire codes as well as other regulations when constructing or significantly remodeling infrastructure facilities		X			Implicit
Continue to facilitate the distribution of emergency preparedness materials and trainings through the Corte Madera Fire Department. Evacuation shelter identification and management, CERT classes, Get Ready classes.		X			Discard- preparedness
Conduct periodic tests of the emergency sirens, AM radio station, and CERT emergency warning systems	X				Tech-nology has changed, see MLT 14
Continue to maintain the existing emergency operations center as a back-up		X			Discard, not mitigation specific-ally
Development of interoperable communications for first responders from cities, counties, special districts, state, and federal agencies.		X		X	MLT-14
Participation in general mutual-aid agreements and agreements with adjoining jurisdictions for cooperative response to fires, floods, earthquakes, and other disasters.		X			Discard, not mitigation specific-ally
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.		X		X	FLD-5
Programs to reduce the amount of flammable vegetation. Including weed wrench loaning, voluntary inspections and recommendations to property owners, free "chipper days" program, annual inspections and mandatory abatement program. Active participation in the local Fire Safe Marin council.		X		X	FIR-3
Fire code amendments to reduce the damage to structures from earthquake, landslide and fire. Including automatic natural gas shut-off valves and fire sprinklers for new and substantially remodeled structures.		X		X	Carry CIP forward to CM Annex

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Town of Corte Madera

Table I-8. Current and Potential Hazard Mitigation Projects and Programs

Action Number / Name	Responsible Agency	Potential Funding Source	Timeline
Corte Madera Mitigation Activities and Priorities from 2012			
Require Vegetation Management Plans (VMP) for development in the Wildland-Urban Interface (WUI) areas. This reduces the chance of a wildland fire igniting the structure(s) and reciprocally, wildland ignition from a structure fire. The Town also has been removing exotic, invasive, and hazardous species and replacing with native, safer vegetation.	Fire Department	Unknown	5-year
Earthquake natural gas valves are required in new construction or during substantial remodel work	Building Department	Unknown	5-year
As new development occurs, roadways and driveways are required to be of minimal 12 to 20 foot width and with approved turnarounds and/or turnouts.	Fire Department	Unknown	5-year
Implement projects identified in Capital Improvement Plan, such as maintaining & upgrading of flood control and sewer facilities.	Public Works	Unknown	5-year
Fire code amendments to reduce the damage to structures from earthquake, landslide and fire. Including automatic natural gas shut-off valves and fire sprinklers for new and substantially remodeled structures.	Fire Department	Unknown	5-year

Table I-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	2009 General Plan	The General Plan outlines long-term direction for development and policy. The Town 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 Town enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The Town 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. As this plan gets updated there is potential to improve it with updated risk information and strategies.
Plan	Hazard Mitigation Plan 2011 ABAG Annex	This Hazard Mitigation Plan and its predecessors identify risks from natural hazards present in the Town and includes strategies to reduce these risks.
Plan	Capital Improvement Plan	The Capital Improvement Plan (CIP) directs construction activities for Town owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure. As this plan gets updated there is potential to improve it with updated strategies.
Policy	Zoning Ordinance	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Policy	Municipal Code	The Muni Code includes several sections that address hazard mitigation including Title 6 Health and Sanitation, Title 15 Buildings and Construction, and Title 16 Protection of Flood Hazard Areas
Administrative	Administrative Services	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and

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Town of Corte Madera

	Department	business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	Town Planning, Building, and Public Works Departments	These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for Town-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	Central Marin Police Authority	The Central Marin Police Authority conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Corte Madera Fire Department	The Corte Madera Fire Department protects the town from the effects of fire and other hazardous conditions and supports implementation of mitigation actions that reduce the risk of wildfire.
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Weekly Newsletter website	The Town produces a weekly digest of local issues in Town, which is an effective outreach tool. Additionally the Town website contains links to a wide variety of mitigation information and training opportunities.
Training and Outreach	Community Rating System Working Group	The Community Rating System (CRS) is a voluntary program for communities participating in the National Flood Insurance Program (NFIP) to earn flood insurance premium reductions for property owners. A Countywide collaboration of CRS community staff has been started in recent years and has led to shared resources including outreach materials and floodplain management training. This collaboration has the potential to expand and lead to a wide variety of flood mitigation activities.
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)

APPENDIX J

Town of Fairfax

Appendix J

Town of Fairfax

Town of Fairfax

The Town of Fairfax had an estimated population of 7,441 in 2010, with 3,585 housing units in the Town. The Town has a total area of 2.204 square miles. The median income for a household in the Town is \$58,465 and the per capita income for the Town is \$34,080. Approximately 4.3 percent of families and 6.5 percent of the population is below the poverty line (2010 data, U.S. Census Bureau).

Fairfax was incorporated as a town in 1931.

Table J-1. Vulnerability of Structures in Fairfax

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	2,104	100%	532	100%	87	100%	0	N/A	1	100%
Flood	212	10%	78	15%	32	37%	0	N/A	0	0%
Fire	1849	88%	447	84%	27	31%	0	N/A	1	100%
Tsunami	0	0%	0	0%	0	0%	0	N/A	0	0%
Landslide	412	20%	41	8%	1	1%	0	N/A	0	0%
Dam Inundation	0	0%	0	0%	0	0%	0	N/A	0	0%

Table J-2. Vulnerability of Transportation in Fairfax

	Roads		Railroad	Ferry
	Miles	% of Total	Miles	% of Total
Earthquake	33	100%	0	0
Flood	4	12%	0	0
Fire	28	85%	0	0
Tsunami	0	0%	0	0
Landslide	11	33%	0	0
Dam Inundation	0	0%	0	0

Table J-3. Vulnerability of Communication in Fairfax

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

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Town of Fairfax

Table J-4. Vulnerability of Power in Fairfax

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Flood	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Fire	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Landslide	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A

Table J-5. Vulnerability of Water / Sewage in Fairfax

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A
Flood	0	N/A	0	N/A
Fire	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A
Landslide	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A

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Town of Fairfax

Table J-6. Vulnerability of Critical Facilities in Fairfax

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	4	100%	2	100%	0	N/A	0	N/A
Flood	0	0%	1	50%	0	N/A	0	N/A
Fire	4	100%	0	0%	0	N/A	0	N/A
Tsunami	0	0%	0	0%	0	N/A	0	N/A
Landslide	0	0%	0	0%	0	N/A	0	N/A
Dam Inundation	0	0%	0	0%	0	N/A	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table J-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables J-1 through J-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table J-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table J-7 – Evaluation of Prior Mitigation Actions in Fairfax

Action Number / Name	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
'Future Mitigation Actions and Priorities' from 2012					
In January 2011, the Town Council adopted the 2010 California Building Code which applies to all construction activity within the Town boundaries. The California Building Code is comprised of 11 parts that incorporate public health, safety, energy, green building and access standards used in the design and construction of all buildings. The new code provisions will allow the Town to utilize the latest technologies, advances in construction standards and seismic design for the use in new residential and commercial construction and in remodels.		X		X	MLT-3

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The Town has determined that the combination of construction type, age, and shaking exposure to the Fairfax Pavilion which is the only facility suitable as a shelter, are significant. The Town has applied for and received a Pre-Disaster Mitigation grant to seismically retrofit this building. The Pavilion renovation will qualify as a principal disaster shelter by Red Cross standards.		X		X	For Fairfax Annex
No determination has been made at this time for the Town-owned Women's Club (Council Chambers). It is anticipated this building will need seismic retrofiting.			X	X	For Fairfax Annex
The Town will establish a General Plan Implementation Committee (GPIC) to guide and assist in the implementation of the Town's new 2010 General Plan; including the implementation of the new Safety Element section titled "Community Preparedness."	X			no	
'Ongoing Mitigation Strategies' from 2012					
Continue to comply with all applicable building and fire codes as well as other regulations when constructing or significantly remodeling infrastructure facilities		X		X	MLT-3
Continue to enforce and/or comply with State-mandated requirements, such as the California Environmental Quality Act		X		X	Implicit
Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards		X		X	FLD-2
Continue to participate in FEMA's National Flood Insurance Program		X		X	Implicit
Continue to facilitate the distribution of emergency preparedness materials and trainings through the General Plan Implementation Committee		X		X	Preparedness
Conduct periodic tests of the emergency sirens and emergency warning systems		X			
Continue to maintain the emergency operations center		X		X	Response

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Town of Fairfax

The Town will participate 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.		X		X	Fairfax Annex- update language
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.		X		X	Fairfax Annex and MLT 5
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.		X		X	Implicit- requirement
Seek grant funding for vegetation removal along roadways and roadside collection/chipping of hazardous vegetation within the Wildland-Urban Interface.		X		X	FIR-3, FIR-5, FIR-6
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.		X		X	FIR-4

Table J-8. Current and Potential Hazard Mitigation Projects and Programs in Fairfax

	Hazard(s) addressed	Responsible Agency	Potential Funding Source	Timeline
Fairfax Mitigation Activities and Priorities from 2012				
Seismically retrofit and/or renovate the Town Pavilion	Earthquake	Town Administration, DPW, Building	HMGP, PDM grants	1-5 years
Seismically retrofit / renovate Town-owned Women’s Club (Council Chambers)	Earthquake, Flood	Town Administration, DPW, Building	HMGP, PDM grants	5-10 years
Conduct periodic tests of the emergency sirens & emergency warning systems	Flood	Police, Fire, Town Administration	general funds	Ongoing
Continue to maintain the emergency operations center	All	Police, Fire, Town Administration	general funds	Ongoing
Continue to participate in the Ross Valley Flood Protection & Watershed Program, which establishes priorities for flooding hazard mitigation projects.	Flood	Town Administration, DPW	Special flood fee, state and federal grants	Ongoing
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	Planning Department	general funds	As constructed

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Town of Fairfax

flood risks as accurately as possible – ongoing project, Planning and Building Dept.				
New Fairfax Mitigation Activities				
Continue to use Town Nixle for public outreach	All	Police, Fire, Town Administration	general funds	Ongoing
Mitigate flooding impacts at Town facilities such as Town Hall	Flood	Town Administration, DPW	Special flood fee, state and federal grants	5+ years

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Town of Fairfax

Table J-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	2010 General Plan	The General Plan outlines long-term direction for development and policy. The new Safety Element includes a discussion of fire, earthquake, flooding, and landslide hazards; and importantly includes a section on Community Preparedness. Consistent with the Plan Maintenance and Update Process section of the 2004 Local Hazard Mitigation Plan (LHMP) Annex, the General Plan Advisory Committee (GPAC) reviewed, refined, and incorporated selected mitigation strategies into the final draft 2010 General Plan Safety Element. As this plan gets updated there is potential to improve it with updated risk information and strategies.
Plan	Hazard Mitigation Plan 2011 ABAG Annex	This Hazard Mitigation Plan and its predecessors identify risks from natural hazards present in the Town and includes strategies to reduce these risks.
Plan	Capital Improvement Plan	The Capital Improvement Plan (CIP) directs construction activities for Town owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure. As this plan gets updated there is potential to improve it with updated strategies.
Plan	Emergency Response Plan & Community Preparedness Plan	These plans inform priority mitigation actions and programs.
Policy	Zoning Ordinance	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Policy	Municipal Code	The Muni Code includes several sections that address hazard mitigation. The Town adopts the current California Building Code which applies to all construction activity within the Town boundaries. The California Building Code is comprised of 11 parts that incorporate public health, safety, energy, green building and access standards used in the design and construction of all buildings. The new code provisions will allow the Town to utilize the latest technologies, advances in construction standards and seismic design for the use in new residential and commercial construction and in remodels.
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	Town Planning, Building, and Public Works Departments	These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for Town-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	Fairfax Police	The Town Police Department conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Ross Valley Fire Department	The Ross Valley Fire Department protects the town from the effects of fire and other hazardous conditions and supports implementation of mitigation actions that reduce the risk of wildfire.

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Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Fairfax Volunteers	Fairfax Volunteers supplement town staff in a variety of outreach and community activities related to hazard mitigation. This includes organizing neighborhood groups, creek and path stewardship and emergency preparedness coordination.
Training and Outreach	Community Rating System Working Group	The Community Rating System (CRS) is a voluntary program for communities participating in the National Flood Insurance Program (NFIP) to earn flood insurance premium reductions for property owners. A Countywide collaboration of CRS community staff has been started in recent years and has led to shared resources including outreach materials and floodplain management training. This collaboration has the potential to expand and lead to a wide variety of flood mitigation activities.
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)

APPENDIX K

City of Larkspur

Appendix K

City of Larkspur

City of Larkspur

The City of Larkspur had an estimated population of 11,926 in 2010, with 6,376 housing units in the City. The City has a total area of 3.243 square miles. The median income for a household in the City was \$66,710 and the per capita income for the City was \$56,983. Approximately 1.8 percent of families and 3.7 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Larkspur was incorporated as a city in 1908.

Table K-1. Vulnerability of Structures in Larkspur

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	2,478	100%	1482	100%	134	100%	10	100%	4	100%
Flood	485	20%	282	19%	42	31%	10	100%	0	0%
Fire	1535	62%	164	11%	22	16%	0	0%	1	25%
Tsunami	353	14%	191	13%	41	31%	10	100%	1	25%
Landslide	411	17%	205	14%	6	4%	0	0%	0	0%
Dam Inundation	511	21%	465	31%	55	41%	5	50%	0	0%

Table K-2. Vulnerability of Transportation in Larkspur

	Roads		Railroads		Ferry Stations	
	Miles	Number	Miles	Percent	Number	Percent
Earthquake	51	100%	1	100%	1	100%
Flood	12	24%	0	0%	1	100%
Fire	25	49%	0	0%	0	0%
Tsunami	11	22%	0.1	10%	1	100%
Landslide	10	20%	0	0%	0	0%
Dam Inundation	12	24%	0	0%	1	100%

Table K-3. Vulnerability of Communication in Larkspur

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

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City of Larkspur

Table K-4. Vulnerability of Power in Larkspur

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Miles	% of Total	Miles	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	0	N/A	0.7	100%
Flood	0	N/A	0	N/A	0	N/A	0	N/A	0	0%
Fire	0	N/A	0	N/A	0	N/A	0	N/A	0.3	42%
Tsunami	0	N/A	0	N/A	0	N/A	0	N/A	0	0%
Landslide	0	N/A	0	N/A	0	N/A	0	N/A	0	0%
Dam Inundation	0	N/A	0	N/A	0	N/A	0	N/A	0	0%

Table K-5. Vulnerability of Water / Sewage in Larkspur

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A
Flood	0	N/A	0	N/A
Fire	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A
Landslide	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A

Table K-6. Vulnerability of Critical Facilities in Larkspur

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	6	100%	3	100%	0	N/A	0	N/A
Flood	2	33%	3	100%	0	N/A	0	N/A
Fire	1	18%	3	100%	0	N/A	0	N/A
Tsunami	0	0%	0	0%	0	N/A	0	N/A
Landslide	0	0%	0	0%	0	N/A	0	N/A
Dam Inundation	0	0%	0	0%	0	N/A	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table K-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables K-1 through K-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table K-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table K-7 – Evaluation of Prior Mitigation Actions in Larkspur

Number	Name	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
AH-1	Backup Generators		X		X	MLT-9
AH-2	Public Works Corporation Yard Office Seismic Tie Down	X				
AH-3	Engineering Public Works Office	X				

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City of Larkspur

AH-4	Public Works Office	X				
AH-5	Public Works Corporate Shop Generator		X		X	MLT-9
AH-6	50KW Mobile Generator with trailer		X		X	MLT-9
AH-7	80KW Backup Generator		X		X	MLT-9
AH-8	Public Outreach Program		X		X	prevention- for EOP
AH-9	Partnerships with local jurisdictions and mutual stakeholders to prevent collaborative disaster damage		X		X	MLT-6, MLT-8
AH-10	Information Technology System Upgrade			X		not mitigation- for EOP
AH-11	Cache of Emergency Supplies and Container			X		preparedness- for EOP
AH-12	Mobile Disaster Command Center			X		response- for EOP
AH-13	Larkspur Disaster Council		X			not mitigation- for EOP
AH-14	Community Emergency Response Team (C.E.R.T) Cache and Storage Unit		X			for EOP
AH-15	Community Training Room Expansion			X		preparedness- for EOP
AH-16	Upgrade 9-1-1 Telephone System	X				
AH-17	Telephone System Upgrade	X				new building
AH-18	LCD w/DLP Capability Televisions	X				
AH-19	Wireless Computers (Wireless I.T. System	X				
AH-20	Electrical upgrade for remodeled EOC	X				Now part of County EOC
AH-21	Emergency Operations Center Remodel	X				Now part of County EOC
EQ-1	City Hall Seismic Upgrade		X	X	X	for Larkspur Annex
EQ-2, WF-1	Fire Station Seismic Upgrade		X	X	X	for Larkspur Annex
EQ-3, WF-2	Fire Station Expansion		X	X	X	for Larkspur Annex
FL-1, SW-1	Upgrade Storm Drain System		X			For Larkspur Annex-storm drain master plan
FL-2	Buy Out Program		X		X	FLD-6
FL-3	Property Development Program		X		X	FLD-2
FL-4	Elevate Home Program		X		X	FLD-6

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City of Larkspur

FL-5	Trash Pumps (two 6 inch)			X	X	for Larkspur Annex (combine)
FL-6	Five (5) Discharge Suction Hoses			X	X	for Larkspur Annex (combine)
FL-7	Two 4 inch Trash Pumps w/ suction hoses			X	X	for Larkspur Annex (combine)
FL-8	Future Flood Elevation Feasibility Study for Coastal Buildings		X		X	FLD-10, FLD-11
FL-9	Flood Mitigation Plan		X		X	for Larkspur Annex
WF-2	High Fire Zone Assessment Program		X		X	for Larkspur Annex
WF-3	Contract Service for Vegetation Debris Bins		X		X	FIR-3
WF-4	Chipper Program		X		X	FIR-3
WF-5	Fuel Management Program		X		X	FIR-9, FIR-5, FIR-3

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City of Larkspur

Table K-8 - Current and Potential Hazard Mitigation Projects and Programs in Larkspur

Action Name	Former Action Number, if applicable	Description	Responsible Agency	Potential Funding Source	Timeline
City Hall Seismic Upgrade	EQ-1	A complete seismic upgrade of City Hall, to interior & exterior walls, floors & footings. Removal of second floor storage room and reconstruction of the rear wall. A preliminary structural analysis was prepared in 1994. A partial seismic upgrade based on that study was completed when the roof was replaced in 1997.	Public Works	Federal/State Grants (PDM)	5-years
Fire Station Seismic Upgrade	EQ-2, WF-1	A complete seismic upgrade of the Fire Station attached to City Hall. Including improvements to interior & exterior walls, floors, roof structure & footing. Included are improvements to bring the building up to current ADA requirements. Repair and patch interior and exterior finishes.	Public Works, Fire Department	Federal/State Grants (PDM)	5-years
Fire Station Expansion	EQ-3, WF-2	Construction of a new second floor, Area of construction 4000 sq.ft at the City Hall Fire Station w/parking below. The addition links Fire Station & City Hall. The second floor allows for the expansion of the City Offices, and additional room for a Incident Command EOC.	Public Works, Fire Department	Federal/State Grants (PDM)	5-years
Upgrade Storm Drain System	FL-1, SW-1	Upgrade current storm drainage system to accommodate increased water flow from excessive rains. Which entails: 1. Replacing & enlarging current drain pipe (8 crossings x 40 ft) approximately 2 miles of the existing 15. 2. Replacing two (2) dozen gates/valves at critical discharge points. 3. Install two (2) new pump stations at; A) Hillview B). Larkspur Marine 4. Upgrade existing pump stations at A) Heathergarden B) Larkspur Plaza C) Industrial Way 5. Install back flow check valve at 4 ft culvert under A) Hwy 101 at Redwood B) Hwy 101 at Industrial Way 6. Install 1000 ft of new culvert under public streets 7. Replace 250 catch basins/drain inlets 8. Install 20 new catch basins/drain inlets	Public Works	Federal/State Grants; Flood Mitigation Hazard Program	ASAP
Trash Pumps	FL-5, FL-6, FL-7	Purchase 6 inch trailer mounted Trash Pumps & discharge suction hoses	Public Works	Federal/State Grants; Flood Mitigation Hazard Program	5-year
Flood Mitigation Plan	FL-9	Develop a Comprehensive Flood Mitigation Plan. The Plan will identify repetitive flood areas and develop short and long term flood mitigation strategies	Public Works	Federal/State Grants; Flood Mitigation Hazard Program	5-year

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City of Larkspur

High Fire Zone Assessment Program	WF-2	Fire dept staff goes door-to-door and assess fire treat potential to business and private home owners. The staffs make suggestions/enforce defensible space according to city fire codes and ordinances.	Fire Department	General Budget	Ongoing
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Table K-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	1990 General Plan update	Larkspur is in process of finalizing an update to its General Plan, which is scheduled for adoption in 2019. The General Plan outlines the City's long-term strategic goals, policies and programs that affect the City's growth and development such as land use, transportation, streets and sidewalks, utilities & infrastructure, parks, housing and neighborhoods, recreation and community facilities, commercial services and products, the environment, public health and safety, and flooding. Chapter 7, Community Health and Safety, addresses many of the hazards addressed in this plan.
Plan	Hazard Mitigation Plan	Larkspur's previous Hazard Mitigation Plan identified risks from natural hazards present in the City and informed strategies to reduce these risks presented in this plan.
Plan	Capital Improvement Program	Every year, City staff develops a Five-Year Capital Improvement Program (CIP) for council consideration, which serves as a multi-year planning tool to coordinate the financing and scheduling of major projects to improve and maintain its infrastructure. The CIP directs construction activities for City owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure.
Policy	Subdivision Regulations; Municipal Code Chapter 17	The city's subdivision ordinance, establishes standards to regulate the division of land and also establishes standards to restrict the creation of building sites in areas where flooding, lack of adequate access or services, or other conditions may create hazards to life or property. The regulations promote public health, safety and general welfare and minimize public and private losses due to hazardous conditions in specific areas and insure that reasonable caution is taken to preclude loss or damage to life and property.
Policy	Zoning Ordinance; Municipal Code Chapter 18	The zoning ordinance implements the general plan by establishing specific regulations for development. The zoning ordinance defines minimum lot sizes, densities and development standards, and regulates land use in hazardous areas. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the zoning ordinance.
Policy	Slope & Hillside Ordinance; Municipal Code Chapter 18.34	The slope and hillside ordinance reduces densities and impervious construction in steep hillside areas. The ordinance provides a higher standard of review at the planning phase to address potential for hazards and environmental degradation related to slope failure, increased erosion, sedimentation, storm water run-off, fire hazards, loss of vegetation, excessive grading, visual intrusion of structures, and potential for traffic hazards. The ordinance serves to protect public health, safety and general welfare and minimize public expense for long-term maintenance of slope areas resulting from over-development in hillside areas.
Policy	Fire Prevention: Municipal Code Chapter 15	
Policy	Building Regulations; Municipal Code Chapter 15	The City also adopted the most recent State of California approved Uniform Building Code, including the Residential Building Code and Wildland-Urban Interface (WUI) standards to safeguard life, health, property, and public welfare by providing enhanced fire resistance for exterior treatments and new roof coverings in high fire hazard zones. The Seismic Safety Code contains structural requirements to insure structural integrity during seismic and other hazardous events and prevent personal injury, loss of life and substantial structural damage. The City requires the undergrounding of utilities in the case of new construction and major remodels. The City has also adopted the International Property Maintenance Code to provide for the abatement of unsafe

APPENDIX K

City of Larkspur

		and/or uninhabitable buildings.
Policy	Floodplain Management; Municipal Code Chapter 15.18	The city of Larkspur enforces floodplain management regulations in special flood hazards identified by the Federal Insurance Administration, through the Federal Emergency Management Agency. These regulations address the construction, location, extension, conversion or alteration of structures or land in special flood hazard zones, including both new development and modifications to existing uses and structures. The ordinance regulates and restricts development in flood-prone areas to promote the public health, safety and general welfare, to minimize public and private losses due to flood conditions in specific areas, and to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
Policy	Stormwater Management; Municipal Code Chapter 9.11 and 9.12	The City enforces regulations for best management practices during development as well as permanent and ongoing erosion control measures to minimize off-site stormwater flow and buildup of sedimentation and other obstacles in drainage ways. The city identifies drainage ways and watercourses as public easements and provides standards for the protection, maintenance, enhancement and restoration of streams and waterways in a manner which preserves the conveyance of stormwater run-off and enhances their ecological integrity and resource functions and value.
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	Planning & Building Department	<ul style="list-style-type: none"> • Conducts comprehensive planning activities, including preparation of the General Plan. • Develops and enforces zoning regulations. • Prepares CEQA documents. • Verifies compliance with Uniform Building Code through checking plans, issuing permits, and inspections. • Oversee flood plain management program, including flood elevation determinations and flood-proof construction. • Coordinates development review with public works, fire, polices, and outside agencies. • Conducts site inspections to enforce permit and code compliance. • Leads damage assessments and documentation during emergency.
Administrative and Personnel	Public Works Department	Public Works Department is responsible for City-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	Central Marin Police Authority	The Central Marin Police Authority conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Larkspur Fire Department	Larkspur Fire Department protects the city and portions of unincorporated Greenbrae from the effects of fire and other hazardous conditions and supports implementation of mitigation actions that reduce the risk of wildfire. Larkspur also has a volunteer fire department and manages its vegetation management program

Appendix L
City of Mill Valley

City of Mill Valley

Mill Valley had an estimated population of 13,903 in 2010, with 6,534 housing units in the City. The City has a total area of 4.847 square miles. The median income for a household in the City was \$90,794 and the per capita income for the City was \$64,179. Approximately 2.7 percent of families and 4.5 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Mill Valley was incorporated as a city in 1900.

Mill Valley completed a single-jurisdiction All Hazards Mitigation Plan in 2017 which is hereby incorporated by reference into this appendix and includes much more jurisdiction-specific information about Mill Valley. Below are summary tables updating Mill Valley’s vulnerability analysis and mitigation strategies.

Table L-1. Vulnerability of Structures in Mill Valley

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	3,556	100%	1439	100%	220	100%	0	N/A	2	100%
Flood	585	16%	316	22%	137	62%	0	N/A	0	0%
Fire	2683	75%	927	64%	61	28%	0	N/A	2	100%
Tsunami	97	3%	259	18%	41	19%	0	N/A	0	0%
Landslide	662	19%	149	10%	12	5%	0	N/A	0	0%
Dam Inundation	0	0%	0	0%	0	0%	0	N/A	0	0%

Table L-2. Vulnerability of Transportation in Mill Valley

	Roads		Railroad	Ferry
	Miles	% of Total	Miles	Number
Earthquake	75	100%	0	0
Flood	13	17%	0	0
Fire	64	85%	0	0
Tsunami	4	5%	0	0
Landslide	19	25%	0	0
Dam Inundation	0	0%	0	0

Table L-3. Vulnerability of Communication in Mill Valley

	MERA	
	Number	% of Total
Earthquake	2	100 %
Flood	0	0
Fire	2	100 %
Tsunami	0	0
Landslide	1	50 %
Dam Inundation	0	0

APPENDIX L

City of Mill Valley

Table L-4. Vulnerability of Power in Mill Valley

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Miles	% of Total	Miles	% of Total
Earthquake	0	N/A	1	100%	1	100%	3.1	100%	.9	100
Flood	0	N/A	0	0%	0	N/A	.5	16%	0	0
Fire	0	N/A	1	100%	0	N/A	2.2	71%	.8	88.9%
Tsunami	0	N/A	0	0%	0	N/A	.4	13%	0	0
Landslide	0	N/A	1	100%	0	N/A	1.0	32%	.5	55.6%
Dam Inundation	0	N/A	0	0%	0	N/A	.5	16%	0	0%

Table L-5. Vulnerability of Water / Sewage in Mill Valley

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	1	100%	6	100%
Flood	0	0%	5	83.3%
Fire	0	0%	0	0%
Tsunami	1	100%	0	0%
Landslide	0	0%	0	0%
Dam Inundation	0	0%	0	0%

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Table L-6. Vulnerability of Critical Facilities in Mill Valley

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	12	100%	3	100%	0	N/A	0	N/A
Flood	0	0%	0	0%	0	N/A	0	N/A
Fire	7	58.3%	3	100%	0	N/A	0	N/A
Tsunami	2	16.7%	0	0%	0	N/A	0	N/A
Landslide	1	8.3%	2	66.7%	0	N/A	0	N/A
Dam Inundation	0	0%	0	0%	0	N/A	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table L-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables L-1 through L-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table L-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table L-7 – Evaluation of Prior Mitigation Actions in Mill Valley

Action Number / Name		Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
‘Future Mitigation Actions’ from Single-Jurisdiction Plan						
Building Assessment	Perform appropriate seismic and fire safety analysis based on current and future use for all City-owned facilities and structures.		X			MLT-2
Strengthen and/or Replace City Buildings	Strengthen and/or replace City-owned buildings in the identified prioritized order as funding is available.		X			MLT-2

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Soft Story	Assessment of Soft-Story Buildings (non-City owned) for Potential Mandated Retrofit Program.		X			EQ-2
Non-City Buildings	Reduce hazard vulnerabilities for non-City-owned buildings throughout Mill Valley.		X			MLT-3
Fire Code	Reduce fire risk in existing and new development through fire code updates and enforcement.		X			MLT-3
Vegetation Management	Reduce fire risk in existing and new development (non-City owned) through vegetation management.		X			FIR-2,3,4,5
Hazard Information	Collect, analyze and share information with the Mill Valley community about Mill Valley hazards and associated risk reduction activities.		X			MLT-5
Partnerships	Ensure that the City provides leadership and coordinate with the private sector, public institutions, and other public agencies in disaster mitigation.		X			MLT-6 and annex
MMWD	Work with MMWD to ensure an adequate water supply during emergencies and for disaster recovery		X			MLT-14
Streamline Rebuild	Streamline the zoning and permitting process to rebuild residential and commercial structures following disasters.		X			annex
Energy Assurance	Develop an Energy Assurance Plan for City Operations		X			MLT-9
Gas Safety	Improve the disaster-resistance of the natural gas delivery system to increase public safety and to minimize damage and service disruption during and after a disaster.		X			MLT-6 and annex

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Storm Water System	Rehabilitate and improve the capacity of the City's storm water system to reduce local flooding caused by inadequate storm drainage.		X			Fld-5 and annex
Extreme Heat	Reduce Mill Valley's vulnerability to extreme heat events and associated hazards.		X			annex
Severe Storms	Reduce Mill Valley's vulnerability to severe storms and associated hazards.		X			annex
Water Security	Collaborate with local, state, regional and federal partners to increase the security and capacity of Mill Valley's water supply from climate change impacts		X			annex
NFIP	Maintain City participation in the National Flood Insurance Program.		X			Fld-1
Sea-Level Rise	Mitigate the impacts of sea-level rise in Mill Valley.		X			Fld-10,11,13

Table L-8. Current and Potential Hazard Mitigation Projects and Programs in Mill Valley

Action		Responsible Agency	Potential Funding Source	Timeline
Partnerships	Ensure that the City provides leadership and coordinate with the private sector, public institutions, and other public agencies in disaster mitigation.	Administration/ Public Works/ Planning/ Building Departments	General Fund	Ongoing
Streamline Rebuild	Streamline the zoning and permitting process to rebuild residential and commercial structures following disasters.	Public Works/ Planning/ Building Departments	General Fund	Ongoing
Gas Safety	Improve the disaster-resistance of the natural gas delivery system to increase public safety and to minimize damage and service disruption during and after a disaster.	Public Works/ Planning	General Fund	Ongoing
Storm Water System	Rehabilitate and improve the capacity of the City's storm water system to reduce local flooding caused by inadequate storm drainage.	Public Works/ partnerships	General Fund	Ongoing

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Extreme Heat	Reduce Mill Valley's vulnerability to extreme heat events and associated hazards.	Public Works/ Planning/ Building Departments	General Fund	Ongoing
Severe Storms	Reduce Mill Valley's vulnerability to severe storms and associated hazards.	Public Works/ Planning/ Building Departments	General Fund	Ongoing
Water Security	Collaborate with local, state, regional and federal partners to increase the security and capacity of Mill Valley's water supply from climate change impacts	Public Works/ Planning/ Building Departments	General Fund	Ongoing

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City of Mill Valley

Table L-9 Planning Mechanisms, Regulatory Tools, and Resources		
Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	2013 General Plan Update '2040 General Plan'	Mill Valley's General Plan outlines long-term direction for development and policy. The General Plan is currently being updated.
Plan	City All Hazard Mitigation Plan v 4.0	Mill Valley's previous Hazard Mitigation Plan identified risks from natural hazards present in the City and informed strategies to reduce these risks presented in this plan.
Plan	Capital Improvement Program	Every year, City staff develops a Five-Year Capital Improvement Program (CIP) for council consideration, which serves as a multi-year planning tool to coordinate the financing and scheduling of major projects to improve and maintain its infrastructure. The CIP directs construction activities for City owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure.
Policy	Zoning Ordinance	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Policy	Municipal Code	The Muni Code includes several sections that address hazard mitigation.
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	City Planning, Building, and Public Works Departments	These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for City-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	Mill Valley Police	The Police Department conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Mill Valley Fire Department	Mill Valley Fire Department protects the city from the effects of fire and other hazardous conditions and supports implementation of mitigation actions that reduce the risk of wildfire.
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Website	The City website contains links to a wide variety of mitigation information and training opportunities.
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)

APPENDIX M

City of Novato

Appendix M

City of Novato

City of Novato

The City of Novato had an estimated population of 51,904 in 2010, with 21,158 housing units in the City. The City has a total area of 27.440 square miles. The median income for a household in the City was \$63,453, and the per capita income for the City was \$32,402. Approximately 3.1 percent of families and 5.6 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Novato was incorporated as a city in 1960.

Table M-1. Vulnerability of Structures in Novato

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	11,815	100%	4909	100%	516	100%	218	100%	3	100%
Flood	1606	14%	605	12%	128	25%	41	19%	1	33.3%
Fire	7029	59%	2550	52%	106	21%	72	33%	0	0%
Tsunami	86	1%	0	0%	0	0%	0	0%	0	0%
Landslide	1885	16%	293	6%	25	5%	3	1%	0	0%
Dam Inundation	2682	23%	1061	22%	287	56%	13	6%	0	0%

Table M-2. Vulnerability of Transportation in Novato

	Roads		Railroads		Ferry
	Miles	% of Total	Miles	% of Total	Number
Earthquake	237	100%	9	100%	0
Flood	53	22%	7	78%	0
Fire	117	49%	4	44%	0
Tsunami	2	1%	0	0%	0
Landslide	34	14%	0	0%	0
Dam Inundation	66	28%	3	33%	0

Table M-3. Vulnerability of Communication in Novato

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

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Table M-4. Vulnerability of Power in Novato

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	36	100%	3	100%	2	100%	26.5	100%	2	100%
Flood	29	80.6%	1	33.3%	0	0%	8.2	30.9%	0	0%
Fire	6	16.7%	1	33.3%	2	100%	8.5	32.1%	2	100%
Tsunami	0	0%	0	0%	0	0%	.1	.4%	0	0%
Landslide	1	2.8%	0	0%	0	0%	1.8	6.8%	0	0%
Dam Inundation	11	30.6%	1	33.3%	0	0%	7.4	27.9%	0	0%

Table M-5. Vulnerability of Water / Sewage in Novato

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	2	100%	4	100%
Flood	0	0%	4	100%
Fire	0	0%	0	0%
Tsunami	0	0%	0	0%
Landslide	0	0%	0	0%
Dam Inundation	0	0%	0	0%

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Table M-6. Vulnerability of Critical Facilities in Novato

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	21	100%	5	100%	10	100%	0	0%
Flood	2	9.5%	0	0%	0	0%	0	0%
Fire	4	19.0%	0	0%	2	20%	0	0%
Tsunami	0	0%	0	0%	0	0%	0	0%
Landslide	0	0%	1	20.0%	0	0%	0	0%
Dam Inundation	7	33.3%	1	20.0%	4	40%	0	0%

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table M-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables M-1 through M-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table M-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table M-7 – Evaluation of Prior Mitigation Actions in Novato

Action Number / Name		Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
1.1.3	Update the City of Novato's Local Flood Hazard Mitigation Plan every five years.				no	
1.2.1	Repair water leak in the Police Building, (designated as an alternate EOC facility), to avoid any disruption to using the facility as an alternate EOC during an emergency.		CIP project to be completed this year		x	
1.2.2	Install an above ground diesel tank at the Corporation Yard to have diesel fuel readily available during an emergency.		x		x	MLT-9
1.3.2	Compile and inventory City-owned buildings at risk.	Completed 2013			x	MLT-2

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1.3.3	Continue the code enforcement inspection program for apartments of 3 or more units in the City to find seismic safety, flood and health and safety compliance issues and to identify buildings at risk to specific hazards.		x		x	MLT-3 and annex
1.3.4	Continue to conduct annual inspection and maintenance of storm sewer drainage systems and utilize new vacuum truck with additional capacity and enhanced storm drain clearing technology.		X		x	Fid-5
1.5.1	Identify appropriate staffing levels of public safety personnel to address vulnerabilities identified within the capabilities of the City.		x		not mitigation	
1.5.2	Purchase and install an emergency generator at the City's Todd Senior Center, (a designated emergency shelter) to provide power if electrical service is disabled during an emergency.	x			x	MLT-9
1.5.3	Conduct training biannually on response and recovery exercises for city staff and volunteers.		x		not mitigation	
1.5.5	Implement and maintain the telephone emergency response system to broadcast emergency information and warnings to designated first responders, the public, individuals, pre-designated telephone listing and selected geographical areas.	x - see County contract for ALERT Marin			referenced in plan under the Warnings section rather than mitigation actions for CRS purposes	
1.5.6	Prepare a site-specific vulnerability assessment of City-owned critical facilities that use the best available science and technology with regards human-caused hazards.				human-caused not relevant to DMA 2000	
1.5.7	Protect the city's data, technology infrastructure and staff against cyber attacks such as but not limited to:				human-caused not relevant to DMA 2000	
	· Identity Theft					
	· Virus/Malware/Spyware/Spam					
	· Network and system attacks					
	· Web site hacking					
2.1	Encourage the public to prepare and maintain a 3- day preparedness kit for home and work useable for all hazards.				Prepared-ness, not mitigation	
2.2	Continue the City's outreach program to flood-prone property owners and the citizens of Novato to help them mitigate their flood risks.		x		x	FLD-4
2.3	Update City websites to provide convenient public access to earthquake hazard maps, and educational mitigation materials and distribute printed publications to the community concerning hazards		x - as part of multi-jurisdictional LHMP virtual engagement		x	MLT-5
3.1.	Update the City's Emergency Preparedness Plan, as needed and update the plan when the State of California and the County of Marin update their Emergency Preparedness plans.	x	x - update ongoing language to EOP		not mitigation	Preparedness replaced with Operations in column 2 -

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						Still Valid
3.4	Identify projects for pre-disaster mitigation funding and assure adequate funding where feasible to restore damaged facilities.		x - discuss projects with DPW		x	Fld-5, EQ-3, LS-2
4.1.3	Request Caltrans to seismic retro-fit US-101 bridge sections located within the City of Novato.		x		x	EQ-3
4.1.5	Annually inspect the Hamilton levees and associated flood control pump stations.		x - update ongoing language to include assessment, maintaining accreditation, and making necessary improvements to levee/pump stations		x	Fld-5
4.1.6	Repair and resurface Atherton US 101 bridge crossing for safe vehicle traffic and protect rebar that is beginning to be exposed, this bridge crossing is a major evacuation route for the Novato area.	x - verify with DPW			x - as a retrofit, not simple repair	EQ-3
4.2.1	Participate in the completion of the County's Watershed Stewardship Plan. The plan's projects will address preventative measures to mitigate flood impacts.				x	Fld-5 and annex Storm Drain Master Plan projects
4.2.4	Require all development in the 100 year flood zone to comply with the Floodplain Zoning requirements in the Novato Municipal Code and ensure projects comply with the California Environmental Quality Act and refer any development proposal that has a direct or indirect impact on flood protection to Public Works for comment and other agencies as necessary.		x		x	Fld-2
4.2.6	Maintain Novato's compliance and good standing under the National Flood Insurance program (NFIP) and the Community Rating System (CRS).		x		x	Fld-1
4.2.7	Create a comprehensive computerized model of the Novato's basins and produce maps to aid the Clean Storm Water program by completing the Storm Drainage Master Plan. The GIS database will work to monitor flow throughout the City's network of storm drains.	x	x		x	annex - does DPW have specific projects that came out of this?
4.2.8	Meet annually with all agencies involved in Marin County Flood Control projects to ensure that structural projects are considered and continue to cooperate with Marin jurisdictions in pursuing all available sources of funding to finance improvements to storm drainage facilities.	x	x		x	annex
4.2.9	Train Public Works and Police personnel in emergency flood response techniques.		x		Prepared-ness, not mitigation as is, but MLT-7 broadens to mitigation training	MLT-7

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4.2.10	Reduce flooding in northeasterly area of downtown Novato by providing enhancements to the existing ditch on the west side of the railroad tracks.		x		x	FId-5
4.2.11	Participate with FEMA to update and maintain the Flood FIRM/DFIRM maps.		x		delete ongoing	
4.2.12	Provide emergency flood control resources such as plastic sheeting and sand bags to businesses and citizens in emergencies.		x		preparedness, not mitigation	
4.2.13	Manage seepage at the Hamilton Levee to minimize impacts and inundation risks to private property.		x - verify with DPW		x	FId-5
4.2.14	Install pollution prevention devices at outfalls throughout the city to mitigate storm water discharges into the creeks.				pollution not part of this plan, refer to Stormwater Resources Plan (SWRP)	
4.3.1	Expand the GIS system to identify properties located within the Wildland-Urban Interface (WUI).	x			x	MLT-11
4.3.2	Promote defensible space on City land behind homes in Novato.		x		x	FIR-3, FIR-5
NFD-1	Complete a Novato Specific Community Wildfire Protection Plan			new proposal		annex
NFD-2	Develop an inventory of structures with shake and shingle roofing material to identify and target education efforts and the need for roof conversions.			new proposal		MLT-11
NFD-3	Consider ways to use drone technology for disaster response, recovery, including fire protection.			new proposal	not really mitigation oriented	annex
NFD-4	Articulate and promote the concept of land use planning related to fire risk and individual landowner objectives and responsibilities.			new proposal		annex
NFD-5	Coordinate with county and local government staff to integrate Firewise approaches into planning documents and ordinances.			new proposal		annex - or consider adding multi-jurisdictional action
NFD-6	Continue to support community vegetation reduction grants and chipper programs to encourage compliance with defensible space and vegetation management requirements.			new proposal		FIR-3, FIR-5
NFD-7	Consider the creation of transition zones (areas between developed residential areas and open space areas) where additional defensible space clearance is needed.			new proposal		annex - or consider adding multi-jurisdictional action
NFD-8	Continue inter-agency coordination with Marin's fire service community and other partners to maintain a community presence and to develop and distribute public information regarding fuel reduction efforts throughout the county.			new proposal		annex - or consider adding multi-jurisdictional action
NFD-9	Continue efforts to partner with neighborhoods located in WUI areas to educate them on becoming fire adapted or Firewise communities.			new proposal		annex - or consider adding multi-jurisdictional action
NFD-10	Continue implementation of the countywide fuel break and fire plan implementation			new proposal		annex - or consider adding multi-jurisdictional action
NFD-11	Prioritize evacuation routes for fuel reduction programs			new proposal		FIR-1
NFD-12	Encourage community-level drills for evacuation preparedness			new proposal	not mitigation	annex

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NFD-13	Work to reduce regulatory barriers that limit hazardous fuels reduction activities (e.g., tree removal process).			new proposal		annex - or consider adding multi-jurisdictional action
NFD-14	EOC Display upgrade: Design and budget also includes power requirements, programming and integration of existing AV equipment for the new Video Wall location as well as removal of the existing front projection system.			new proposal		annex
NFD-15	Map all City owned open space			new proposal		annex
NFD-16	Develop a Vegetation Management Plan (VMP) for all City owned open space			new proposal		FIR-4
NFD-17	Annual weed abatement on City owned land			new proposal		FIR-4
NFD-18	Creation of shaded fuel breaks on City owned land near residential & commercial structures			new proposal		FIR-4

Table M-8 - Current and Potential Hazard Mitigation Projects and Programs in Novato

#	Description	Hazard(s) addressed	Responsible Agency	Potential Funding Source	Timeline	Notes
Mitigation Activities and Priorities from Prior LHMP						
N-1	Continue the code enforcement inspection program for apartments of 3 or more units in the City to find seismic safety, flood and health and safety compliance issues and to identify buildings at risk to specific hazards.	All	Novato Community Development	City General Fund	On-going	
N-2	Update the City's Emergency Preparedness Plan, as needed and update the plan when the State of California and the County of Marin update their Emergency Preparedness plans.	All	Novato Emergency Management	City General Fund and Fire General Fund	Phase 1 - 2018 Phase 2 - 2020	reference Novato EOP in annex
N-3	Participate in the completion of the County's Watershed Stewardship Plan. The plan's projects will address preventative measures to mitigate flood impacts.	Storm / Flood	Novato Public Works	City General Fund	On-going	Fld-5 and annex Storm Drain Master Plan projects. does DPW want to add specific projects?
N-4	Create a comprehensive computerized model of the Novato's basins and produce maps to aid the Clean Storm Water program by completing the Storm Drainage Master Plan. The GIS database will work to monitor flow throughout the City's network of storm drains.	Storm / Flood	Novato Public Works	City General Fund	2019	annex - does DPW have specific projects that came out of this?
N-5	Meet annually with all agencies involved in Marin County Flood Control projects to ensure that structural projects are considered and continue to cooperate with Marin jurisdictions in pursuing all available sources of funding to finance improvements to storm drainage facilities.	Dam / Storm / Flood	Novato Public Works	City General Fund	On-going	x - check with DPW

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New Mitigation Activities and Priorities						
NFD-1	Complete a Novato Specific Community Wildfire Protection Plan	Fire	Novato Fire District	Fire General Fund	On-going	annex
NFD-2	Consider ways to use drone technology for disaster response, recovery, including fire protection.	Fire	Novato Community Development	City General Fund	On-going	not mitigation oriented
NFD-3	Articulate and promote the concept of land use planning related to fire risk and individual landowner objectives and responsibilities.	Fire	Novato Fire District & Novato Community Development	Fire General Fund and City General Fund	On-going	annex
NFD-4	Coordinate with county and local government staff to integrate Firewise approaches into planning documents and ordinances.	Fire	Novato Public Works and Novato Fire District	City General Fund and Fire General Fund	2020	annex - or consider adding multi-jurisdictional action
NFD-5	Consider the creation of transition zones (areas between developed residential areas and open space areas) where additional defensible space clearance is needed.	Fire	Novato Fire District	Fire General Fund	On-going	annex - or consider adding multi-jurisdictional action
NFD-6	Continue inter-agency coordination with Marin's fire service community and other partners to maintain a community presence and to develop and distribute public information regarding fuel reduction efforts throughout the county.	Fire	Novato Fire District	Fire General Fund	On-going	annex - or consider adding multi-jurisdictional action
NFD-7	Continue efforts to partner with neighborhoods located in WUI areas to educate them on becoming fire adapted or Firewise communities.	Fire	Novato Fire District	Fire General Fund	On-going	annex - or consider adding multi-jurisdictional action
NFD-8	Continue implementation of the countywide fuel break and fire plan implementation	Fire	Novato Community Development	City General Fund	On-going	annex - or consider adding multi-jurisdictional action
NFD-9	Encourage community-level drills for evacuation preparedness	All	Novato Public Works & Community Development	City General Fund	2019	not mitigation
NFD-10	Work to reduce regulatory barriers that limit hazardous fuels reduction activities (e.g., tree removal process).	Fire	Novato Fire District	Fire General Fund	On-going	annex - or consider adding multi-jurisdictional action
NFD-11	EOC Display upgrade: Design and budget also includes power requirements, programming and integration of existing AV equipment for the new Video Wall location as well as removal of the existing front projection system.	Fire	Novato Community Development	City General Fund	On-going	annex
NFD-11	Map all City owned open space	Fire	Novato Fire District & Novato Community Development	Fire General Fund and City General Fund	On-going	annex

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Table M-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	2016 General Plan Update 'General Plan 2035'	The City is currently finalizing an update to its General Plan, which serves as a basis for decisions that affect the City's growth and development such as transportation, land use, streets and infrastructure, parks, housing and neighborhoods, recreation and community facilities, downtown, the environment, public health and safety, and flooding. The General Plan is a strategic and long-term document identifying goals and polices that guides and directs the City in terms of implementing policies, programs and resources. As required by State law, the City of Novato's General Plan includes seven chapters, or "elements": land use, circulation, housing, conservation, open space, noise and safety.
Plan	2011 Hazard Mitigation Plan & 2008 Flood Mitigation Plan	Novato's previous Hazard Mitigation Plan identified risks from natural hazards present in the City and informed strategies to reduce these risks presented in this plan. The 2008 Flood Mitigation Plan was developed in conjunction with the Hazard Mitigation Plan and contains more details specific to the local flood hazards. The Flood Mitigation Plan is now incorporated into this Hazard Mitigation Plan.
Policy	Subdivision Regulations	The City's subdivision ordinance, Chapter 9 of the City of Novato Municipal Code establishes standards to regulate the division of land, defines minimum lot sizes, densities and development standards, and regulates land use in hazardous areas. Subdivision regulations also establish standards to regulate the division of land and eliminate the creation of building sites in areas where flooding may create hazards to life or property. The regulations promote public health, safety and general welfare and minimize public and private losses due to flood conditions in specific areas and insure that reasonable caution is taken to preclude loss or damage to life and property.
Policy	Zoning Regulations	The City's Zoning Ordinance establishes various zoning districts and implements the goals and policies of the Novato general plan by classifying and regulating the uses of land and structures within the City of Novato. In addition, it protects and promotes the public health, safety, and general welfare of residents, and preserve and enhance the aesthetic quality of the city. When lots are subdivided, the developer is required to provide adequate access for firefighters, flowrates and storage of water for firefighting.
Policy	Clean Storm Drain Regulation	This regulation ensures the future health, safety, and general welfare of the citizens of the City of Novato by establishing a funding source to provide enforcement of the city's Urban Runoff Pollution Prevention Ordinance, to provide maintenance and repair of the city's stormwater drainage facilities, to provide capital improvements to the city's storm drainage system, and to provide other clean stormwater activities. It also protects and enhances the water quality of the State's, and the Nation's watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Clean Water Act.
Policy	Development Standards	The development standards in Chapter 5 of the Municipal Code are authorized by the California Government Code which allows local government controls in building, planning and subdivision. The City development standards enforce disaster-resistant development to minimize risk from natural hazards.
Policy	Adequate Water Supply	Each permit or approval application affected by this requirement shall indicate the way water is to be supplied. The degree of specificity shall relate to the type of permit or approval requested. All affected permit or approval processes shall include provisions for adequate water supply. This insures that the North Marin Water District will provide water to serve the use and/or development upon the establishment of the use or the completion of the development. Each use or development proposal which involves or requires water service (domestic, commercial, industrial, agricultural) either for sanitary use, consumption, production, irrigation or visual amenity, shall provide for such water by agreement with the North Marin Water District.
Policy	Flood Damage Prevention Requirements	Chapter 5-31 of the Municipal Code is titled Flood Damage Prevention Requirements. It was adopted to reduce flood hazards in the special flood hazard areas within the City of Novato. It addresses the construction, location, extension, conversion or alteration of structures or land in special flood hazard zones. These regulations apply to both new development and construction and existing 105 structures. By regulating and restricting development in such areas will minimize risks of public and private losses due to flood hazards in

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		these specific areas. The areas of special flood hazards are identified by the Federal Insurance Administration, through the Federal Emergency Management Agency. It is the purpose of this section to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas, and to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
Policy	Waterway and Riparian Protection	This ordinance provides standards for the protection, maintenance, enhancement and restoration of streams and waterways in a manner which preserves and enhances their ecological integrity and resource functions and value. This ordinance establishes adequate buffer areas along watercourses to avoid flood hazards and maintain or expand storage capacity for flood waters; protect water quality and in-stream habitat; preserve, enhance and restore riparian habitat and adjacent wetlands and upland buffers; and, provide for continuous wildlife migration corridors connecting habitat areas. This regulation allows development, which is compatible with the important physical, habitat, aesthetic, and recreational functions of waterways, while ensuring that these functions and values are protected in perpetuity.
Policy	Hillside and Ridgeline Protection	This ordinance reduces the potential for hazards and environmental degradation related to slope failure, increased erosion, sedimentation, storm water run-off, fire hazards, loss of vegetation, excessive grading, visual intrusion of structures, and potential for traffic hazards. It also provides for proper maintenance and fire management and minimizes public expense for long-term maintenance of slope areas and public improvements in hillside areas.
Policy	Drainage Development Requirements	In Section 5-15 of the Municipal Code standards for drainage are defined and are necessary to insure that underground and surface waters are conducted through and away from developments in such a manner as to not detrimentally affect other properties; insure that underground and surface water is not a problem within the completed development; and further, to correct or improve existing underground or surface water problems within the boundaries of the development and within the immediately affected surrounding area.

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<p>Policy</p>	<p>Fire Safety</p>	<p>The City of Novato recognizes the Novato Fire Protection District as the agency responsible for providing fire prevention and firefighting services to the incorporated area of the City of Novato.</p> <p>Therefore, Chapter 5-21 of the Municipal Code requires all applications for permits or approvals affected by this chapter shall be referred to the Novato Fire Protection District for its review and comment.</p> <p>Fire regulations are adopted to minimize the hazard to life and property due to fire. All affected permit or request for approval applications shall include fire safety provisions. Such as:</p> <ul style="list-style-type: none"> • Emergency Vehicle Access including but not limited to: Minimum street widths, grades, horizontal and vertical clearances are defined so certain major equipment can properly function on such streets to provide access and egress that is optimal for emergency response vehicles. • Certain developments that include proposed open space dedications or where developments abut existing open space, access for fire equipment to that open space shall be provided. • New developments, and certain types of remodels, proposed in identified fire hazard severity zones or in the defined Wildland Urban Interface (WUI) areas shall use ignition resistant building construction materials and methods to reduce structural ignitability. • Any new development or substantial remodel construction to occur in areas defined by the Novato Fire District Board, and adopted by resolution of the City Council, as Wildland Urban Interface areas shall, prior to final clearance occupancy or use, eliminate certain types of fire prone vegetation, except single specimen shrubs or trees, within 30 feet (or up to 100 feet for extra hazardous conditions upon direction of the fire chief) of all structures.
<p>Policy</p>	<p>Building and Housing</p>	<p>The purpose of the Building and Housing code is to establish rules and regulations governing building activity in the city and to safeguard life, health, property, and public welfare by providing minimum fire retardancy requirements for new roof coverings. This information is also needed to assist the city in compiling information on the use, location, and condition of properties within the jurisdiction of the City of Novato and provides for the abatement of unsafe buildings. By agreement, for health and safety reasons, the city may share this information or resultant vital statistics with other governmental agencies.</p> <p>The City has also adopted the most recent State of California approved Building Code, Mechanical Code, Seismic Safety Code, and National Electrical Code which contain structural requirements for existing and new buildings. The codes are designed to insure structural integrity during seismic and other hazardous events and prevent personal injury, loss of life and substantial structural damage. The City is prepared to adopt new codes and standards as passed by the State of California.</p>

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Administrative	Administrative Services Department	<ul style="list-style-type: none"> • Maintains insurance on City facilities • Operates the City Redevelopment Agency and manages Housing activities • Manages internal City communications and computer systems • Designated a grant analyst position to develop additional funding opportunities for various projects and programs.
Administrative	Disaster Council	<ul style="list-style-type: none"> • Established by City Municipal Code, 2-13 • Develops and recommends emergency and mutual aid plans and agreements
Administrative and Personnel	Public Works Departments	<ul style="list-style-type: none"> • Provides road construction and maintenance services • Conducts emergency repair services to transportation and public works infrastructure systems • Maintains drainage infrastructure • Oversees floodplain management and flood mitigation programs • Makes flood elevation determinations • Works with water and sewer agencies to maintain surviving utilities, and services and evaluates the safety of public structures and infrastructure during emergency response • Designs constructs and maintains city owned buildings • Manages the Repetitive Loss Program
Administrative and Personnel	Community Development	<ul style="list-style-type: none"> • Verifies compliance with Building Code through checking plans, issuing permits, and conduction field inspections. • Conducts comprehensive planning activities, including leading preparation of the General Plan • Develops zoning regulations • Prepares CEQA documents • Leads situation analysis, damage assessments and documentation during emergency response • Conducts site inspections to enforce permit and code requirements
Personnel	Novato Police	<ul style="list-style-type: none"> • Plans and coordinates response, recovery and mitigation activities • Develops emergency operation plans for the City • Leads emergency response and coordinates with fire for rescues and hazardous materials response • Communicates with federal, state, and other local agencies • Coordinates with the County to utilize the Marin Medical Reserve Corps (MMRC), Radio Amateur Civil Emergency Service (RACES) and other volunteer organizations. • Oversees disaster volunteers • Performs emergency response activities, including evacuation and security • Utilizes the emergency warning systems through telephone notification utilizing reverse 911 and the EAS system as their primary warning capability.
Personnel	Novato Fire Protection District	<p>The City of Novato recognizes the Novato Fire Protection District as the agency responsible for providing fire prevention, firefighting services and emergency medical services to the incorporated area of the City of Novato. The district also responds to hazardous material incidents.</p> <ul style="list-style-type: none"> • Coordinates emergency response, including rescues, fire suppression and hazardous materials response. • Plans and coordinates response, recovery, and mitigation activities • Conducts emergency management and preparedness trainings • Provides plan check and inspection services for fire related code compliance • Enforces the Vegetation Management Plan which sets clearance distances, type of vegetation for fire fuel breaks around structures
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and typically fund the majority of personnel resources above as well as capital improvement projects.

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Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that have being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Novato Fire Foundation	A non-profit organization supported by the Novato Fire Protection District provides enhanced fire and life safety programs, services and education to the Novato community. (https://www.novatofirefoundation.org/)
Training and Outreach	CERT	The CERT program, or Community Emergency Response Team is a national program to train citizens to help fill the gap between a disaster or emergency and the arrival of professional services. Novato participates in providing CERT training in coordination with other Marin County agencies. (https://readymarin.org/cert/)
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)
Training and Outreach	Firewise USA™	Firewise Neighborhoods: The Firewise USA™ program has empowered neighbors to work together in reducing their wildfire risk. Using a five-step process, communities develop an action plan that guides their residential risk reduction activities, while engaging and encouraging their neighbors to become active participants in building a safer place to live.

Appendix N
Town of Ross

Town of Ross

The Town of Ross had an estimated population of 2,415 in 2010, with 884 housing units in the Town. The Town has a total area of 1.556 square miles. The median income for a household in the Town is \$102,015 and the per capita income for the Town is \$51,150. Approximately 5.6 percent of families and 8.5 percent of the population is below the poverty line (2010 data, U.S. Census Bureau).

Ross was incorporated as a town in 1908.

Table N-1. Vulnerability of Structures in Ross

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	750	100%	64	100%	12	100%	0	N/A	5	100%
Flood	218	29%	11	17%	10	83%	0	N/A	3	60%
Fire	764	100%	64	100%	12	100%	0	N/A	5	100%
Tsunami	0	0%	0	0%	0	0%	0	N/A	0	0%
Landslide	43	6%	1	2%	1	8%	0	N/A	0	0%
Dam Inundation	276	37%	20	31%	11	92%	0	N/A	5	100%

Table N-2. Vulnerability of Transportation in Ross

	Roads		Railroad	Ferry Terminals
	Number	% of Total	Miles	Number
Earthquake	20	100%	0	0
Flood	3	15%	0	0
Fire	20	100%	0	0
Tsunami	0	0%	0	0
Landslide	2	10%	0	0
Dam Inundation	7	35%	0	0

Table N-3. Vulnerability of Communication in Ross

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

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Table N-4. Vulnerability of Power in Ross

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Miles	% of Total	Miles	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Flood	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Fire	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Landslide	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A	0	N/A	0	N/A	0	N/A

Table N-5. Vulnerability of Water / Sewage in Ross

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A
Flood	0	N/A	0	N/A
Fire	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A
Landslide	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A

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Table N-6. Vulnerability of Critical Facilities in Ross

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	2	100%	2	100%	0	N/A	0	N/A
Flood	1	50%	2	100%	0	N/A	0	N/A
Fire	2	100%	2	100%	0	N/A	0	N/A
Tsunami	0	0%	0	0%	0	N/A	0	N/A
Landslide	0	0%	0	0%	0	N/A	0	N/A
Dam Inundation	2	100%	2	100%	0	N/A	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table N-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables N-1 through N-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table N-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table N-7 – Evaluation of Prior Mitigation Actions in Ross

Action Number / Name		Complete	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
AH-1	Train homeowners to locate and shut off gas valves if they smell or hear gas leaking.				discard	No, not a hazard mitigation action
AH-2	Conduct periodic tests of the alerting and warning system.		X		X	Annex
AH-3	Implement Ross Valley Emergency Preparedness. Initiate discussions with other Ross Valley jurisdictions to consider opportunities to jointly respond to emergencies such as flood, fire, earthquake or other emergency situations. Cost savings and coordination opportunities could include the creation of a Town staff disaster planning coordinator, formation of a disaster preparedness committee reporting to Town staff (resident volunteers, Town official), sharing of resources and development of outreach programs to residents and businesses to provide training and		X		X	MLT-6

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	information about disaster preparedness. (General Plan Program 5.B)					
AH-4	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program to take advantage of grant funds currently available to offset costs of specific		X		X	Annex
AH-5	Promote attendance at local or regional hazard conferences and workshops for elected officials and staff to educate them on the critical need for programs in mitigating earthquake, wildfire, flood, and landslide hazards.		X		X	MLT-7
AH-6	Facilitate the distribution of emergency preparedness or mitigation materials that are prepared by others, such as by posting links at the Town web site, emails and placing materials at the Ross Post Office. Conduct workshops, and/or provide outreach encouraging residents, school employees, and private businesses' employees to have family disaster plans that include drop-cover-hold earthquake drills, fire and storm evacuation procedures, and shelter-in place emergency guidelines.		X		X	FLD-4
AH-7	Review and, if necessary, update evacuation plans. Consider organizing evacuation drills		X		X	FIR-1
AH-8	Consider expanding residential building reports to include hazard disclosure for known natural hazards in Ross: 1) Special Flood Hazards Areas (designated by FEMA), 2) Areas of Potential Flooding from dam failure inundation, 3) Very High Fire Hazards Severity Zones, 4) Wildland Fire Zones, and 5) Liquefaction and Landslide Hazards Zones (designated under the Seismic Hazards Mapping Act).			X	X	Annex
AH-9	Establish preservation-sensitive measures for the repair and re-occupancy of historically significant privately-owned structures, including requirements for temporary shoring or stabilization where needed, arrangements for consulting with preservationists and expedited permit procedures for suitable repair or rebuilding of historically or architecturally valuable structures.			X	X	MLT-17
AH-10	Create incentives for private owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster, particularly if those alterations conform to the federal Secretary of the Interior's Guidelines for Rehabilitation.				X	MLT-17
AH-11	Continue development and maintenance of the Local Hazard Mitigation Plan. Consider coordination with the ABAG Regional Hazard Mitigation Plan in the future.					discard, no longer using ABAG plan. See MLT-1
AH-12	Create and update hazard mitigation page on the Town website that provides a copy of the hazard plan, progress reports, information on hazards and mitigation with an emphasis on what residents may undertake to mitigate for their own sites, emergency response and warning information.		X		X	Remove. This is a good action, but not relevant to mitigation funding

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AH-13	Continue to regulate and enforce the location and design of street-address numbers on buildings.		X		X	Remove. This is a good action, but not relevant to mitigation funding
AH-14	Encourage replacing above ground electric and phone wires and other structures with underground facilities, and use the planning-approval process to ensure that all new phone and electrical utility lines are installed underground.		X		X	MLT-4
AH-15	Support and encourage efforts of lifeline infrastructure/utility system providers (PG&E, MMWD and Marin Sanitary Service) as they plan for and arrange financing for seismic retrofits and other disaster mitigation strategies. (For example, by passing resolutions in support of retrofit programs.)		X		X	MLT-6
AH-16	Assist residents and businesses in the development of defensible space through roadside collection and/or chipping services (for brush, weeds, and tree branches).		X		X	FIR-3
AH-17	Consider establishing a hazard mitigation fee for building permits to create a hazard mitigation funding source for initiatives or grant cost-share requirements			X	X	Annex (?)
AH-18	Consider hazard abatement districts as a funding mechanism to ensure that mitigation strategies are implemented and enforced over time.			X	X	Remove. This is a good action, but not relevant to mitigation funding
AH-19	Consider improvement of currently unused pedestrian rights-of-way/paths as walkways to serve as additional evacuation routes.		X		X	Annex
AH-20	Map areas of vulnerable roads and develop action plan to assist residents to repair private roads, driveways and slide hazard areas.				X	LS-1, LS-2
AH-21	Identify and work with non-profits and through other mechanisms to protect as open space those areas susceptible to extreme hazards (such as through land acquisition, zoning, and designation as priority conservation areas).		X		X	MLT-8
AH-22	Develop a continuity of operations plan for the Town that includes back-up storage of plans and essential electronic files as well as procedures to continue normal Town operations after a disaster. Identify and mitigate problems with architectural components and equipment that will prevent critical buildings from being functional after major natural disasters, such as computers and servers, phones, files, and other space those areas susceptible to extreme hazards (such as through land acquisition, zoning, and designation as priority conservation areas).			X	X	Remove. This is a good action, but not relevant to mitigation funding
AH-23	Prepare a basic Recovery Plan that outlines the major issues and tasks that are likely to be the key elements of community recovery, as well as integrate this planning into response planning (such as with continuity of operations plans).			X	X	Remove. This is a good action, but not relevant to mitigation funding

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AH-24	Elevate Public Safety building and Town Hall above the base flood elevation and upgrade to meet current fire and seismic safety standards.			X	X	MLT-2
AH-25	Consider retrofit or replacement of critical facilities that are shown to be vulnerable to damage in natural disasters, considering any issues of historical significance.		X		X	MLT-2
AH-26	Comply with all applicable building and fire codes, as well as other regulations (such as state requirements for fault, landslide, and liquefaction investigations in particular mapped areas) when constructing or significantly remodeling Town-owned facilities.		X			Remove. This is a good action, but not relevant to mitigation funding
AH-27	Establish plans for ensuring fuel will be available for police, fire and vehicles		X		X	MLT-9
AH-28	Train on call public works staff in emergency response.		X			Remove. This is a good action, but not relevant to mitigation funding. See MLT-7
AH-29	If necessary, when remodeling Town-owned buildings and facilities, remove asbestos to speed up clean up of buildings so that they can be reoccupied more quickly.				X	Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-30	Develop and enforce a repair and reconstruction ordinance to ensure that damaged buildings are repaired in an appropriate and timely manner and retrofitted concurrently.			X	X	Annex- combine with AH-31
AH-31	Develop post-disaster development and recovery ordinance to facilitate recovery.			X	X	Annex- combine with AH-30
AH-32	Consider a program to encourage owners of private buildings and educational facilities to participate in a program similar to San Francisco's Building Occupancy Resumption Program (BORP). This program permits owners of private buildings to hire qualified structural engineers to create building-specific post-disaster inspection plans and allows these engineers to become automatically deputized as City/County inspectors for these buildings in the event of an earthquake or other disaster.			X		Discard, not practical for small town
AH-33	Continue to maintain a list of property owners that may need assistance during or after a hazard event and their contact information, such as seniors and the disabled.		X			Remove, not hazard mitigation per say
AH-34	Continue the neighborhood watch block captain and team programs.		X			Remove, not hazard mitigation per say
AH-35	Continue to sponsor the formation and training of Get Ready Ross / Community Emergency Response Teams (CERT) for residents in the community.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-36	Continue to work with other local agencies to offer the 20-hour basic CERT training course.		X			Remove. This is a good action, but not relevant to

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						natural hazard mitigation funding
AH-37	Consider relocating or setting up backup Town Emergency Operations Center out of the floodplain and train employees on how to access the area and on the EOC plan.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-38	Provide information to encourage residents to maintain at least 72 hours and up to one week of emergency supplies in the event of isolation during an emergency for work and home.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-39	In the event that lights are needed for rapid evacuation after a disaster, consider installing battery back-ups, emergency generators, or lights powered by alternative energy sources to ensure that intersection traffic lights function following loss of power.		X		X	MLT-9
AH-40	Consider relaxing development standards for installation of emergency generators (such as exceptions to setbacks).			X		Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-41	Obtain at least three laptop computers for use outside of Police Department should the public safety building be uninhabitable due to hazards.		X		X	Annex
AH-42	Obtain propane heaters, stoves and lanterns for emergency use for employees.		X			
AH-43	Encourage employees to have a family disaster plan so that they are prepared to assist the Town in the event of a disaster.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-44	Ensure that fire, police, and other emergency personnel have adequate radios, breathing apparatuses, protective gear, and other equipment to respond to a major disaster.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-45	Maintain the Town's emergency operations center in a fully functional state of readiness.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-46	Update and maintain the Town's Standardized Emergency Management System (SEMS) Plan and the National Incident Management System (NIMS) Plan, and submit NIMSCAST report.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-47	Work cooperatively with the American Red Cross, Town schools, churches, MA&GC and non-profits to set up memoranda of understanding for use of education facilities an appropriate as emergency shelters following disasters.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding

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AH-48	Minimize the likelihood that power interruptions will adversely impact critical facilities by ensuring that they have adequate back-up power. Obtain small gasoline powered generator for emergency power for public safety to charge flashlight, portable batteries, etc.		X		X	MLT-9
AH-49	Develop a program to provide at-cost NOAA weather radios to residents of flood hazard areas.			X		Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-50	Offer CERT training to employees.			X		Remove. This is a good action, but not relevant to natural hazard mitigation funding
AH-51	Continue to implement activities in the Town of Ross Climate Action Plan (November 2010).		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
DAM-1	Improve coordination among the Marin Municipal Water District and the Town so that the Town can better plan for evacuation of areas that could be inundated if the Phoenix Lake Dam fails.		X		X	Annex
DR-1	Continue to require projects to comply with MMWD water conservation ordinances.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
EQ-1	Obtain a current initial earthquake performance evaluation of Town owned buildings (public safety, Town Hall, post office). Inform staff, Town Council and the public, regarding the extent to which the Town buildings may be affected by an earthquake and if they will only perform at a life safety level (allowing for the safe evacuation of personnel) or are expected to remain functional following an earthquake.			X		MLT-2
EQ-2	If necessary, research to determine seismic stability of Town-owned bridges. If work is necessary, expedite the funding and retrofit of seismically-deficient Town-owned bridges by working with Caltrans and other appropriate governmental agencies.		X		X	EQ-1, EQ-3
EQ-3	Continue to require preparation of site-specific geologic or geotechnical reports for development and redevelopment proposals in areas subject to earthquake-induced landslides or liquefaction and condition project approval on the incorporation of necessary mitigation measures related to site remediation, structure and foundation considering they are historic structures.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding

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EQ-4	Require that local government reviews of geologic and engineering studies are conducted by appropriately trained and credentialed staff or contractors.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
EQ-5	Investigate and adopt appropriate financial, procedural, and land use incentives for property owners to retrofit vulnerable structures (see http://quake.abag.ca.gov/fixit). Inform residents that retrofits are exempt from increases in property taxes.		X		X	EQ-1
EQ-6	Create a mechanism to require the bracing of water heaters and flexible couplings on gas appliances, and/or the bolting of homes to their foundations and strengthening of cripple walls to reduce fire ignitions due to earthquakes.		X		X	Partially relevant to mitigation funding, see EQ-1
EQ-7	Continue to require engineered plan sets for seismic retrofitting of heavy two-story homes with living areas over garages, split level homes, soft-story seismic retrofits, and hillside homes, until standard plan sets and construction details become available.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
EQ-8	Continue to require that all new privately-owned buildings be constructed in compliance with requirements of the most recently adopted version of the California Building Code.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
EQ-9	Ensure that building department staff and contract building inspectors are appropriately trained and certified and support continued education to ensure enforcement of building codes and construction standards, as well as to identify typical design inadequacies of housing and recommended improvements.		X		X	MLT-6
EQ-10	Promote regional retrofit classes or workshops for homeowners.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
EQ-11	Require geologic reports in areas mapped by others as having significant liquefaction or landslide hazards.		X		X	LS-1, EQ-4
EQ-12	Encourage contract building inspector and building staff to take classes on a periodic basis (such as the FEMA- developed training classes offered by ABAG) on retrofitting of single-family homes, including application of Plan Set A.		X		X	MLT-7
EQ-13	Expedite the funding and retrofit of road structures by working with Caltrans and other appropriate governmental agencies.		X		X	EQ-3
EQ-14	Consider modification to Town building code to initiate a lower threshold for seismic improvement.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
EQ-15	Utilize or consider adoption of a retrofit standard that includes standard plan sets and construction details for voluntary bolting of homes to their	X ?				

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	foundations and bracing of outside walls of crawl spaces ("cripple" walls), such as Plan Set A developed by a committee representing the East Bay-Peninsula-Monterey Chapters of the International Code Council (ICC), California Building Officials (CALBO), the Structural Engineers Association of Northern California (SEAONC), the Northern California Chapter of the Earthquake Engineering Research Institute (EERI-NC), and ABAG's Earthquake Program.					
EQ-16	Install earthquake-resistant connections when pipes enter and exit bridges and work to retrofit of these structures.		X		X	EQ-3
EQ-17	Prepare an inventory of private facilities that are potentially hazardous, including, but not limited to, multiunit, soft story, concrete tilt-up, and concrete frame buildings.		X		X	EQ-2
FL-1	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.				X	
FL-2	Document and install plaques to inform property owners of historic flood levels.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-3	Work with San Anselmo to improve their drainage system and add new culverts at seven sites along upper Oak Avenue in San Anselmo, as identified as Measure 1 in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.	X				
FL-4	Consider amending the Town floodplain management ordinance to create cumulative substantial improvement rules.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-5	Prepare articles to educate /remind homeowners of actions they can take before/after California," January 25, 2011.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-6	Annually inspect and clean Town creeks of debris. Use public outreach to inform the Town's residents of the annual creek clean-up work. Maintain a log of debris removed annually.		X		X	FLD-5
FL-7	Continue to provide information on locations for obtaining sandbags deliver those materials to vulnerable populations upon request.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-8	Continue to provide link to web enabled and publicly-accessible County automated system of flood gauges.		X		X	Annex
FL-9	Assist, support, and/or encourage the U.S. Army Corp of Engineers,		X			Remove. This is a good

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	various Flood Control and Water Conservation Districts, and other responsible agencies to locate and maintain funding for the development of flood control projects that have high cost- benefit ratios (such as through the writing of letters of support and/or passing resolutions in support of these efforts).					action, but not relevant to natural hazard mitigation funding as written
FL-10	Continue to encourage new development near floodways to incorporate a setback from watercourses to allow for changes in stormwater flows in the watershed over time.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-11	Continue to have Town staff inspect creek areas after each storm.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-12	Continue to inspect creek areas in response to citizen complaints.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-13	Encourage residents and business owners to elevate structures within flood hazard areas.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-14	Enforce provisions under creek protection, stormwater management, and discharge control ordinances designed to keep watercourses free of obstructions and to protect drainage facilities to conform to the Regional Water Quality Control Board's Best Management Practices.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-15	Continue to enforce regulations concerning new construction (and major improvements to existing structures) within flood zones in order to be in compliance with federal requirements and become a participant in the Community Rating System of the National Flood Insurance Program.		X		X	FLD-1
FL-16	Install grates to catch debris.					Annex? or discard. This might have been included regarding Phase II stormwater permit
FL-17	Participate in Ross Valley Flood Protection and Watershed Program. Work with other Ross Valley jurisdictions to address a watershed-wide approach to drainage, warning systems, emergency response, and flood insurance programs. (General Plan Program 6.A)		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-18	Perform annual creek dredging to remove accumulated sediments from Lagunitas Road to the fish ladder.	X				New bridge doesn't necessitate dredging
FL-19	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.		X		X	MLT-1, FLD-5

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	Continue to request private property owners to do the same, as necessary.					
FL-20	Work with other Ross Valley jurisdictions to explore and adopt land use regulations to minimize additional runoff, or reduce runoff, within the Ross Valley watershed. (General Plan Program 6.C)		X		X	Annex?
FL-21	Prepare GIS storm water map of the watershed to determine the water flow and design a culvert system appropriate to the volume and flow of peak runoff. Complete the identification of existing culverts and the need for new ones.		X		X	Annex. Partially completed, reword as stormdrain master plan?
FL-22	Reconstruct and enlarge bridge openings and culverts.		X		X	MLT-10
FL-23	Construct a new 1,400 ft. long, 42-48" diameter reinforced concrete pipe culvert network running under the south gutter line on lower Bolinas Avenue. The culvert would originate with inlets at the Richmond Avenue intersection and outfall to Corte Madera Creek at the Sir Francis Drake Boulevard Bridge, as identified as Measure 4 in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.		X		X	Annex
FL-24	Construct an approximately 300,000 gallon subsurface stormwater detention vault beneath Richmond Avenue as identified as Measure 8b in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.					Remove? This isn't even in the Town of Ross
FL-25	Create bioretention areas at the St. Anselm Church overflow parking lot and the Town's adjacent right of way as identified as Measure 4b in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California."			X	X	Annex
FL-26	Ensure staff are knowledgeable regarding floodplain management regulations to improve enforcement of current standards for all development within flood hazard areas. Ensure that contract building inspectors have appropriate training and expertise in floodplain management regulations to monitor construction projects.		X		X	FLD-9
FL-27	Secure a one-way flap gate at the existing Corte Madera Creek outfall at the Winship Avenue Bridge section as identified as Measure 2j in the "Final Draft Report: Planning- Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.			X	X	Annex
FL-28	Create and update a photo record of the Town creeks to document condition and structures linked with GPS.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-29	Continue maintenance efforts to keep storm drains and creeks free of			X		Remove. This is a good

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	obstructions, while retaining vegetation in the channel (as appropriate) to allow for the free flow of water. Develop a "Maintain-a-Drain" campaign, similar to that of the City of Oakland, encouraging private businesses and residents to keep storm drains in their neighborhood free of debris.					action, but not relevant to natural hazard mitigation funding
FL-30	Support creation of detention basins at Phoenix Lake and locations in the Ross Valley and other flood control projects as recommended in the Ross Valley Flood Damage Reduction Feasibility Study.					No longer being considered as part of the flood control program
FL-31	Continue to develop guidelines that limit the coverage of impervious surfaces, that require the use of permeable surfaces, that implement other regulations to effectively channel and minimize site runoff, and that allow water to percolate into the ground. (General Plan Program 6.B)		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-32	Assist neighborhoods to develop regular program of inspecting and clearing private road culverts.		X			FLD-5
FL-33	To reduce flood risk, thereby reducing the cost of flood insurance to private property owners, apply for participation in the Community Rating System of the National Flood Insurance Program and work to qualify for the highest-possible rating.	X				FLD-1
FL-34	When properties that may provide opportunities for drainage improvements are for sale, acquire easements to install drainage improvements, such as between Bolinas Avenue and Fernhill.		X		X	Annex
FL-35	Amend Town floodplain management regulations to review thresholds for "substantial improvement" to take into account the depreciated cost value of structures, rather than the market value.			X		Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-36	Create a building and elevation inventory of structures in the floodplain		X		X	Annex
FL-37	Adopt regulations or design guidelines to limit basement and understory storage and mechanical areas below the base flood elevation, particularly for repetitive damaged properties.			X		Remove. This is a good action, but not relevant to natural hazard mitigation funding
FL-38	Amend Town floodplain management regulations to adopt freeboard regulation to require finished floor to be 18" above the base flood elevation, rather than at the base flood elevation, to protect joists and vents from flood damage. Develop base flood elevation map using historical flood data.			X		Annex, Reword
FL-39	Purchase three pair hip-wader pants, for use by on-duty personnel to reach flooded areas.			X		Annex
FL-40	Purchase one SUV for use in flooding situations where patrol cars may not be able to operate due to high water.			X		Annex
FL-41	Continue the Town of Ross participation in the National Flood Insurance Program (NFIP) and require projects that result in substantial improvements to comply with the Town floodplain development regulations and provide elevation certificates to the Town.		X			partially addressed with FLD-1 Elevation Certificates is good strategy but not nec

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						applicable to HMGP funding
LS-1	Establish and enforce provisions under the creek protection, grading, storm water management, and discharge control ordinances designed to control erosion and Town.	X				?
LS-2	Continue to enforce requirements in zoning ordinance to address hillside development Town.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
LS-3	Increase efforts to reduce landslides and erosion in existing and future development by improving appropriate code enforcement and use of applicable standards for private property, such as those appearing in the California Building Code, California Geological Survey Special Report 117 – Guidelines for Evaluating and Mitigating Seismic Hazards in California, American Society of Civil Engineers (ASCE) report Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Landslide Hazards in California, and the California Board for Geologists and Geophysicists Guidelines for Engineering Geologic Reports. Such standards should cover excavation, fill placement, cut-fill transitions, slope stability, drainage and erosion control, slope setbacks, expansive soils, collapsible soils, environmental issues, geological and geotechnical investigations, grading plans and specifications, protection of adjacent properties, and review and permit issuance.		X		X	LS-1
LS-4	Require geotechnical and soil-hazard investigations be conducted and filed to prevent grading from creating unstable slopes, and that any necessary corrective actions be taken prior to development approval.		X			Annex?
LS-5	Require that staff and consultants reviewing these investigations are appropriately trained and credentialed.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
WF-1	Ensure that Town-initiated fire-preventive vegetation-management techniques and practices for creek sides and high-slope areas do not contribute to the landslide and erosion hazard. For example, vegetation in these sensitive areas could be thinned, rather than removed, or replanted with less flammable materials. When thinning, the non-native species should be removed first. Other options would be to use structural mitigation, rather than vegetation management in the most sensitive areas.		X		X	FIR-6, FIR-5
WF-2	Work with Marin Municipal Water District to identify needed improvements to the water supply for fire suppression		X		X	MLT-14
WF-3	Continue to adopt and amend as needed updated versions of the California Building and Fire Codes so that optimal fire-protection standards are used in construction and renovation projects.		X			This is implicit

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WF-4	Increase local patrolling during periods of high fire weather.		X		X	Annex or discard? Probably not HMGP fundable
WF-5	Monitor weather during times of high fire risk using, for example, weather stations tied into police and fire dispatch centers.		X		X	Annex
WF-6	Participate in multi-agency efforts to mitigate fire threat, such as the Hills Emergency Forum (in the East Bay), various FireSafe Council programs, and town/city-utility task forces. Such participation increases a jurisdiction's competitiveness in obtaining grants.		X		X	Annex
WF-7	Increase efforts to reduce hazards in areas exposed to high to-extreme fire threat through improving engineering design and vegetation management for mitigation, appropriate code enforcement, and public education on defensible space mitigation strategies.		X		X	FIR-2, FIR-3, FIR-5
WF-8	Expand vegetation management program to more effectively manage the fuel load through roadside collection and chipping, mechanical fuel reduction equipment, use of goats or other organic methods of fuel reduction.		X		X	FIR-5
WF-9	Continue the defensible space vegetation program.		X		X	FIR-2
WF-10	Maintain fire roads and/or public right-of-way roads and keep them passable at all through roadside collection and chipping, mechanical fuel reduction equipment, use of goats or other organic methods of fuel reduction. Plan for any additional tanks the Town may need to ensure enough capacity for fire fighting.		X		X	FIR-2, FIR-5
WF-11	Prepare an accurate database of water tanks owned by Marin Municipal Water District and privately owned tanks and swimming pools that are available for fire fighting.			?		Annex
WF-12	Conduct periodic fire-safety inspections of all multi-family buildings, as required by State law. Conduct periodic fire-safety inspections of all privately-owned commercial and buildings.		X			Discard. This is an ongoing program
WF-13	For new development, ensure all dead-end segments of roads and/or long driveways include turn-around sufficient for fire equipment.		X			Remove. This is a good action, but not relevant to natural hazard mitigation funding
WF-14	Consider fire safety, evacuation, and emergency vehicle access when reviewing proposals to add secondary units or additional residential units in wildland-urban- interface fire-threatened communities or in areas exposed to high-to-extreme fire threat.		X		X	FIR-1
WF-15	Create a mechanism to enforce provisions of the California Building and Fire Codes and other local codes that require the installation of smoke detectors and fire- extinguishing systems on existing residential buildings by making installation a condition of finalizing a permit for any work valued at over a fixed amount and/or as a condition for the transfer of property.		X			Annex or discard? Probably not HMGP fundable

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WF-16	Require fire sprinklers in all new or substantially remodeled structures.	X				Annex or discard? Probably not HMGP fundable
WF-17	Require that new homes in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat be constructed of fire-resistant building materials (including roofing and exterior walls) and incorporate fire-resistant design features (such as minimal use of eaves, internal corners, and open first floors) to increase structural survivability and reduce ignitability.		X			Isn't this already a policy?
WF-18	Work with Marin Municipal Water District and homeowners to upgrade fire hydrants and water lines as necessary.		X		X	MLT-14
WF-19	Require that development in hillside areas provide adequate access roads (with width and vertical clearance that meet the minimum standards of the Fire Code or relevant local ordinance), onsite fire protection systems, and fire breaks.		X		X	FIR-1
WF-20	Prepare Water System (Pressure) Master Plan. Coordinate with the Marin Municipal Water District (MMWD) to evaluate water pressure and water lines to ensure adequate fire protection. Identify locations where improvements are needed and adopt requirements and funding mechanisms in coordination with MMWD to implement these improvements. (General Plan Program 5.A)			X		Annex? or MLT 14
WF-21	Continue to ensure existing and new development have a reliable source of water for fire suppression (meeting acceptable standards for minimum volume and duration of flow).		X			See MLT-14. Remove. This is a good action, but not relevant to natural hazard mitigation funding
WF-22	Develop plans for evacuation or sheltering in place of Ross and Branson school children in the event of a wildfire emergency so that streets are not overloaded near schools by students evacuating and parents attempting to pick up their children, which may restrict access by emergency vehicles.			X		Remove. This is a good action, but not relevant to natural hazard mitigation funding

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Table N-8 - Current and Potential Hazard Mitigation Projects and Programs in Ross

Action Number / Name		Estimated Cost	Potential Funding Sources	Timeline	Responsible Agency
AH-17	Consider establishing a hazard mitigation fee for building permits to create a hazard mitigation funding source for initiatives or grant cost-share requirements	Low	Revenue generating	1-3 years	Administration, Planning and/or Building
AH-19	Consider improvement of currently unused pedestrian rights-of-way/paths as walkways to serve as additional evacuation routes.	High	General Fund	2-5 years	Public Works and/or Planning
AH-2	Conduct periodic tests of the alerting and warning system.	Low	General Fund	Continuous	Fire
AH-30	Develop and enforce a repair and reconstruction ordinance to ensure that damaged buildings are repaired in an appropriate and timely manner and retrofitted concurrently.	Low	General Fund	6-12 months	Planning
AH-31	Develop post-disaster development and recovery ordinance to facilitate recovery.	Low	General Fund	6-12 months	Planning
AH-4	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program to take advantage of grant funds currently available to offset costs of specific	TBD	General Fund and State fire grants	1-2 years	Fire
AH-41	Obtain at least three laptop computers for use outside of Police Department should the public safety building be uninhabitable due to hazards.	\$3,000	General Fund and/or State/Federal Grants	1 Year	Police
AH-42	Obtain propane heaters, stoves and lanterns for emergency use for employees.	Low	General Fund and/or State/Federal Grants	1 Year	Police
AH-8	Consider expanding residential building reports to include hazard disclosure for known natural hazards in Ross: 1) Special Flood Hazards Areas (designated by FEMA), 2) Areas of Potential Flooding from dam failure inundation, 3) Very High Fire Hazards Severity Zones, 4) Wildland Fire Zones, and 5) Liquefaction and Landslide Hazards Zones (designated under the Seismic Hazards Mapping Act).	Low	General Fund	1-3 years	Building and/or Planning
DAM-1	Improve coordination among the Marin Municipal Water District and the Town so that the Town can better plan for evacuation of areas that could be inundated if the Phoenix Lake Dam fails.	Low	General Fund/staff time	1-3 years	Fire
FL-16	Install grates to catch debris.	Medium	General Funds, DPW	Continuous	Public Works
FL-20	Work with other Ross Valley jurisdictions to explore and adopt land use regulations to minimize additional runoff, or reduce runoff, within the Ross Valley watershed. (General Plan Program 6.C)	Low	General Funds	Ongoing	Public Works, Planning and/or Administration
FL-21	Prepare GIS storm water map of the watershed to determine the water flow and design a culvert system appropriate to the volume and flow of peak runoff. Complete the identification of existing culverts and the need for new ones.	\$80,000	General Funds and County Partnerships	Two to Five months	Public Works
FL-23	Construct a new 1,400 ft. long, 42-48" diameter reinforced concrete pipe culvert network running under the south gutter line on lower Bolinas Avenue. The culvert would originate with inlets at the Richmond Avenue intersection and outfall to Corte Madera Creek at the Sir Francis Drake Boulevard Bridge, as identified as Measure 4 in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.	\$780,000	State Federal Grants	1-2 years	Public Works

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FL-25	Create bioretention areas at the St. Anselm Church overflow parking lot and the Town's adjacent right of way as identified as Measure 4b in the "Final Draft Report: Planning-Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California,"	\$220,000	State Federal Grants/ drainage fees, Partnership with San Anselmo	1-2 years	Public Works
FL-27	Secure a one-way flap gate at the existing Corte Madera Creek outfall at the Winship Avenue Bridge section as identified as Measure 2j in the "Final Draft Report: Planning- Level Hydrology and Hydraulics Study for Reducing Street Inundation and Overflow by Stormwater; Bolinas Avenue in Ross and San Anselmo, California," January 25, 2011.	\$20,000	State Federal Grants/ drainage fees, Partnership with San Anselmo	1-2 years	Public Works; County of Marin agencies responsible for implementing the Ross Valley Flood Reduction and Creek Management Strategy.
FL-34	When properties that may provide opportunities for drainage improvements are for sale, acquire easements to install drainage improvements, such as between Bolinas Avenue and Fernhill.	High	unknown	Ongoing	Public Works
FL-36	Create a building and elevation inventory of structures in the floodplain	Medium	General Fund	1-3 years	Building and/or Planning
FL-38	Amend Town floodplain management regulations to adopt freeboard regulation to require finished floor to be 18" above the base flood elevation, rather than at the base flood elevation, to protect joists and vents from flood damage. Develop base flood elevation map using historical flood data.	Low	General Fund	1-5 years	Building and/or Planning
FL-39	Purchase three pair hip-wader pants, for use by on-duty personnel to reach flooded areas.	\$1,500	General Fund	1 Year	Police
FL-40	Purchase one SUV for use in flooding situations where patrol cars may not be able to operate due to high water.	\$45,000	General Fund, state/federal grants	1 Year	Police
FL-8	Continue to provide link to web enabled and publicly-accessible County automated system of flood gauges.	0	General Fund	Completed	Administration
LS-1	Establish and enforce provisions under the creek protection, grading, storm water management, and discharge control ordinances designed to control erosion and Town.	Low	General Fund	Ongoing	Building
LS-4	Require geotechnical and soil-hazard investigations be conducted and filed to prevent grading from creating unstable slopes, and that any necessary corrective actions be taken prior to development approval.	Low	General Fund	Ongoing	Building and/or Planning
WF-11	Prepare an accurate database of water tanks owned by Marin Municipal Water District and privately owned tanks and swimming pools that are available for fire fighting.	TBD	General Fund, staff time, partnerships	1 to 5 years	Fire and/or Planning
WF-15	Create a mechanism to enforce provisions of the California Building and Fire Codes and other local codes that require the installation of smoke detectors and fire- extinguishing systems on existing residential buildings by making installation a condition of finalizing a permit for any work valued at over a fixed amount and/or as a condition for the transfer of property.	Low	General Fund	Continuous	Building and Fire
WF-16	Require fire sprinklers in all new or substantially remodeled structures.	Low	General Fund, Fire Department staff time	Continuous	Fire
WF-20	Prepare Water System (Pressure) Master Plan. Coordinate with the Marin Municipal Water District (MMWD) to evaluate water pressure and water lines to ensure adequate fire protection. Identify locations where improvements are needed and adopt requirements and funding mechanisms in coordination with MMWD to implement these improvements. (General Plan Program 5.A)	TBD	General Fund, Fire Department staff time	Ongoing	Fire
WF-4	Increase local patrolling during periods of high fire weather.	Low	General Fund, Fire Department	Continuous	Fire

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			staff time		
WF-5	Monitor weather during times of high fire risk using, for example, weather stations tied into police and fire dispatch centers.	Low	General Fund, Fire Department staff time	Continuous	Fire
WF-6	Participate in multi-agency efforts to mitigate fire threat, such as the Hills Emergency Forum (in the East Bay), various FireSafe Council programs, and town/city-utility task forces. Such participation increases a jurisdiction's competitiveness in obtaining grants.	Low	General Fund, partnerships & Fire Department staff time	Continuous	Fire

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Table N-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	2007 General Plan	<p>The General Plan outlines long-term direction for development and policy. Portions of the plan that support mitigation include:</p> <ul style="list-style-type: none"> • Location of Future Development. (General Plan Policy 5.1) • Geologic Review Procedures. (GPP 5.2) • Fire Resistant Design. (GPP 5.3) • Maintenance and Landscaping for Fire Safety. (GPP 5.4) • Fire Safety in New Development. (GPP 5.5) • Hazardous Materials Storage and Disposal. (GPP 5.11) • Access for Emergency Vehicles. (GPP 5.12) • Town Responsibilities for Emergency Preparation and Response. (GPP 5.13) • Flood Protection in New Development. (GPP 6.1) • Flood Control Improvements. (GPP 6.2) • Ross Valley Flood and Watershed Protection. (GPP 6.3) • Runoff and Drainage. (GPP 6.4) • Permeable Surfaces. (GPP 6.5) • Creek and Drainageway Setbacks, Maintenance and Restoration. (GPP 6.6) • Riparian Vegetation. (GPP 6.7)
Plan	Town of Ross 2012 Local Hazard Mitigation Plan	<p>The Town's prior Hazard Mitigation Plan is a stand-alone document which identifies risks from natural hazards present in the Town and includes strategies to reduce these risks. Many of the strategies identified in 2012 were carried forward to the multi-jurisdictional plan.</p>
Policy	Zoning Ordinance	<p>The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.</p>
Policy	Municipal Code	<p>The Muni Code includes several sections that address hazard mitigation. The Town adopts the current California Building Code which applies to all construction activity within the Town boundaries. The California Building Code is comprised of 11 parts that incorporate public health, safety, energy, green building and access standards used in the design and construction of all buildings. The new code provisions will allow the Town to utilize the latest technologies, advances in construction standards and seismic design for the use in new residential and commercial construction and in remodels.</p>
Administrative	Administrative Services Department	<p>Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.</p>
Administrative and Personnel	Town Planning, Building, and Public Works Departments	<p>These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for Town-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department</p>
Personnel	Ross Police	<p>The Town Police Department conducts emergency preparedness activities for the community. Mitigation activities related to</p>

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		emergency preparedness can be implemented by the Police Department.
Personnel	Ross Valley Fire Department	The Ross Valley Fire Department protects the town from the effects of fire and other hazardous conditions and supports implementation of mitigation actions that reduce the risk of wildfire.
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Town Newsletter	Much of what happens in Town happens at each month's regular Town Council meeting. But since most Town residents don't regularly attend Council meetings, The Morning After, our monthly e-newsletter, was created to fill that void by delivering up-to-the-minute news highlights delivered by email the day following the Council meeting. The Morning After is the flagship publication of the Town's email list designed to keep residents, business owners, Ross organizations and interested parties up-to-date on Town news and information.
Training and Outreach	Community Rating System Working Group	The Community Rating System (CRS) is a voluntary program for communities participating in the National Flood Insurance Program (NFIP) to earn flood insurance premium reductions for property owners. A Countywide collaboration of CRS community staff has been started in recent years and has led to shared resources including outreach materials and floodplain management training. This collaboration has the potential to expand and lead to a wide variety of flood mitigation activities.
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)

APPENDIX O

Town of San Anselmo

Appendix O

Town of San Anselmo

Town of San Anselmo

The Town of San Anselmo had an estimated population of 12,336 in 2010, with 5,538 housing units in the Town. The Town has a total area of 2.677 square miles. The median income for a household in the City is \$71,488 and the per capita income for the City is \$ \$41,977. Approximately 2.5 percent of families and 5.1 percent of the population is below the poverty line (2010 data, U.S. Census Bureau).

San Anselmo was incorporated as a town in 1907.

The Town of San Anselmo completed a single-jurisdiction Local Hazard Mitigation and Climate Adaptation Plan in 2017 which is hereby incorporated by reference. The referenced plan has much more information in addition to the update on San Anselmo vulnerability and mitigation actions below.

Table O-1. Vulnerability of Structures in San Anselmo

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	3,768	100%	536	100%	176	100%	1	100%	0	N/A
Flood	587	16%	219	41%	92	52%	1	100%	0	N/A
Fire	2678	71%	288	54%	55	31%	0	0%	0	N/A
Tsunami	0	0%	0	0%	0	0%	0	0%	0	N/A
Landslide	662	18%	33	6%	0	0%	0	0%	0	N/A
Dam Inundation	21	1%	7	1%	5	3%	0	0%	0	N/A

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Table O-2. Vulnerability of Transportation in San Anselmo

	Roads	
	Miles	% of Total
Earthquake	56	100%
Flood	9	16%
Fire	42	75%
Tsunami	0	0%
Landslide	14	25%
Dam Inundation	0.5	1%

Table O-3. Vulnerability of Communication in San Anselmo

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

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Table O-4. Vulnerability of Power in San Anselmo

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	0	N/A	Check data	
Flood	0	N/A	0	N/A	0	N/A	0	N/A		
Fire	0	N/A	0	N/A	0	N/A	0	N/A		
Tsunami	0	N/A	0	N/A	0	N/A	0	N/A		
Landslide	0	N/A	0	N/A	0	N/A	0	N/A		
Dam Inundation	0	N/A	0	N/A	0	N/A	0	N/A		

Table O-5. Vulnerability of Water / Sewage in San Anselmo

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A
Flood	0	N/A	0	N/A
Fire	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A
Landslide	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A

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Table O-6. Vulnerability of Critical Facilities in San Anselmo

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	30	100%	3	100%	4	100%	0	N/A
Flood	2	6.7%	3	100%	0	0%	0	N/A
Fire	16	53.3%	1	33.3%	1	25%	0	N/A
Tsunami	0	0%	0	0%	0	0%	0	N/A
Landslide	0	0%	0	0%	0	0%	0	N/A
Dam Inundation	0	0%	0	0%	0	0%	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table O-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables O-1 through O-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table O-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table O-7 – Evaluation of Prior Mitigation Actions in San Anselmo

Action #	Description	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
AH-01	Expedite the funding and retrofit of seismically-deficient Town-owned bridges and road structures by working with Caltrans and other appropriate governmental agencies. Identify those that affect or are affected by flooding and either elevate them to increase stream flow and maintain critical ingress and egress routes or modify the channel to achieve equivalent objectives.		X		X	EQ-3
AH-02	Assess the vulnerability of critical facilities (Town Hall, fire stations, corporation yard buildings) to damage in natural disasters (earthquake, wildfire, flood) based on occupancy and structural type, make recommendations on priorities for structural improvements, mitigation, replacement or occupancy reductions, and identify potential funding mechanisms. Inform staff, Town Council and the public, regarding the extent to which the		X		X	MLT-2

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	Town buildings may be affected by a natural disaster and if they will only perform at a life safety level (allowing for the safe evacuation of personnel) or are expected to remain functional following a disaster.					
AH-03	Assess the vulnerability of non-critical facilities (ICC, Robson House, Library) to damage in natural disasters based on occupancy and structural type, make recommendations on priorities for structural improvements, mitigation or occupancy reductions, and identify potential funding mechanisms. Clarify to workers in public facilities and emergency personnel, as well as to elected officials and the public, the extent to which public facilities are expected to perform only at a life safety level (allowing for the safe evacuation of personnel) or are expected to remain functional following a natural disaster.		X		X	MLT-2
AH-05	Adopt, amend as needed, and enforce updated versions of the California Building and Fire Codes as well as other regulations (such as state requirements for fault, landslide, and liquefaction investigations in particular mapped areas) so that optimal standards are used in construction and renovation projects of private and public buildings and infrastructure.		X		X	MLT-3
AH-06	Continue to enforce existing regulations requiring replacement of above ground electric and phone wires and other structures with underground facilities. Require underground utilities to be effectively sealed to prevent backflow of floodwaters into the building and electrical utilities below the flood protection level to be protected against floodwaters.		X		X	MLT-4
AH-07	Provide information to residents and private business owners and their employees on the availability of interactive hazard maps on MarinMap's web site.		X		X	MLT-5
AH-08						
AH-09	Consider landslide or wildfire hazard concerns, including roads leading to the development, when new construction or major remodels are proposed in hillside areas discourage construction or add mitigation measures, as appropriate.		X		X	MLT-13
AH-10	For new development, require a buffer zone between residential properties and landslide areas or other appropriate mitigation to avoid hazards to persons or property.		X		X	MLT-13, LS-1
AH-11	Work with Town Open Space and Recreation Committees, non-profits and through other mechanisms to protect as open space or parks those areas susceptible to extreme hazards (such as through land acquisition, zoning, and designation as priority conservation areas).		X		X	MLT-8
AH-12	Develop evacuation plans for Town, which are necessary in order to include Local Hazard Mitigation Plan into the General Plan Safety Element.			X		Discard - send to General Plan Safety Element
AH-13	Inform residents and businesses through publications and media announcements of actions they can take to mitigate hazards, including elevation of appliances above expected flood levels, use of fire-resistant roofing and defensible space in high wildfire threat and wildfire-urban-interface areas, structural retrofitting techniques for older homes, and use of intelligent grading practices.		x		x	MLT-5, FLD-4
AH-14	Use disaster anniversaries, such as April (the 1906 earthquake) and October (Loma Prieta earthquake and Oakland Hills fire) and December (local New Years Flood) to remind the public of safety mitigation activities.			x		Discard
AH-15	Conduct and/or promote attendance at local or regional hazard conferences and workshops for elected officials and staff to educate them on the critical need for programs in		X		X	MLT-7

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	mitigating earthquake, wildfire, flood, landslide hazards, and climate adaptation.					
AH-16	Create incentives for private owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster, particularly if those alterations conform to the federal Secretary of the Interior's Guidelines for Rehabilitation.			X	X	Combine with AH-17 for Town Annex
AH-17	Develop list of locally historic resources. Continue to require discretionary review and review under the California Environmental Quality Act for the demolition of historically significant privately- owned structures in order to encourage their preservation. Establish preservation-sensitive measures for the repair and re-occupancy of historically significant privately-owned structures, including requirements for temporary shoring or stabilization where needed, arrangements for consulting with preservationists, and expedited permit procedures for suitable repair or rebuilding of historically or architecturally valuable structures.			X	X	Combine with AH-16 for Town Annex
AH-18	Continue to work with utility system providers and other lifeline infrastructure (including natural gas, electricity, water, wastewater system, transportation and communications) and other municipal partners to develop strong and effective mitigation strategies for infrastructure systems and facilities.		X		X	MLT-6
AH-19	Increase recycling rates in local government operations and in the community.		X		X	Discard- send to climate action plan
AH-20	Help educate the public, schools, professional associations and businesses about climate action and Greenhouse Gas reduction.		X		X	Discard- send to climate action plan
AH-21	Update and continue to implement Climate Action Plan which inventories global warming emissions of operations and in the community & sets reduction targets.		X		X	Discard- send to climate action plan
AH-22	Increase the use of clean, alternative energy by advocating for the development of renewable energy resources and supporting the use of waste to energy technology.		X		X	Discard- send to climate action plan
AH-23	Purchase Energy Star equipment and appliances for local government use.		X		X	Discard- send to climate action plan
AH-24	Increase the average fuel efficiency of municipal fleet vehicles; reduce the number of vehicles; launch an employee education program including anti-idling messages; convert diesel vehicles to bio-diesel.		X		X	Discard- send to climate action plan
AH-25	Promote transportation options such as walking, bicycling, commute trip reduction programs, incentives for carpooling and public transit.		X		X	Discard- send to climate action plan
AH-26	Make energy efficiency a priority through building code improvements, retrofitting Town facilities with energy efficient lighting and urging employees to conserve energy and save money.		X		X	Discard- send to climate action plan
AH-27	Maintain healthy urban forests; promote tree planting to increase shading and to absorb		X		X	Discard- send to

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	CO2.					climate action plan
AH-28	Consider if establishing special funding mechanisms (such as Fire Hazard Abatement Districts or regional bond funding) to ensure mitigation strategies are enforced over time.			X		Discard as a funding measure
AH-29	Develop unused or new pedestrian rights-of-way as walkways to serve as additional evacuation routes.		X		X	For Town Annex
AH-30	Review existing regulations and, if necessary, develop and enforce a repair and reconstruction ordinance to ensure that damaged buildings are repaired in an appropriate and timely manner and retrofitted concurrently. This repair and reconstruction ordinance should apply to all public and private buildings, and also apply to repair of all damage, regardless of cause.			X		Discard
AH-31	Continue to enforce State-mandated requirements, such as the California Environmental Quality Act, to ensure that mitigation activities for hazards, such as seismic retrofits and vegetation clearance programs for fire threat, are conducted in a way that reduces environmental degradation such as air quality impacts, noise during construction, and loss of sensitive habitats and species, while respecting the community value of historic preservation.		X		X	Discard-following state regulations is considered implicit
AH-32	Develop a public education campaign on the cost, risk, and benefits of earthquake, flood, and other hazard insurance as compared to mitigation.			X	X	Discard
AH-33	Periodically assess the need for new or relocated fire or police stations and other emergency facilities.			X	X	Discard - covered by MLT-2
AH-34	Support and/or facilitate efforts by the California Geological Survey to complete the earthquake-induced landslide and liquefaction mapping for the Bay Area.		X			Discard
AH-35	Encourage staff to participate in efforts by professional organizations to mitigate earthquake and landslide disaster losses, such as the efforts of the Northern California Chapter of the Earthquake Engineering Research Institute, the East Bay-Peninsula Chapter of the International Code Council, the Structural Engineers Association of Northern California, and the American Society of Grading Officials			X	X	Discard - covered by MLT-7
AH-36	Increase efforts to reduce landslides and erosion in existing and future private development through continuing education of design professionals on mitigation strategies.			X		Discard, see EQ-4. Town won't realistically train design professionals
AH-37	Adopt and enforce land-use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities.		X		X	Discard - Covered by existing General Plan
AH-38	Work with the State Fire Marshall, the California Seismic Safety Commission, Pacific Earthquake Engineering Research Center (PEER), and other experts to identify and manage gas-related fire risks of privately-owned soft-story mixed use buildings that are prone to collapse and occupant entrapment consistent with the natural gas safety recommendations of Seismic Safety Commission Report SSC-02-03. Note - See http://www.seismic.ca.gov/pub/CSSC_2002-03_Natural%20Gas%20Safety.pdf . Also note -					Discard - covered by EQ-1

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	any values that are installed may need to have both excess flow and seismic triggers ("hybrid" valves).						
AH-39	Inventory global warming emissions in your own local government's operations and in the community, set reduction targets and create an action plan.		X		X	Discard- send to climate action plan	
AH-40	Balance the need for the smooth flow of storm waters versus the need to maintain wildlife habitat by developing and implementing a comprehensive Streambed Vegetation Management Plan that ensures the efficacy of flood control efforts, mitigates wildfires and maintains the viability of living rivers.		X		X	Discard - not a mitigation measure	
DAM-01	Encourage Marin Municipal Water District to review and update mapped inundation area for Phoenix Dam and coordinate with the Town on procedures for the emergency evacuation of areas that would be inundated by a failure of Phoenix Dam.				X	For Town Annex	
DR-01	Enhance Town Landscaping and Design Measures: <ul style="list-style-type: none"> ▪ Incorporate drought tolerant or xeriscape practices into new Town landscape designs to reduce dependence on irrigation. ▪ Use permeable surfaces where feasible to reduce runoff and promote groundwater recharge. 		X		X	Discard - Drought not a covered hazard	
EQ-01	Investigate and adopt appropriate financial, procedural, and land use incentives (such as parking waivers) as incentives to encourage retrofitting of privately- owned seismically vulnerable residential buildings, such as: (a) waivers or reductions of permit fees, (b) below-market loans, (c) local tax breaks, (d) grants to cover the cost of retrofitting or of a structural analysis, (e) land use (such as parking requirement waivers) and procedural incentives, or (f) technical assistance.		X		X	EQ-1	
EQ-02	Adopt the latest applicable standard for the design of voluntary or mandatory soft-story or seismically vulnerable building retrofits.		X		X	EQ-2	
EQ-03	Encourage building inspectors to take classes on a periodic basis on retrofitting of single-family homes, including application of Plan Set A.		X		X	MLT-7	
EQ-04	Conduct appropriate employee training and support continued education to ensure enforcement of building codes and construction standards, as well as identification of typical design inadequacies and recommended improvements.		X		X	MLT-7	
EQ-05	Conduct an inventory of privately-owned existing or suspected soft-story structures as a first step in establishing voluntary or mandatory programs for retrofitting these buildings.				X	X	Town Annex
EQ-06	Use the soft-story inventory to require private owners to inform all existing and prospective tenants that they live or work in this type of building and may need to be prepared to live or work elsewhere following an earthquake if the building has not been retrofitted.				X	X	Town Annex
EQ-07	Require private owners to inform all existing tenants (and prospective tenants prior to signing a lease agreement) that they live in an unreinforced masonry building and the standard to which it may have been retrofitted. Require private owners to inform all existing tenants that they may need to be prepared to work elsewhere following an earthquake even if the building has been retrofitted, because it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following major earthquakes.				X	X	Town Annex
EQ-08	Recognizing that the California Geological Survey has not completed earthquake-induced landslide and liquefaction mapping for much of the Bay Area, identify and require geologic reports in areas mapped by others as having significant		X		X	EQ-4	

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	liquefaction or landslide hazards.					
EQ-09	Promote regional retrofit classes or workshops to property owners, contractors and inspectors.			X		Discard - covered by MLT-7
EQ-10	Require preparation of site-specific geologic or geotechnical reports for development and redevelopment proposals in areas subject to earthquake-induced landslides or liquefaction as mandated by the State Seismic Hazard Mapping Act in selected portions of the Bay Area where these maps have been completed, and condition project approval on the incorporation of necessary mitigation measures related to site remediation, structure and foundation design and/or avoidance		X		X	EQ-4
EQ-11	Require engineered plan sets for seismic retrofitting of heavy two-story homes with living areas over garages, as well as for split level homes (that is, homes not covered by Plan Set A), until standard plan sets and construction details become available.		X		X	EQ-4
EQ-12	Require engineered plan sets for seismic retrofitting of homes on steep hillsides (because these homes are not covered by Plan Set A).		X		X	EQ-4
EQ-13	Require engineered plan sets for voluntary or mandatory soft-story seismic retrofits by private owners until a standard plan set and construction details become available.		X		X	EQ-4
EQ-14	Install earthquake-resistant connections when pipes enter and exit bridges and work to retrofit these structures.		X		X	MLT-4, MLT-10
EQ-15						
EQ-16	Inventory non-ductile concrete, tilt-up concrete, and other privately-owned potentially structurally vulnerable buildings.					?
FL-01	Work for better cooperation among the patchwork of agencies managing flood control issues.		X		X	MLT-6
FL-02	Conduct annual outreach to property susceptible to flooding as part of Town's participation on Community Rating System.		X		X	FLD-1
FL-03	Ensure one member of Town staff is a Certified Floodplain Manager.		X		X	FLD-9
FL-04	Continue Mapping of the creeks to further evaluate, design, and implement additional flood control projects.		X		X	Town Annex
FL-05	Pursue funding for the design and construction of storm drainage projects to protect vulnerable properties, including property acquisitions, upstream storage such as detention and retention basins (excluding Memorial Park), and channel widening with the associated right-of-way acquisitions, relocations, and environmental mitigations.		X		X	Town Annex
FL-06	Develop an approach and locations for various watercourse bank protection strategies, including for example, (1) an assessment of banks to inventory areas that appear prone to failure, (2) bank stabilization, including installation of rip rap, or whatever regulatory agencies allow (3) stream bed depth management using dredging, and (4) removal of out-of-date coffer dams in rivers and tributary streams		X		X	Town Annex
FL-07	Working with stakeholders and the community, consider feasibility (including cost, funding, environmental and downstream impacts) and options for purchasing and removal of Building Bridge 2; the structure at 634-636 San Anselmo Avenue which is a major flow constriction at flood levels and within the floodway. As funding becomes available, encourage private business owners to participate in acquisition and relocation programs.	X	X			FLD-6

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FL-08	Working with stakeholders and the community, consider feasibility (including cost, funding, environmental and downstream impacts) and options for removal of Morningside Avenue Bridge and potential construction of upstream and downstream extended wing walls.		X		X	Town Annex
FL-09	Recognize that a multi-agency approach is needed to mitigate flooding by having flood control districts, cities, counties, and utilities meet at least annually to jointly discuss their capital improvement programs for most effectively reducing the threat of flooding. Work toward making this process more formal to insure that flooding is considered at existing joint-agency meetings.				X	Town Annex
FL-10	Improve upon existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system.		X		X	Town Annex
FL-11	Continue and expand the "Village Volunteers" campaign encouraging private businesses and residents to keep storm drains in their neighborhood free of debris.		X		X	Preparedness instead of mitigation so discard
FL-12	Continue to develop guidelines that limit the coverage of impervious surfaces, that require the use of permeable surfaces, that implement other regulations to effectively channel and minimize site runoff, and that allow water to percolate into the ground.		X		X	Town Annex
FL-13	As funding opportunities become available, encourage home and apartment owners and private business owners to participate in elevation and flood proofing programs for areas within flood hazard areas.		X		X	FLD-6
FL-14	For public infrastructure projects, perform a watershed analysis to examine the impact of project development on flooding potential downstream, including communities outside of the jurisdiction of proposed projects.		X			Discard- this is required as part of CEQA/EIR of proposed flood control projects
FL-15	Ensure that new private development pays its fair share of improvements to the storm drainage system necessary to accommodate increased flows from the development, or does not increase runoff by Low Impact Development techniques such as pervious areas or detention facilities.		X		X	Discard already codified as a building permit requirement and per Phase 2 water board NPDES permit
FL-16	Encourage owners of properties in the floodplain to consider purchasing flood insurance. For example, point out that most homeowners' insurance policies do not cover a property for flood damage.		X		X	DAM-1
FL-17	Encourage home and apartment owners to get elevation certificates.		X		X	Town Annex
FL-18	Continue to apply floodplain management regulations for private development in the floodplain and floodway.		X		X	Discard- this is current MFIP regulation
FL-19	Enforce provisions under creek protection, stormwater management, and discharge control ordinances designed to keep watercourses free of obstructions, protect drainage facilities, conform with the Regional Water Quality Control Board's Best Management Practices and comply with applicable performance standards of the National Pollutant Discharge		X		X	MLT-3 enforcing existing regulations is considered

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	Elimination System Phase II municipal stormwater permit that seeks to manage increases in stormwater run-off flows from new development and redevelopment construction projects. Enforce and comply with the grading, erosion, and sedimentation requirements by prohibiting the discharge of concentrated stormwater flows by other than approved methods that seek to minimize					implicit
FL-21	Assist, support, and/or encourage the U.S. Army Corp of Engineers, various Flood Control and Water Conservation Districts, and other responsible agencies to locate and maintain funding for the development of flood control projects that have high cost-benefit ratios (such as through the writing of letters of support and/or passing resolutions in support of these efforts).		X		x	Discard. Good action, not fundable through FEMA hazard mitigation grants
FL-21	Seek funding for, and 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.		X		X	FLD-5
FL-22	Continue maintenance efforts to keep storm drains and creeks free of obstructions, while retaining vegetation in the channel (as appropriate) to allow for the free flow of water.		X		X	FLD-5
FL-23	Continue to encourage new development near floodways to incorporate a setback from watercourses to allow for changes in stormwater flows in the watershed over time.		X		X	Town Annex
FL-24	Continue to have Town staff inspect creek areas after each storm.		X		X	Town Annex
FL-25	Continue to investigate and seek funding for flood control ideas and projects throughout Town		X		X	Discard. Good action, not fundable through FEMA hazard mitigation grants
FL-26	Work with other Ross Valley jurisdictions to explore and adopt land use regulations to minimize additional runoff, or reduce runoff, within the Ross Valley watershed.		X		X	Town Annex
FL-27	Working with stakeholders and the community, consider feasibility (including cost, funding, environmental and downstream impacts) and options for reconstructing and enlarging bridge openings and culverts.		X		X	MLT-10
FL-28	Create and update a photo record of the Town creeks to document condition and structures linked with GPS.		X		X	Discard as not mitigation measure
FL-29	Working with stakeholders and the community, consider feasibility (including cost, funding, environmental and downstream impacts) and options for flow bypass accommodation for downtown constrictions		X		X	Town Annex
FL-30	Establish and enforce requirements for new development so that site-specific designs and source-control techniques are used to manage peak stormwater runoff flows and impacts from increased runoff volumes.		X		X	Discard - covered by existing policies and regulations
FL-31	Provide an institutional mechanism to ensure that development proposals adjacent to floodways and in floodplains are referred to flood control districts and wastewater agencies for review and comment (consistent with the NPDES program).		X		X	Discard - covered by existing building permit process
FL-32	Continue to enforce regulations concerning new construction and substantial improvements		X		X	FLD-1

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	to existing structures within flood zones in order to be in compliance with federal requirements and to continue participation in the Community Rating System (CRS) of the National Flood Insurance Program.					
FL-33	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.		X		X	Town Annex
FL-34	Consider adopting cumulative substantial improvement requirement of 3 to 5 years under Municipal Code Protection of Flood Hazard Areas.		X		X	Town Annex
FL-35	Conduct a watershed analysis at least once every ten years, or more frequently if there is a major development in the watershed or a major change in the Land Use Element of the General Plan of the cities or counties within the watershed.		X		X	Reword to update existing hydraulic model
FL-36	To reduce flood risk, thereby reducing the cost of flood insurance to private property owners, work to maintain participation in the Community Rating System of the National Flood Insurance Program and to qualify for the highest-feasible rating.		X		X	FLD-1
FL-37	Participate in FEMA's National Flood Insurance Program & Community Rating System		X		X	FLD-1
FL-38	Require an annual inspection of approved flood-proofed privately-owned buildings to ensure that (a) all flood-proofing components will operate properly under flood conditions and (b) all responsible personnel are aware of their duties and responsibilities as described in their building's Flood Emergency Operation Plan and Inspection & Maintenance Plan.		X		X	Town Annex
FL-39	Balance the housing needs of residents against the risk from potential flood- related hazards.		X		X	Discard - housing will be required to comply with flood protection ordinance
LS-01	Increase efforts to reduce landslides and erosion in existing and future development by improving appropriate code enforcement and use of applicable standards for private property, such as those appearing in the California Building Code, California Geological Survey Special Report 117 – Guidelines for Evaluating and Mitigating Seismic Hazards in California, American Society of Civil Engineers (ASCE) report Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Landslide Hazards in California, and the California Board for Geologists and Geophysicists Guidelines for Engineering Geologic Reports. Such standards should cover excavation, fill placement, cut-fill transitions, slope stability, drainage and erosion control, slope setbacks, expansive soils, collapsible soils, environmental issues, geological and geotechnical investigations, grading plans and specifications, protection of adjacent properties, and review and permit issuance.		X		X	LS-1
LS-03	Continue to enforce design review requirements in zoning code and review under the California Environmental Quality Act to address hillside development constraints, especially in areas of existing landslides.		X		X	Discard - as ongoing program and covered by existing regulations
LS-04	Establish and enforce provisions (under Building Code, subdivision ordinances or other means) that geotechnical and soil-hazard investigations be conducted and filed to prevent		X		X	Discard as covered by

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	grading from creating unstable slopes, and that any necessary corrective actions be taken.					adopted building codes
LS-06	Establish and enforce grading, erosion, and sedimentation ordinances by requiring, under certain conditions, grading permits and plans to control erosion and sedimentation prior to building permit approval.		X		X	Discard - already have grading permit requirements in place
LS-07	Establish and enforce provisions under the creek protection, storm water management, and discharge control ordinances designed to control erosion and sedimentation.		X		X	Discard - already have permit requirements in place
LS-1	Ensure that Town and Ross Valley Fire Department-initiated fire-preventive vegetation-management techniques and practices for creek sides and high-slope areas do not contribute to the landslide and erosion hazard. For example, vegetation in these sensitive areas could be thinned, rather than removed, or replanted with less flammable materials. When thinning, the non-native species should be removed first. Other options would be to use structural mitigation, rather than vegetation management in the most sensitive areas.		X		X	Town Annex
LS-2	The Director of Public Works and Building should require that local government reviews of geotechnical and soil-hazard investigations and geologic and engineering studies are conducted by appropriately trained and credentialed staff or outside consultants.		X		X	Discard as existing practice
WF-01	Develop a plan for appropriate access and evacuation in hillside wildland-urban- interface areas. For example, creation of no parking areas for emergency vehicle access and resident evacuation, signage, and early warning and evacuation.		X		X	FIR-1
WF-02	Tie public education on defensible space and a comprehensive Fire Wise and defensible space ordinance to a field program of enforcement.		X		X	Town Annex
WF-03	Encourage Ross Valley Fire Department to expand vegetation management programs in wildland-urban- interface areas to more effectively manage the fuel load through various methods including, but not limited to, roadside collection and chipping, mechanical fuel reduction equipment, selected harvesting, use of goats or other organic methods of fuel reduction.		X		X	FIR-3
WF-04	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program .		X		X	Town Annex
WF-05	Review existing General Plan policies, Municipal Code regulations and Ross Valley Fire Department standards for roads to develop policies and regulations that ensure public safety in wildfire hazard areas and protect the environment.		X		X	FIR-1
WF-06	Encourage Ross Valley Fire Department to participate in multi-agency efforts to mitigate fire threat, such as the Hills Emergency Forum (in the East Bay), various FireSafe Council programs, and city-utility task forces. Such participation increases a jurisdiction's competitiveness in obtaining grants.		X		X	Discard as not mitigation measure
WF-07	Assist private businesses and residents in the development of defensible space through the use of, for example, "tool libraries" for weed abatement tools, roadside collection and/or chipping services (for brush, weeds, and tree branches) in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat.		X		X	FIR-1, FIR-2, FIR-3, FIR-5, FIR-6

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WF-08	Encourage Ross Valley Fire Department to increase local patrolling during periods of high fire weather.		X		X	Combine with WF-09
WF-09	Encourage Ross Valley Fire Department to monitor weather during times of high fire.		X		X	Combine with WF-08
WF-10	Work to ensure a reliable source of water for fire suppression through the cooperative efforts of water districts, fire districts, residents and commercial property owners.		X		X	FIR-4
WF-11	Seek funding to develop and implement a program to control invasive and exotic species that contribute to fire and flooding hazards (such as eucalyptus, non-native broom and cordgrass). This program could include vegetation removal, thinning, or replacement in hazard areas where there is a direct threat to structures.		X		X	FIR-5
WF-12	Seek funding to prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes action that the Town will take to minimize fire hazards and maximize ecological health in its open space areas.		X		X	Town Annex
WF-13	Work with insurance companies to create a public/private partnership to give a discount on fire insurance premiums to "Forester Certified" Fire Wise landscaping and fire-resistant building materials on private property.		X		X	Discard as not mitigation measure
WF-14	Consider fire safety, evacuation, and emergency vehicle access when reviewing proposals to add secondary units or additional residential units in wildland- urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat.		X		X	FIR-1
WF-15	Improve engineering design and vegetation management for mitigation, appropriate code enforcement, and public education on defensible space mitigation strategies.		X		X	Town Annex
WF-16	Ensure adequate fire department access to developed and open space areas and keep fire roads and public rights-of-way passable at all times.		X		X	Town Annex

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Table O-8. Current and Potential Hazard Mitigation Projects and Programs in San Anselmo

Action Number	Revised or New Mitigation Strategy	Responsible Agency/ How will action be implemented and administered?	What is the process by which the Town will incorporate the requirement of the mitigation plan into other planning mechanisms (such as General Plan)	Funding Source & Cost/Benefit	New Priority	Timeline	Type of mitigation action:
AH-16 & 17	Develop list of locally historic resources and create incentives for private owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster and/or establish preservation-sensitive measures for the repair and re-occupancy of historically significant privately-owned structures.	Town Manager or their designee will draft incentives for Town Council consideration.	Not determined, may be in annual budget or in building or zoning regulations.	General Fund, Staff time and resources and may result in improvement of few buildings.	Moderate	Long Term, 5-10 years	Local Planning and Regulations
AH-29	Develop unused or new pedestrian rights-of-way as walkways to serve as additional evacuation routes.	Town Council to consider incorporating requirement in Town General Plan	To be incorporated into Safety Element of General Plan and, if conducted by Town, in Capital Improvement Plan	General Fund, Unknown cost, potential life savings for improved evacuation routes	Moderate	Long Term, 5-10 years	Structures and Infrastructure Projects
DAM-01	Encourage Marin Municipal Water District to review and update mapped inundation area for Phoenix Dam and coordinate with the Town on procedures for the emergency evacuation of areas that would be inundated by a failure of Phoenix Dam.	Director of Building and Public Works to draft letter for Town Council to consider sending to Water District.	To be incorporated into Town Safety Element	General Fund, Unknown cost. Chance of dam failure is unlikely. Inundation area within Town may be shallow and lower than Base Flood Elevation	Moderate	Long Term, 5-10 years	Local Planning and Regulations
EQ-05	Conduct an inventory of privately-owned existing or suspected soft-story structures as a first step in establishing voluntary or mandatory programs for retrofitting these buildings.	Town Manager or Town Council to direct Public Works and Building Department Staff to conduct inventory.	To be incorporated into Safety Element of General Plan	General Fund, Staff time, potential for high life and property savings	Very High - Actively Looking for Funding	Short Term, 0-5 years	Local Planning and Regulations

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EQ-06	Use the soft-story inventory to require private owners to inform all existing and prospective tenants that they live or work in this type of building and may need to be prepared to live or work elsewhere following an earthquake if the building has not been retrofitted.	Public Works and Building Director to implement	To be incorporated into Safety Element of General Plan	General Fund, Low cost, does not result in mitigation	Very High - Actively Looking for Funding	Short Term, 0-5 years	Education and Awareness
EQ-07	Require private owners to inform all existing tenants (and prospective tenants prior to signing a lease agreement) that they live in an unreinforced masonry building and the standard to which it may have been retrofitted. Require private owners to inform all existing tenants that they may need to be prepared to work elsewhere following an earthquake even if the building has been retrofitted, because it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following major earthquakes.	Town Public Works and Building Official to incorporate new requirements into local regulations and notify property owners of required disclosures.	Adopted by ordinance into Town Municipal Code	General Fund, Low cost, residents more prepared for hazard	Very High - Actively Looking for Funding	Short Term, 0-5 years	Education and Awareness
FL-04	Continue Mapping of the creeks to further evaluate, design, and implement additional flood control projects.	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project	To be incorporated into Safety Element of General Plan	General Fund or potentially state federal grants. Unknown cost, assists in evaluating flood control projects	Very High - Looking for Funding	On Going	Local Planning and Regulation
FL-05	Pursue funding for the design and construction of storm drainage projects to protect vulnerable properties, including property acquisitions, upstream storage such as detention and retention basins (excluding Memorial Park), and channel widening with the associated right-of-way acquisitions, relocations, and environmental mitigations.	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project and include on Capital Improvement Plan	To be incorporated into Safety Element of General Plan and Capital Improvement Plan	State or Federal Grants. Cost varies and benefit varies. Certain projects (such as detention basins and property acquisitions) unpopular with public	Very High - Looking for Funding	On Going	Structure and Infrastructure Project

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FL-06	Develop an approach and locations for various watercourse bank protection strategies, including for example, (1) an assessment of banks to inventory areas that appear prone to failure, (2) bank stabilization, including installation of rip rap, or whatever regulatory agencies allow (3) stream bed depth management using dredging, and (4) removal of out-of-date coffer dams in rivers and tributary streams	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project	To be incorporated into Safety Element of General Plan and Capital Improvement Plan	State, regional, or local funds. Cost varies and benefit varies.	Very High - Looking for Funding	On Going	Structure and Infrastructure Project
FL-08	Working with stakeholders and the community, consider feasibility (including cost, funding, environmental and downstream impacts) and options for removal of Morningside Avenue Bridge and potential construction of upstream and downstream extended wing walls.	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project	To be incorporated into Safety Element of General Plan and, if conducted by Town, in Capital Improvement Plan	State or Federal Grants. High cost, large number of buildings protected	Very High - Looking for Funding	Short Term, 0-5 years	Structure and Infrastructure Project
FL-09	Recognize that a multi-agency approach is needed to mitigate flooding by having flood control districts, cities, counties, and utilities meet at least annually to jointly discuss their capital improvement programs for most effectively reducing the threat of flooding. Work toward making this process more formal to insure that flooding is considered at existing joint-agency meetings.	Public Works and Building Department Director to seek agencies to consider flooding at least annually.	To be incorporated into Safety Element of General Plan	Staff time	Very High - Looking for Funding	Short Term, 0-5 years	Local Planning and Regulation
FL-10	Improve upon existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system.	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project and include on Capital Improvement Plan	To be incorporated into Safety Element of General Plan	State or regional funding. Unknown cost, assists in evaluating flood control projects	Very High - Looking for Funding	On Going	Local Planning and Regulation

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FL-12	Continue to develop guidelines that limit the coverage of impervious surfaces, that require the use of permeable surfaces, that implement other regulations to effectively channel and minimize site runoff, and that allow water to percolate into the ground.	Public Works and Building Department Director to draft regulations for consideration by Town Council	To be incorporated into Safety Element of General Plan and Town Zoning Regulations	General Fund, Staff time	Very High - Looking for Funding	On Going	Natural Systems Protection
FL-17	Encourage home and apartment owners to get elevation certificates.	Public Works and Building Department Planning Department	To be incorporated into Safety Element of General Plan	General Fund, Staff time	Existing Program	On Going	Education and Awareness Program
FL-23	Continue to encourage new development near floodways to incorporate a setback from watercourses to allow for changes in stormwater flows in the watershed over time.	Town Public Works and Building Department staff to review development projects for conformance with Town Municipal Code	Incorporate Policy into General Plan	General Fund, Staff time	Existing Program	On Going	Natural Systems Protection
FL-24	Continue to have Town staff inspect creek areas after each storm.	Public Works Director to implement with Public Works staff.	To be incorporated into Safety Element of General Plan	General Fund, Staff time	Existing Program	On Going	Natural Systems Protection
FL-26	Work with other Ross Valley jurisdictions to explore and adopt land use regulations to minimize additional runoff, or reduce runoff, within the Ross Valley watershed.	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or propose regulations for Town Council to consider and encourage other jurisdictions to adopt	To be incorporated into Safety Element of General Plan	General Fund, Staff time	Existing Program	Short Term, 0-5 years	Local Planning and Regulation

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FL-29	Working with stakeholders and the community, consider feasibility (including cost, funding, environmental and downstream impacts) and options for flow bypass accommodation for downtown constrictions	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project	To be incorporated into Safety Element of General Plan and, if conducted by Town, in Capital Improvement Plan	General Fund, Unknown cost	Existing Program	Short Term, 0-5 years	Structure and Infrastructure Project
FL-33	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.	Public Works and Building Department Director to request FEMA to revise FIRMS when necessary	To be incorporated into Safety Element of General Plan	General Fund, Staff time	Existing Program	Long Term	Local Planning and Regulation
FL-34	Consider adopting cumulative substantial improvement requirement of 3 to 5 years under Municipal Code Protection of Flood Hazard Areas.	Public Works and Building Department Director to draft regulations for consideration by Town Council	To be incorporated into Safety Element of General Plan and Town Zoning Regulations	General Fund, Staff time, Low cost and results in increase in elevated structures	Existing Program	Short Term, 0-5 years	Local Planning and Regulation
FL-35	Update hydraulic model at least once every ten years, or more frequently if there is a major development in the watershed or a major change in the Land Use Element of the General Plan of the cities or counties within the watershed.	Public Works and Building Department Director to ensure Ross Valley Flood Protection and Watershed Program conducts project, or seek funding for Town to conduct project	To be incorporated into Safety Element of General Plan	General Fund, Staff time or regional partners. Unknown cost	Moderate	Long Term, 5-10 years	Local Planning and Regulation
FL-38	Require an annual inspection of approved flood-proofed privately-owned buildings to ensure that (a) all flood-proofing components will operate properly under flood conditions and (b) all responsible personnel are aware of their duties and responsibilities as described in their building's Flood Emergency Operation Plan and Inspection & Maintenance Plan .	Public Works and Building Director to implement		General Fund, Staff time	Moderate	Long Term, 5-10 years	

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LS-1	Ensure that Town and Ross Valley Fire Department-initiated fire-preventive vegetation-management techniques and practices for creek sides and high-slope areas do not contribute to the landslide and erosion hazard. For example, vegetation in these sensitive areas could be thinned, rather than removed, or replanted with less flammable materials. When thinning, the non-native species should be removed first. Other options would be to use structural mitigation, rather than vegetation management in the most sensitive areas.	Grading permit is required from the Director of Public Works prior to any grading over 25 cubic yards.	San Anselmo Municipal Code 3-18 will be amended to specify applicable standards for review.	General Fund. Cost: Town attorney time to prepare ordinance and standards for adoption by Town Council. Cost of appropriate review can be charged to permit applicant. Benefits: Increased review of grading plans.	Very High - Actively Looking for Funding	Short Term, 0-5 years	Local Planning and Regulations
WF-02	Tie public education on defensible space and a comprehensive Fire Wise and defensible space ordinance to a field program of enforcement.	Town Manager to consult with personnel at Ross Valley Fire Department and, if necessary, RVFD Board.	To be incorporated into Safety Element of General Plan	State or Federal Grants and Fire Department funds. Unknown cost. High benefit to reducing wildfire risk.	Very High - Actively Looking for Funding	Short Term, 0-5 years	Local Planning and Regulations
WF-04	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program .	Town Manager to consult with personnel at Ross Valley Fire Department and, if necessary, RVFD Board.	To be incorporated into Safety Element of General Plan	State or Federal Grants and Fire Department funds. Cost of staff time and benefit of more educated residents that take mitigation actions.	Moderate	Short Term, 0-5 years	Education and Awareness
WF-08	Encourage Ross Valley Fire Department to increase local patrolling during periods of high fire weather.	Town Manager to consult with personnel at Ross Valley Fire Department and, if necessary, RVFD Board.	To be incorporated into Safety Element of General Plan	Fire Department general fund for staff time. Unknown cost. Local residents likely to report any visible fires.	Existing Program	On Going	Natural Systems Protection
WF-09	Encourage Ross Valley Fire Department to monitor weather during times of high fire.	Town Manager to consult with personnel at Ross Valley Fire Department and, if necessary, RVFD Board.	To be incorporated into Safety Element of General Plan	Fire Department general fund for staff time. Unknown cost.	Existing Program	On Going	Natural Systems Protection

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WF-12	Seek funding to prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes action that the Town will take to minimize fire hazards and maximize ecological health in its open space areas.	Town Manager to work with Ross Valley Fire Department	To be incorporated into Safety Element of General Plan	State and Federal grant Funding. Unknown cost, eventually results in plan to reduce fire risk.	Moderate	Short Term, 0-5 years	Natural Systems Protection
WF-15	Improve engineering design and vegetation management for mitigation, appropriate code enforcement, and public education on defensible space mitigation strategies.	Town Manager to ensure that Ross Valley Fire Department continues existing efforts to reduce hazards.	To be incorporated into Safety Element of General Plan	Fire Department general fund for staff time.	Existing Program	On Going	Local Planning and Regulations
WF-16	Ensure adequate fire department access to developed and open space areas and keep fire roads and public rights-of-way passable at all times.	Town Council to consider incorporating requirement in Town General Plan	To be incorporated into Safety Element of General Plan and, if conducted by Town, in Capital Improvement Plan	Fire Department general fund for staff time. Unknown cost, potential life savings with adequate fire and evacuation routes	Existing Program	On Going	Structures and Infrastructure Projects

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Table O-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	Town of San Anselmo General Plan	The Town's General Plan outlines long-term direction for development and policy. It describes hazard areas and regulates current and future development based on known hazard areas. The General Plan has been amended every few years since 1975 and as this plan gets updated there is potential to improve it with updated risk information and strategies.
Plan	Town of San Anselmo 2017 Local Hazard Mitigation Plan	The Town's prior Hazard Mitigation Plan is a stand-alone document which identifies risks from natural hazards present in the Town and includes strategies to reduce these risks. Many of the strategies identified in 2017 were carried forward to the multi-jurisdictional plan. Prior to this document the Town LHMP was an annex to the 2011 ABAG multi-jurisdictional plan.
Plan	Town of San Anselmo 2008 Flood Mitigation Plan	San Anselmo's 2008 Flood Mitigation Plan provides a glimpse of the Town's response to the 2005/06 flood and the mitigation options that were considered before the 2011 Capital Improvement Plan Study for Flood Damage Reduction and Creek Management
Plan	2011 Capital Improvement Plan Study for Flood Damage Reduction and Creek Management	This study describes plans and technical rationale for a suite of projects along the watershed that work together as a system to reduce flooding and seeks to restore the ecological health and function of Corte Madera Creek and its tributaries.
Policy	Zoning Ordinance	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Policy	Municipal Code	The Muni Code includes several sections that address hazard mitigation. The Town adopts the current California Building Code which applies to all construction activity within the Town boundaries and supports earthquake and fire mitigation. Watercourse Protection and Floodplain Development are sections that protect against worsening flood situations. The Muni code is updated periodically to improve mitigation efforts.
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	Town Planning, Building, and Public Works Departments	These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for Town-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	Ross Police	The Town Police Department conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Ross Valley Fire Department	The Ross Valley Fire Department protects the town from the effects of fire and other hazardous conditions and supports implementation of mitigation actions that reduce the risk of wildfire.
Personnel	Marin County Flood Control District	The Marin County Flood Control and Water Conservation District supports flood mitigation efforts by partnering with Cities and Towns to design, construct and maintain flood control infrastructure and channel improvements.
Personnel	Volunteer Boards and Commissions	The Town has several volunteer groups that can help hazard mitigation efforts including the Town Council, Planning Commission, Flood Committee and the Quality of Life Committee. These groups are both personnel resources and can make recommendations to the Town Council, the governing body, which can update municipal and zoning codes.

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Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Town Managers Newsletter	The Town Manager's newsletter was initiated after the 2005-06 floods and became a regular method of communication between the Town and its residents.
Training and Outreach	Community Rating System Working Group	The Community Rating System (CRS) is a voluntary program for communities participating in the National Flood Insurance Program (NFIP) to earn flood insurance premium reductions for property owners. A Countywide collaboration of CRS community staff has been started in recent years and has led to shared resources including outreach materials and floodplain management training. This collaboration has the potential to expand and lead to a wide variety of flood mitigation activities.
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)

Appendix P
City of San Rafael

City of San Rafael

The City of San Rafael (San Rafael) is the county seat of Marin County. San Rafael had an estimated population of 57,713 in 2010, with 24,011 housing units in the City. The City has a total area of 22.422 square miles. The median income for a household in the City was \$60,994 and the per capita income for the City was \$35,762. Approximately 5.6 percent of families and 10.2 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

San Rafael was incorporated as a city in 1874.

The City of San Rafael completed a single-jurisdiction Local Hazard Mitigation Plan in 2017 which is hereby incorporated in its entirety by reference into this appendix. It includes much more jurisdiction-specific information to supplement the vulnerability and mitigation updates below.

Table P-1. Vulnerability of Structures in San Rafael

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	10,310	100%	4809	100%	1062	100%	250	100%	9	100%
Flood	1125	11%	1508	31%	556	52%	174	70%	0	0%
Fire	7502	73%	2599	54%	118	11%	5	2%	6	66.7%
Tsunami	270	3%	136	3%	61	6%	5	2%	0	0%
Landslide	1685	16%	387	8%	11	1%	0	0%	1	11.1%
Dam Inundation	0	0%	0	0%	0	0%	0	0%	0	0%

Table P-2. Vulnerability of Transportation in San Rafael

	Roads		Railroads		Ferry
	Miles	% of Total	Miles	% of Total	Number
Earthquake	327	100%	6	100%	0
Flood	67	20%	2	33%	0
Fire	213	65%	2	33%	0
Tsunami	17	5%	0.1	2%	0
Landslide	55	17%	0	0%	0
Dam Inundation	0	0%	0	0%	0

Table P-3. Vulnerability of Communication in San Rafael

	MERA	
	Number	% of Total
Earthquake	4	100%
Flood	0	0%
Fire	2	50%
Tsunami	0	0%
Landslide	1	25%
Dam Inundation	0	0%

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Table P-4. Vulnerability of Power in San Rafael

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Miles	% of Total	Miles	% of Total
Earthquake	0	N/A	2	100%	4	100%	15.9	100%	14.5	100%
Flood	0	N/A	1	50%	1	25%	7.6	47.8%	2	13.8%
Fire	0	N/A	1	50%	1	25%	2.1	13.2%	5.6	38.6%
Tsunami	0	N/A	0	0%	1	25%	1.5	9.4%	.1	.7%
Landslide	0	N/A	0	0%	0	0%	.2	1.3%	0	0%
Dam Inundation	0	N/A	0	0%	0	0%	0	0%	0	0%

Table P-5. Vulnerability of Water / Sewage in San Rafael

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	2	100%	7	100%
Flood	1	50%	7	100%
Fire	0	0%	0	0%
Tsunami	0	0%	0	0%
Landslide	0	0%	0	0%
Dam Inundation	0	0%	0	0%

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Table P-6. Vulnerability of Critical Facilities in San Rafael

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	30	100%	9	100%	16	100%	0	N/A
Flood	2	6.7%	3	33.3%	3	18.8%	0	N/A
Fire	16	53.3%	3	33.3%	3	18.8%	0	N/A
Tsunami	0	0%	0	0%	1	6.3%	0	N/A
Landslide	0	0%	0	0%	0	0%	0	N/A
Dam Inundation	0	0%	0	0%	0	0%	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table P-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables P-1 through P-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table P-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

Table P-7. Evaluation of Prior Mitigation Actions in San Rafael

Action Number / Name	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
'Future Mitigation Actions' from 2017					
1. Integrate Local Hazard Mitigation Plan into Safety Element of General Plan		X		X	MLT-1
2. Identify the locations then subsequently equip, stock and train staff in order to establish emergency evacuation shelters used to temporary house people during major emergencies.		X			Annex
3. Update the San Rafael Emergency Operations Center (EOC) Handbook		X			Annex
4. Outfit and equip the City's new Emergency Operation's Center (EOC) scheduled for operation in Calendar Year 2019		X			Annex - but tweak to refer to improvements in disaster

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City of San Rafael

					resistance of this critical facility
5. Plan, prepare, conduct community outreach and deploy emergency evacuation exercises in neighborhoods prone to wildfire or tidal flooding during extreme wet weather periods.		X			Annex
6. Bayside Acres Beach Sewer Relocation/Replacement		X		X	Annex
7. Beach Drive (Fiberglass) Pump Station and Sewer Rehabilitation		X		X	Annex
8. Recruit and ultimate appoint a new Emergency Management Coordinator (EMC) to fill vacant post.	X				N/A
9. Evaluate and Implement signal timing for first responders		X		?	Annex
10. Tree Safety Maintenance Program		X		X	Annex
11. Purchase and installation of EMTRAC signal control equipment into 17 San Rafael Fire Vehicles and 25 intersections.		X		?	Annex
12. Develop an Energy Storage Plan		X		?	MLT-9
13. San Rafael Capital Improvement Program (CIP) Implementation		X		X	Annex
14. San Rafael Corrugated Metal Pipe Replacement Program		X		X	FId-5
15. Elevate/Raise Low Lying Roadways		X		X	MLT-10, MLT-20
16. Elevate Critical Infrastructure		X		X	MLT19, FId-6
17. Improvements to Existing Berms, Levees and Flood Control Systems		X		X	FId-5

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City of San Rafael

18. Continued involvement in the BayWAVE county-wide vulnerability assessment (Phase 1 and 2); Implement resulting strategies from Phase 2 of the program.		X		X	Fld-10
19. Develop a climate adaptation plan, and implement resulting strategies		X		X	Annex and/or consider Fld-11
20. Freitas Ditch Riparian and Flood Improvement Project		X		X	Fld-5
21. Spinnaker Point Levee Assessment Study		X		X	Annex
22. Water Storage Facility Study		X		?	Annex
23. Leaky Pipe Replacement Program		X		?	Annex
24. Marin Municipal Water District exploration of desalination plants		X		?	Annex
25. Evaluate the use of reclaimed water/increase purple pipes		X		?	Annex
26. Evaluate and enhance conservation measures to reduce water consumption		X		?	Annex or MLT-2
27. Retrofit/upgrade four remaining URM's		X		X	MLT-2 (if these URMs are City-owned buildings)
28. Earthquake Hazard Study		X		X	Annex or MLT-2
29. Public Facility Vulnerability Assessment and Improvements		X		X	MLT-2
30. Structural Soft Story Identification and Mitigation Plan		X		X	EQ-1 and/or annex
31. Develop and Maintain a Community Rating System (CRS)		X		X	Fld-1
32. Beach Drive Structural Flood Protection		X		X	Fld-5
33. Adopt a Drain Program		X		X	annex or Fld-5
34. City Pump Station Analysis and Improvements		X		X	Fld-5
35. City Storm Drain System Analysis and Improvements		X		X	Fld-5 or annex
36. City Flood Alert System		X			annex
37. Gallinas Creek Dredging		X		X	Fld-5
38. San Rafael Canal Dredging		X		X	Fld-5
39. 70-96 Bret Harte Sewer Easement Repair		X		X	annex

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City of San Rafael

40. Landslide Identification and Management Program		X		X	LS-2/ annex
41. Fairhills Slide Repair		X		X	LS-2/ Annex
42. Funding for Vegetation Management Coordinator Position		X		X	FIR-3? FIR-9? Public or Private lands?
43. Create a City of San Rafael specific Community Wildfire Protection Plan (CWPP).		X		X	Annex or FIR-1
44. Create new strategic fuel interruption zones in WUI areas and maintain and expand existing fuel interruption zones already in place.		X		X	Annex or FIR-3
45. Juniper and Bamboo Clearing Program from Residential Properties within WUI.		X		X	FIR-5, FIR-9
46. Create new point specific wildfire prevention programs specifically targeting areas where homeless encampments are known to exist.		X		X	annex
47. San Rafael Measure A Project Implementation		X		X	annex
48. East San Rafael Shore Project: Plan		X		X	annex
49. East San Rafael Shore Project: Permitting and Construction		X		X	annex

Table P-8. Current and Potential Hazard Mitigation Projects and Programs in San Rafael

Action # and Name	Hazard(s) addressed	Responsible Agency	Potential Funding Source	Timeline
2. Identify the locations then subsequently equip, stock and train staff in order to establish emergency evacuation shelters used to temporary house people during major emergencies.	All Hazards	City of San Rafael Fire Department, Emergency Management Coordinator, American Red Cross, Salvation Army	Grant Funding, General Funding Possible	Immediate
3. Update the San Rafael Emergency Operations Center (EOC) Handbook	All Hazards	City of San Rafael Fire Department, Emergency Management Coordinator	Grant Funding, General Funding Possible	To be prepared during late 2017 and 2018 calendar years.
4. Outfit and equip the City's new Emergency Operation's Center (EOC) scheduled for operation in Calendar Year 2019	All Hazards	City of San Rafael Fire Department, Emergency Management Coordinator	Grant Funding, General Funding Possible	Planning in 2018 with purchase and installation in 2019.

APPENDIX P

City of San Rafael

5. Plan, prepare, conduct community outreach and deploy emergency evacuation exercises in neighborhoods prone to wildfire or tidal flooding during extreme wet weather periods.	All Hazards	City of San Rafael Fire Department, Emergency Management Coordinator	Grant Funding, General Funding Possible	Planning in 2018 into 2019.
6. Bayside Acres Beach Sewer Relocation/Replacement	Severe Storms, Sea level Rise	San Rafael Sanitation District	Capital Improvement Program	FY 16/17 to FY 18/19
7. Beach Drive (Fiberglass) Pump Station and Sewer Rehabilitation	Severe Storms, Sea level Rise	San Rafael Sanitation District	Capital Improvement Program	FY 18/19 to FY 19/20
8. Recruit and ultimate appoint a new Emergency Management Coordinator (EMC) to fill vacant post.	All Hazards, Disaster Management	City of San Rafael Fire Department	Seeking grant funding opportunities.	Immediate.
9. Evaluate and Implement signal timing for first responders	All Hazards	Public Works – Traffic Operations	City General Fund	Immediate.
10. Tree Safety Maintenance Program	Minimize public safety impacts from trees falling in the road right of way.	Public Works – Traffic Operations	City General Fund	FY 2019/20
11. Purchase and installation of EMTRAC signal control equipment into 17 San Rafael Fire Vehicles and 25 intersections.	Emergency Response	City of San Rafael Fire Department City of San Rafael Public Works Department	Grant Funding. General Funding.	Immediate.
13. San Rafael Capital Improvement Program (CIP) Implementation	Multi-Hazard	All City departments as identified in the CIP	CIP	Current year - 19/20
19. Develop a climate adaptation plan, and implement resulting strategies	Climate Change, SLR, coastal flooding	Sustainability Coordinator, Community Development, Public Works Department, PIO, City Manager's Office	Grants, general fund, permit fees, public-private partnerships	Short term, 0-5 years

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City of San Rafael

22. Water Storage Facility Study	Drought and Water Shortage, Wildfire. Minimize dependency on outside water sources for irrigation	Public Works – Parks	City General Fund	FY 2020 Study –
23. Leaky Pipe Replacement Program	Drought and Water Shortage	Public Works – Parks	City General Fund	FY 2020
24. Marin Municipal Water District exploration of desalination plants	Drought and water supply	Public Works Department, Sustainability Coordinator, Community Development, PIO	Rate mechanisms, grants	Mid term, 3-7 years
25. Evaluate the use of reclaimed water/increase purple pipes	Drought and water supply	Public Works Department, Sustainability Coordinator, Community Development, PIO	Rate mechanisms, planning fees, grants	Near term, 1-5 years
26. Evaluate and enhance conservation measures to reduce water consumption	Drought and water supply	Sustainability Coordinator, City Manager's Office, Community Development, PIO	Rate mechanisms, planning fees, grants	Near term, 1-5 years
28. Earthquake Hazard Study	Earthquake Hazards	Community Development/Building Inspection/Public Works	Grants	Within 5 years
30. Structural Soft Story Identification and Mitigation Plan	Earthquake Hazards	Community Development/Building Inspection/Public Works	Grants	Within 5 years
33. Adopt a Drain Program	100/500-year and Storm	Public Works/Volunteer	Existing budgets, staff time.	FY19/20

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City of San Rafael

	Flooding	Coordinator		
35. City Storm Drain System Analysis and Improvements	100/500-year and Storm Flooding	Public Works	Grants, Capital Improvement Program	FY19/20
36. City Flood Alert System	100/500-year and Storm Flooding	Public Works/Emergency Services	Grants	Study – FY18/19
39. 70-96 Bret Harte Sewer Easement Repair	Landslide	San Rafael Sanitation District	Capital Improvement Program	FY 18/19
40. Landslide Identification and Management Program	Landslides	Public Works/Community Development	Grants	FY20/21
41. Fairhills Slide Repair	Landslides	Public Works/Community Development	Grants or General Fund	1-5 years
43. Create a City of San Rafael specific Community Wildfire Protection Plan (CWPP).	Wildfire	City of San Rafael Fire Department	FEMA PDM and HMGP grants.	Immediate.
44. Create new strategic fuel interruption zones in WUI areas and maintain and expand existing fuel interruption zones already in place.	Wildfire	City of San Rafael Fire Department Marin County Open Space District Marin County Fire Department – Tamalpais Fire Crew	Grant Funding. General Funding unlikely. FEMA PDM and HMGP grants.	Immediate.
46. Create new point specific wildfire prevention programs specifically targeting areas where homeless encampments are known to exist.	Wildfire	<ul style="list-style-type: none"> ➤ City of San Rafael Fire Department ➤ City of San Rafael Homeless Outreach Coordinator ➤ City of San Rafael Police Department – Open Space 	Grant Funding. General Funding unlikely. FEMA PDM and HMGP grants.	Immediate.

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City of San Rafael

		<ul style="list-style-type: none"> Ranger ➤ City of San Rafael Public Works Department ➤ Marin County Open Space District ➤ Marin County Fire Department – Tamalpais Fire Crew 		
47. San Rafael Measure A Project Implementation	Wildfire, other hazards depending on current Measure A priorities	City departments as identified in the Measure A Workplan	Measure A funding	Current Measure A workplan 2017 to 2018 and annually thereafter
48. East San Rafael Shore Project: Plan	Maritime and fluvial flooding in the Central and East San Rafael valley, adaptation for sea level rise	TBD May include City of San Rafael/Resilient Shore/Shore Up Marin	Proposition AA, RbD Competition, other sources to be determined	24 months from project initiation
49. East San Rafael Shore Project: Permitting and Construction	Maritime and fluvial flooding in the Central and East San Rafael valley, adaptation for sea level rise	TBD May include the city of San Rafael and /or a special district such as a GHAD	Proposition AA, district assessments, redirected flood insurance premiums, and other sources to be determined	5-10 years

APPENDIX P

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Table P-9 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	City General Plans	City General Plan '2020' was adopted in 2004 and been amended several times since. The City is currently undergoing its next General Plan update '2040' and community workshops are being held.
Plan	Hazard Mitigation Plan	City recently completed a stand-alone Hazard Mitigation Plan: https://www.cityofsanrafael.org/hazard-mitigation-plan/
Plan	City of San Rafael Community Emergency Preparedness Plan (2009)	
Policy	City Ordinances	Yes, subdivision ordinance, floodplain ordinance, stormwater ordinance Chapter 4.12 – Wildland Urban Interface Title 7 – Emergency Services Title 12 – Building Regulations Title 14 – Building Code and Zoning Title 15 – Subdivisions Title 17 – Waters and Waterways Title 18 – Protection of Flood Hazard Areas Title 19 – Open Space
Policy	Zoning	The Zoning Ordinance sets forth regulations and standards for development to ensure that the policies, goals, and objectives of the General Plan are carried out. Rezoning can be initiated by the City Council, Planning Commission, or by an individual property owner.
Administrative	Administrative Services Department	Provide support with plan maintenance and update process.
Administrative	Disaster Council	Provide support with plan maintenance and update process.
Administrative and Personnel	Public Works Departments	Provide support with plan maintenance and update process.
Administrative and Personnel	Community Development	Provide support with plan maintenance and update process.
Personnel	Police	Provide support with plan maintenance and update process.
Personnel	Fire Protection District	Provide support with plan maintenance and update process.
Financial	General Fund	Provide primary or supplemental project funds.
Financial	State and Federal Grants	Provide primary or supplemental project funds.
Financial	Capital improvements project funding	Provide primary or supplemental project funds.
Financial	Authority to levy taxes for specific purposes	Provide primary or supplemental project funds.
Financial	Incur debt through general obligation bonds and/or special	Provide primary or supplemental project funds.

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City of San Rafael

	tax bonds	
Training and Outreach	Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	Community Emergency Response Team, Marin Conservation League, City of San Rafael Climate Action Team
Training and Outreach	Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	County Household Hazardous Waste Program, MCSTOPP, Marin County Environmental Health Services, The Bay Institute
Training and Outreach	Natural disaster or safety related school programs	Get Ready:

APPENDIX Q

City of Sausalito

Appendix Q

City of Sausalito

City of Sausalito

Sausalito had an estimated population of 7,061 in 2010, with 4,536 housing units in the City. The City has a total area of 2.257 square miles. The median income for a household in the City was \$87,469 and the per capita income for the City was \$81,040. Approximately 2.0 percent of families and 5.1 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Sausalito was incorporated as a city in 1893.

Below is a summary of vulnerability and potential jurisdiction-specific mitigation actions in Sausalito. This is the City of Sausalito's first Local Hazard Mitigation Plan, therefore there are no prior mitigation actions to evaluate.

Table Q-1. Vulnerability of Structures in Sausalito

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	1,293	100%	1548	100%	170	100%	49	100%	9	100%
Flood	24	2%	57	4%	37	22%	45	92%	0	0%
Fire	1158	90%	1174	76%	63	37%	0	0%	3	33.3%
Tsunami	16	1%	83	5%	54	32%	48	98%	0	0%
Landslide	0	0%	39	3%	0	0%	0	0%	1	11.1%
Dam Inundation	0	0%	0	0%	0	0%	0	0%	0	0%

Table Q-2. Vulnerability of Transportation in Sausalito

	Roads		Ferry Landing	
	Miles	% of Total	Number	% of Total
Earthquake	44	100%	1	100%
Flood	7	16%	1	100%
Fire	30	68%	0	0%
Tsunami	10	23%	1	100%
Landslide	0	0%	0	0%
Dam Inundation	0	0%	0	0%

Table Q-3. Vulnerability of Communication in Sausalito

	MERA	
	Number	% of Total
Earthquake	0	N/A
Flood	0	N/A
Fire	0	N/A
Tsunami	0	N/A
Landslide	0	N/A
Dam Inundation	0	N/A

APPENDIX Q

City of Sausalito

Table Q-4. Vulnerability of Power in Sausalito

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	0	N/A	1	100%	0	N/A	1.9	100%	0	N/A
Flood	0	N/A	0	0	0	N/A	0	0	0	N/A
Fire	0	N/A	1	100%	0	N/A	1.18	62%	0	N/A
Tsunami	0	N/A	0	0	0	N/A	0	0	0	N/A
Landslide	0	N/A	0	0	0	N/A	0	0	0	N/A
Dam Inundation	0	N/A	0	0	0	N/A	0	0	0	N/A

Table Q-5. Vulnerability of Water / Sewage in Sausalito

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A
Flood	0	N/A	0	N/A
Fire	0	N/A	0	N/A
Tsunami	0	N/A	0	N/A
Landslide	0	N/A	0	N/A
Dam Inundation	0	N/A	0	N/A

APPENDIX Q

City of Sausalito

Table Q-6. Vulnerability of Critical Facilities in Sausalito

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	3	100%	4	100%	0	N/A	0	N/A
Flood	2	66.7%	0	0%	0	N/A	0	N/A
Fire	0	0%	2	50%	0	N/A	0	N/A
Tsunami	0	0%	0	0%	0	N/A	0	N/A
Landslide	0	0%	1	25%	0	N/A	0	N/A
Dam Inundation	0	0%	0	0%	0	N/A	0	N/A

Table 4-2. Potential Common Mitigation Actions includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables Q-1 through Q-6), which is all except dam inundation. Table Q-7. Current and Potential Hazard Mitigation Projects and Programs represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions, or for which that they wanted to include additional details).

Table Q-7. Current and Potential Hazard Mitigation Projects and Programs in Sausalito

Action Description	Hazard(s) addressed	Responsible Agency	Potential Funding Source	Timeline
Develop and maintain an improvements and property value database as a hazard mitigation planning activity	All	Public Works/Building Departments	Unknown	5-years
Design and construct nature-based living shorelines and breakwaters to attenuate wave amplitude	Flood/Tsunami	Public Works, partner agencies	State/Federal Grants	Long term, 5-10 years
Develop tools and policies for adapting to subsidence	Flood	Public Works/Planning	Unknown	5-years
Incorporate historic preservation into adaptation, mitigation and recovery activities	All	Public Works, Planning, Building Departments	Unknown	Long term, 5-10 years

APPENDIX Q

City of Sausalito

Table Q-8 Planning Mechanisms, Regulatory Tools, and Resources

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	General Plan	The General Plan outlines long-term direction for development and policy. It describes hazard areas and regulates current and future development based on known hazard areas. As this plan gets updated there is potential to improve it with updated risk information and strategies. The City of Sausalito General Plan last received a comprehensive update in September 1995. The Circulation Element was last updated in 1999. The Housing Element was last updated in 2015. A General Plan Update process began in 2016 and is expected to continue for three years.
Plan	Hazard Mitigation Plan	The City has not previously had a Hazard Mitigation Plan. This multijurisdictional plan is the first plan to focus on the mitigation of natural hazards.
Policy	Municipal Code	The Muni Code includes several sections that address hazard mitigation including Title IV Land Improvement and Use, Title V Public Works, and Title VI Public Health, Safety and Welfare.
Policy	Zoning Ordinance	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	Public Works Departments	Public Works Department is responsible for City-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Administrative and Personnel	Community Development Department	This department is responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department.
Personnel	City Police Department	The Sausalito Police Department conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Southern Marin Fire Protection District	The District has responsibility for fire suppression and emergency response in commercial, residential, wildland / urban interface, and parts of the San Francisco Bay. The Fire Protection District supports implementation of mitigation actions that reduce the risk of wildfire.
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)
Training and Outreach	Newsletter	The Tiburon Talk newsletter gets emailed every other month and often contains articles about hazard preparedness and mitigation, including how to sign up for Get Ready classes.

APPENDIX R

Town of Tiburon

Appendix R

Town of Tiburon

Town of Tiburon

The Town of Tiburon had an estimated population of 8,962 in 2010, with 4,025 housing units in the Town. The Town has a total area of 13.182 square miles. The median income for a household in the Town was \$106,611 and the per capita income for the Town was \$85,966. Approximately 1.6 percent of families and 3.3 percent of the population were below the poverty line (2010 data, U.S. Census Bureau).

Tiburon was incorporated in 1964.

Table R-1. Vulnerability of Structures in Tiburon

	Single-Family		Multi-Family		Commercial		Industrial		Historic Sites	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	2,402	100%	870	100%	49	100%	0	N/A	4	100%
Flood	61	3%	41	5%	43	88%	0	N/A	1	25%
Fire	2191	91%	729	84%	9	18%	0	N/A	0	0%
Tsunami	53	2%	72	8%	45	92%	0	N/A	0	0%
Landslide	582	24%	49	6%	0	0%	0	N/A	1	25%
Dam Inundation	0	0%	0	0%	0	0%	0	N/A	0	0%

Table R-2. Vulnerability of Transportation in Tiburon

	Roads		Ferry Landing		Railroad
	Number	% of Total	Number	% of Total	Miles
Earthquake	45	100%	1	100%	0
Flood	3	7%	1	100%	0
Fire	39	87%	0	0%	0
Tsunami	4	9%	1	100%	0
Landslide	11	24%	0	0%	0
Dam Inundation	0	0%	0	0%	0

Table R-3. Vulnerability of Communication in Tiburon

	MERA	
	Number	% of Total
Earthquake	1	100%
Flood	0	0%
Fire	1	100%
Tsunami	0	0%
Landslide	0	0%
Dam Inundation	0	0%

APPENDIX R

Town of Tiburon

Table R-4. Vulnerability of Power in Tiburon

	Transmission Tower		Substation		Natural Gas Substation		Electric Trans. Line		Natural Gas Pipeline	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	0	N/A	0	N/A	0	N/A	0	N/A	.4	100%
Flood	0	N/A	0	N/A	0	N/A	0	N/A	0	0%
Fire	0	N/A	0	N/A	0	N/A	0	N/A	.3	75%
Tsunami	0	N/A	0	N/A	0	N/A	0	N/A	0	0%
Landslide	0	N/A	0	N/A	0	N/A	0	N/A	.2	50%
Dam Inundation	0	N/A	0	N/A	0	N/A	0	N/A	0	0%

Table R-5. Vulnerability of Water / Sewage in Tiburon

	Wastewater Treatment Plants		Pump Stations	
	Number	% of Total	Number	% of Total
Earthquake	3	100%	2	100%
Flood	1	33.3%	0	0%
Fire	0	0%	0	0%
Tsunami	1	33.3%	0	0%
Landslide	0	0%	0	0%
Dam Inundation	0	0%	0	0%

APPENDIX R

Town of Tiburon

Table R-6. Vulnerability of Critical Facilities in Tiburon

	Schools		Law Enforcement & Fire		Medical Facilities		Airports	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Earthquake	4	100%	3	100%	0	N/A	0	N/A
Flood	4	100%	1	33.3%	0	N/A	0	N/A
Fire	0	0%	2	66.7%	0	N/A	0	N/A
Tsunami	0	0%	1	33.3%	0	N/A	0	N/A
Landslide	0	0%	0	0%	0	N/A	0	N/A
Dam Inundation	0	0%	0	0%	0	N/A	0	N/A

The following actions were included in this jurisdiction’s prior local hazard mitigation plan. Table R-7 Evaluation of Prior Mitigation Actions indicates the status of these actions and also refers to related actions from Table 4-2. Potential Common Mitigation Actions through which this jurisdiction will continue implementation or consideration of these actions. Table 4-2 includes activities that address all hazards and this jurisdiction will select from those associated with hazards to which they were found to be vulnerable (in Tables R-1 through R-6). Actions that aren’t related to specific actions in Table 4.2 are either discarded because they are not considered “mitigation” (they may rather be preparedness, recovery, response etc.), or are carried forward in Table R-8. Current and Potential Hazard Mitigation Projects and Programs which represents this jurisdiction’s jurisdiction-specific actions (i.e. actions they want to implement that are not part of the Table 4-2 of common activities that was prepared for use by all jurisdictions).

APPENDIX R

Town of Tiburon

Table R-7. Evaluation of Prior Mitigation Actions in Tiburon

Action Name	Completed	Ongoing	Not Started	Still Relevant	Included in Updated Action Plan (New #)
'Future Mitigation Actions' from 2012					
In January 2011, the Town Council adopted the 2010 California Building Code which applies to all construction activity within the Town boundaries. The California Building Code is comprised of 11 parts that incorporate public health, safety, energy, green building and access standards used in the design and construction of all buildings. The new code provisions will allow the Town to utilize the latest technologies~ advances in construction standards and seismic design for use in new residential and commercial construction and in remodels.		X		X	MLT-3
As part-of the Capital Improvement Program, the Town will implement a Shoreline Park rip rap restoration, in order to shore up all the larger rocks at Shoreline Park and help prevent erosion into the San Francisco Bay. Shoreline Park is fully exposed to the Bay which is susceptible to sea level rise, tsunamis and possible tidal flooding.	X				
Also as part of the Capital Improvement Program, the Town will implement a foundation repair to a section of Paradise Drive in order to shore up the embankment by constructing a "soil nail" wall. This would help stabilize the exposed earthen bank that holds up Paradise Dr. just past the Caprice restaurant, which street segment could be susceptible to landslide as a result of earthquakes or storms.			X	X	For Tiburon Annex
The Town will continue to research the possibility of construction of a new LEED certified Public Works Corp Yard, as this is the Town's primary critical facility in need of repair/updates. Seismic retrofit work would be done simultaneously in order to ensure this critical facility could withstand the next major earthquake in the Bay Area. This project is largely dependent on funding.			X	X	For Tiburon Annex
In order to assist with the prevention of wildfires, the Town will work with Conservation Corps North Bay to obtain a matching Cal Fire Grant in order to implement the fire related items within the Town's Open Space Management Plan. The Town's Public Works Department will also begin working on a "zone approach" to remedy the highest priority areas in the open space to clear out invasive species and heavy brush. In addition, the Town will begin implementation of a program designed for residents living adjacent to open space, which outlines the guidelines for mowing grasses and vegetation clearing on open space lands.		X		X	X
'On-Going Mitigation Strategies' from 2012					
F. Continue to comply with all applicable building and fire codes as well as other regulations		X		X	MLT-3

APPENDIX R

Town of Tiburon

when constructing or significantly remodeling infrastructure facilities (INFR, HOUS, ECON, GOVT)					
Continue to enforce and/or comply with State-mandated requirements, such as the California Environmental Quality Act (ENVR a-1)		X		X	Complying with State and Federal regulations is considered implicit in this plan
Incorporate FEMA guidelines and suggested activities into local government plans and procedures for managing flood hazards (LAND, GOVT, HOUS, INFR)		X		X	FLD-2
Continue to participate in FEMA's National Flood Insurance Program (GOVT d-5)		X		X	Complying with State and Federal regulations is considered implicit in this plan
Continue to facilitate the distribution of emergency preparedness materials and trainings through the Tiburon Office of Emergency Services (INFR, HOUS, ECON, GOVT)		X		X	For Tiburon Annex
Conduct periodic tests of the emergency sirens and BEARS emergency warning systems (GOVT c-15)		X		X	For Tiburon Annex
Continue to maintain the emergency operations center (GOVT c-1 0)		X		X	For Tiburon Annex

Table R-8 - Current and Potential Hazard Mitigation Projects and Programs in Tiburon

Activity	Responsible Agency	Potential Funding Source	Timeline
Mitigation Activities and Priorities from Prior LHMP			
Also as part of the Capital Improvement Program, the Town will implement a foundation repair to a section of Paradise Drive in order to shore up the embankment by constructing a "soil nail" wall. This would help stabilize the exposed earthen bank that holds up Paradise Dr. just past the Caprice restaurant, which street segment could be susceptible to landslide as a result of earthquakes or storms.	City Engineer/ Public Works	General Fund, Federal Grants	0-5 years
The Town will continue to research the possibility of construction of a new LEED certified Public Works Corp Yard, as this is the Town's primary critical facility in need of repair/updates. Seismic retrofit work would be done simultaneously in order to ensure this critical facility could withstand the next major earthquake in the Bay Area. This project is largely dependent on funding.	City Engineer/ Public Works	General Fund, Federal Grants	0-5 years
In order to assist with the prevention of wildfires, the Town will work with Conservation Corps North Bay to obtain a matching Cal Fire Grant in order to implement the fire related items within the Town's Open Space Management Plan. The Town's Public Works Department will also begin working on a "zone approach" to remedy the highest priority areas in the open space to clear out invasive species and heavy brush. In addition, the Town will begin implementation of a program designed for residents living adjacent to open space, which outlines the guidelines for mowing grasses and vegetation clearing on open space lands.	Fire Department	General Fund, Federal Grants	0-5 years
Continue to facilitate the distribution of emergency preparedness materials and trainings through the Tiburon Office of Emergency Services	Tiburon Office of Emergency Services	General Fund, Federal Grants	0-5 years

APPENDIX R

Town of Tiburon

Conduct periodic tests of the emergency sirens and BEARS emergency warning systems	Tiburon Office of Emergency Services	General Fund, Federal Grants	0-5 years
Continue to maintain the emergency operations center	Tiburon Office of Emergency Services	General Fund, Federal Grants	0-5 years
New Mitigation Activities and Priorities			
Address coastal erosion along Main Street seawall	City Engineer/ Public Works	General Fund, Federal Grants	0-5 years
Use existing hydraulic analysis to design and implement improvements to Beach Road area drainage.	City Engineer/ Public Works	General Fund, Federal Grants	0-5 years
Culvert repair/replacement on San Rafael Ave at Lagoon where flooding occurred. (Belvedere- Tiburon joint project)	City Engineer/ Public Works	General Fund, Federal Grants	0-5 years

APPENDIX R

Town of Tiburon

Table R-9 Planning Mechanisms, Regulatory Tools, and Resources		
Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	General Plan (Tiburon 2020)	The General Plan outlines long-term direction for development and policy. It describes hazard areas and regulates current and future development based on known hazard areas. As this plan gets updated there is potential to improve it with updated risk information and strategies.
Plan	Hazard Mitigation Plan 2012 ABAG Annex	This Hazard Mitigation Plan and its predecessors identify risks from natural hazards present in the Town and includes strategies to reduce these risks.
Plan	Capital Improvement Plan	The Capital Improvement Plan (CIP) directs construction activities for Town owned facilities and infrastructure for the next five years. Mitigation actions may involve construction of new or upgraded facilities and infrastructure. As this plan gets updated there is potential to improve it with updated strategies.
Plan	Open Space Management Plan	Open Space management influences risk of landslides, wildfire, and in some cases flooding. The Town manages 250 acres of open space. Fire hazard and fuel loading is the primary concern driving management of non-native species in this pan.
Policy	Municipal Code	The Muni Code includes several sections that address hazard mitigation including Title IV Land Improvement and Use, Title V Public Works, and Title VI Public Health, Safety and Welfare.
Policy	Zoning Ordinance (Chapter 16 of Municipal Code)	The Zoning Ordinance implements the General Plan by establishing specific regulations for development. It includes standards for where development can be located, how buildings must be sized, shaped, and positioned, and what types of activities can occur in an area. Mitigation actions that pertain to new or substantially redeveloped buildings can be adopted into the Zoning Ordinance.
Administrative	Administrative Services Department	Administrative Services Department handles finance and purchasing, budgeting, risk management, information technology, and business licensing for the community. The department may be responsible for implementing mitigation actions related to the department's scope.
Administrative and Personnel	Town Planning, Building, and Public Works Departments	These departments are responsible for planning and building related activities including issuing permits, conducting environmental review, preparing planning documents, and addressing housing issues. Mitigation activities related to planning and building can be implemented by this department. Public Works Department is responsible for Town-owned infrastructure, including streets, bike lanes and sidewalks, storm drains, traffic signals, and streetlights. Mitigation actions involving new or retrofitted public infrastructure, as well as those related to water conservation, fall within the purview of the Public Works Department
Personnel	Town Police Department	The Tiburon Police Department conducts emergency preparedness activities for the community. Mitigation activities related to emergency preparedness can be implemented by the Police Department.
Personnel	Tiburon Fire Protection District	The Tiburon Fire District protects the town of Tiburon, the Town of Belvedere, and the surrounding area. The Fire District's boundaries represent a diverse community with responsibility for commercial, residential, wildland / urban interface, and parts of the San Francisco Bay. The Fire Protection District supports implementation of mitigation actions that reduce the risk of wildfire.
Financial	General Fund	General Fund monies come primarily through property taxes and sales taxes and fund the personnel resources above as well as capital improvement projects.
Financial	State and Federal Grants	Matching grant programs are one of the largest sources of funding dedicated to hazard mitigation and risk reduction. These include State flood control grants that have been awarded and FEMA grants that are being pursued. These FEMA grant programs include Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA)
Training and Outreach	Get Ready	The Get Ready program, developed in Marin County, is a free 2-hour course provided to the community. The course is designed to help residents plan for an emergency with a family plan, evacuation checklist, and strategies to keep residents and their families safe. (https://readymarin.org/get-ready/)
Training and Outreach	Newsletter	The Tiburon Talk newsletter gets emailed every other month and often contains articles about hazard preparedness and mitigation

Appendix S

North Marin Water District

North Marin Water District

North Marin Water District (NMWD) was formed in April 1948 following voter approval under the California State law known as the County Water District Law (Division 12 of the California Water Code).

NMWD primarily serves the City of Novato and surrounding unincorporated areas in Marin County, encompassing approximately 75 square miles. The Novato Service Area has approximately 20,750 active service connections serving approximately 24,000 dwelling units, as well as commercial, industrial and institutional customers. The estimated Novato Service Area population is 61,000. NMWD also provides service to several small improvement districts in the West Marin Service Area near the Pacific Ocean, via approximately 800 service connections.

NMWD owns and operates Stafford Lake and the associated treatment plant, which provides approximately 20% of Novato's water. The lake lies four miles west of downtown Novato and collects runoff from 8.3 square miles of watershed property located upstream at the upper tributary reaches of Novato Creek. Water from Stafford Lake is drawn by the intake tower and fed by gravity or by pumping (depending on the lake level) into the treatment plant located just below the dam. In addition to providing water supply for domestic needs and firefighting purposes, Stafford dam provides flood protection for the greater Novato area. The Marin County Flood Control and Water Conservation District has partnered with NMWD to share in the cost of obtaining additional flood liability insurance.

Water from the Russian River via connection to the Sonoma County Water Agency's aqueduct provides the remaining 80% of the Novato Service Area supply of water. This water originates from both the Eel River and the Russian River watersheds. The water supply for the West Marin Service Area is derived from groundwater.

NMWD maintains and operates approximately 340 miles of pipeline, 42 tanks totaling over 37 million gallons of storage, and associated pump stations, hydropneumatic systems, and regulator valves. NMWD sizes its storage tanks to meet operational, firefighting and emergency requirements. Storage requirements for both the Novato and West Marin Service Areas are updated on a 5-year cycle, and are based in part on input provided by Novato Fire Protection District and Marin County Fire.

Ensuring water quality and protecting public health is one of NMWD's primary goals. Water quality data is routinely collected throughout the distribution systems and at water sources.

APPENDIX S

North Marin Water District

As NMWD’s service area includes the City of Novato, the Vulnerability Analysis tables (M-1 through M-6) in Appendix M apply to NMWD as well. With some of unincorporated Marin County also part of their service area, some of the vulnerabilities summarized in

Table S-9 Planning Mechanisms, Regulatory Tools, and Resources

tables G-1 through G-6 also apply to NMWD. Because both the City of Novato and unincorporated Marin are vulnerable to all hazards outlined in the main body of this MCM LHMP, NMWD is also considered to be vulnerable to all hazards: i.e. earthquake, flood, fire, tsunami, landslide, and dam inundation. Table 4-2. Potential Common Mitigation Actions lists actions that NMWD and other participating agencies may employ, with the most likely actions including DAM-2, DAM-3, FLD-5, MLT-6, MLT-14, MLT-15, MLT-20, and TSU-1 (NMWD does not have a direct role in TSU-1, but Dillon Beach and other unincorporated Marin communities it serves are working to maintain TsunamiReady status). Additional details and jurisdiction-specific actions to be considered by NMWD are included in Table S-1 – Current and Potential Hazard Mitigation Projects and Programs. This is NMWD’s first Local Hazard Mitigation Plan and therefore there are no prior mitigation actions to evaluate.

Table S-1 - Current and Potential Hazard Mitigation Projects and Programs

Name	Hazard(s) addressed	Potential Funding Source	Timeline
Oceana Marin Treatment and Storage Pond Repair	Storm (wind)	Federal Grants	0-5 years
Oceana Marin Force Main Replacement and Main Pump Station Upgrade/Relocation	Storm (Flood/wind)	Federal Grants	0-5 years
Oceana Marin Cliff-side Sewer Lining	Storm (wind/coastal erosion)	Federal Grants	0-5 years
Olema Domestic Water Pump Station Flood Protection	Storm (flood)	Federal Grants	0-5 years
Creek Crossing Upgrades (Rush, Novato, Leveroni)	Storm (flood)	Federal Grants	0-5 years
Stafford Dam Upgrades - Upstream Face Armoring, Accelerometers	Storm (wind), earthquake	Federal Grants	0-5 years

APPENDIX S

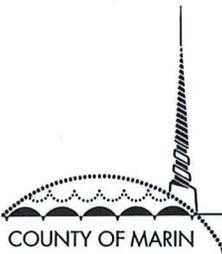
North Marin Water District

Type of Resource	Resource Name	Ability to Support Mitigation and Potential for Improvement
Plan	Strategic Plan 2018	<p>The Strategic Plan is the District's highest-level planning document. It represents the Board's direction for the future and the staff's work plan for implementing it. It identifies the agency's mission, vision, and values, while providing a set of goals and objectives that becomes a framework for all decision-making.</p> <p>The Plan is also a practical working tool that provides clear direction to the staff about the Board's goals and objectives, and includes a work plan developed by the staff to meet those goals and objectives. As such, it is referred to regularly as a guide to District actions during the period covered.</p> <p>To keep it fresh and provide opportunities for improvement, it should be updated every five years and rolled forward so that there is always a five-year guide to the future.</p>
Plan	5-year Master Plans	NMWD uses Master Plans or Capital Improvement Plans for guiding infrastructure maintenance and upgrades of its systems grouped by service district such as Novato, West Marin and Oceana Marin.
Policy	Board of Directors	North Marin Water District is an independent special district governed by a five-member Board of Directors elected at large for four-year terms.
Policy	Policies & Regulations	North Marin Water District is a public agency of the State of California established under the County Water District Law (Division 12 of the California Water Code). Policies and regulations have been adopted by the Board of Directors of the District pursuant to Water Code Section 31024 and establish the procedures under which the District operates, including the terms and conditions under which facilities will be installed and water will be supplied to users and the charges and rates for such service.
Administrative and Personnel	Administration / Finance Department	The Administrative Department is comprised of the Administrative Services, Consumer Services, Finance and Information System. Consumer Services is responsible for reading water meters, responding to customer calls for service and assistance with their water service, creation and mailing of water bills, and answering customer questions regarding their bill or water use. Finance is responsible for general accounting and budgeting, payroll, purchasing, financial investments, risk management and information systems.
Administrative and Personnel	Engineering	The Engineering Department consists of a small professional and technical staff that oversees the planning, permitting, design, construction and project management of water supply, treatment, transmission and distribution facilities necessary to serve NMWD's customers. Engineering functions for wastewater-related facilities are also provided by the Engineering Department to support the NMWD wastewater collection, treatment and disposal system in Oceana Marin (Dillon Beach area).
Administrative and Personnel	Construction / Maintenance	The Construction/Maintenance Department has a variety of duties, principally related to the installation, repair and replacement of water main pipelines, their appurtenances and performs all "underground" maintenance for the District. The Construction/Maintenance Department also assists other departments to upkeep structures, grounds, storage tanks and pumping facilities
Administrative and Personnel	Operations / Maintenance	The Operations/Maintenance Department manages the supply, distribution and water quality for the City of Novato and the West Marin communities, and performs all "above-ground" maintenance for the District
Financial	Combined Budget	The budget of combined service areas pays for the District's operating expenses and comes from the revenue from water

APPENDIX S

North Marin Water District

		sales.
Financial	Grants	Federal, State, and local grants offer opportunities to invest in mitigation improvements that would otherwise not be feasible or prioritized.
Training and Outreach	Social Media	NMWD is endeavoring to increase the use of social media for public outreach materials.
Training and Outreach	Staff Training and Professional Development	NMWD supports staff involvement in local, regional, and national water industry organizations including payment of subscription dues and attendance at conferences.



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

FILING REQUESTED BY AND
WHEN FILED RETURN TO:

**Marin County Community Development Agency
Planning Division
3501 Civic Center Drive, #308
San Rafael, CA 94903**

Attn: Don Allee

NOTICE OF EXEMPTION
Marin County
Environmental Planning and Review

12/3/18

1. **Project Name:** Marin County Multi-Jurisdictional Local Hazard Mitigation Plan
2. **Project Location:** Entirety of Main County
3. **Project Summary:** Marin County (the County) and its partners have developed a Multi-Jurisdictional Local Hazard Mitigation Plan (MCM LHMP) to assess risks posed by natural hazards and to develop a mitigation strategy for reducing the County's risks. The County has prepared the MCM LHMP in accordance with the requirements of the Disaster Mitigation Act of 2000 (DMA 2000). The MCM LHMP replaces the County LHMP that was approved by FEMA on August 29, 2013.
4. **Public Agency Approving Project:** California Governor's Office of Emergency Services, Federal Emergency Management Agency, Marin County Board of Supervisors
5. **Project Sponsor:** Marin County Office of Emergency Services
6. **CEQA Exemption Status:** CEQA Guidelines section 15060(c)(2); 15061(b)(3) (General Rule)
7. **Reasons for Exemption:** While subsequent action or projects stemming from the MCM LHMP may be subject to CEQA, the MCM LHMP itself will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Project Planner:

Reviewed by:



Alex Westhoff
Planner



Rachel Reid
Environmental Planning Manager



FEMA

November 21, 2018

Thomas Jordan
Emergency Services Coordinator
Marin County Sheriff / Office of Emergency Services
1600 Los Gamos Drive
Suite 200
San Rafael, California 94903

Dear Mr. Jordan:

We have completed our review of the *2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan*, and have determined that this plan is eligible for final approval pending its adoption by Marin County and all participating jurisdictions. Please see the enclosed list of approvable pending adoption jurisdictions.

Formal adoption documentation must be submitted to the FEMA Region IX office by the lead jurisdiction within one calendar year of the date of this letter, or the entire plan must be updated and resubmitted for review. We will approve the plan upon receipt of the documentation of formal adoption.

If you have any questions regarding the planning or review processes, please contact JoAnn Scordino, Community Planner, at (510) 627-7225 or by email at joann.scordino@fema.dhs.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Juliette Hayes", with a long, sweeping flourish extending to the right.

Juliette Hayes
Director
Mitigation Division
FEMA, Region IX

Enclosure

cc: Julie Norris, Mitigation and Dam Safety Branch Chief, California Governor's Office of
Emergency Services
Jennifer Hogan, State Hazard Mitigation Officer, California Governor's Office of
Emergency Services



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Fire

Prepared by: Christopher Gray, Fire Chief

City Manager Approval: _____

TOPIC: Replacement of Structural Firefighting Turnouts

SUBJECT: RESOLUTION APPROVING THE PURCHASE OF UP TO 40 SETS OF STRUCTURAL FIREFIGHTING TURNOUTS FROM ALLSTAR FIRE EQUIPMENT INC. IN AN AMOUNT NOT TO EXCEED \$105,000

RECOMMENDATION: Adopt a resolution approving the purchase of up to 40 sets of structural firefighting turnouts from AllStar Fire Equipment Inc. in amount not to exceed \$105,000.

BACKGROUND:

Turnout gear is essential personal protective equipment for firefighters. A firefighter’s turnout gear must be tough and durable, while maintaining comfort and breathability to minimize fatigue and heat. Firefighters may be asked to respond to a number of different incidents in any given day; their turnout gear provides physical and thermal protection when at structure fires and other emergencies.

A set of turnouts consists of a coat and pair of pants. Turnouts are worn by on-duty fire personnel almost every day when responding to emergency incidents. All firefighters are assigned 2 sets of turnouts: one primary set (newest) and one backup set (older). The primary set is worn for day-to-day firefighting and rescue operations. The backup set is used if the primary set is damaged or contaminated. The backup set is also used when the primary turnouts are sent out for a twice-annual cleaning. The cleaning and repair work are done by an outside vendor so the primary set is unavailable for several weeks during any given year.

The standards for Fire Fighter Protective Clothing are set by the National Fire Protection Association (NFPA). NFPA 1851, 2014 Edition states, “This revision continues to require the 10-year mandatory retirement rule for structural gear...” Currently, many of the backup turnout sets have surpassed the 10-year threshold, and as such, are out of compliance with NFPA 1851. Thus, it is imperative that the Department purchase new turnouts to maintain compliance with NFPA standards.

At the moment, 40 of the Fire Department’s 69 firefighter positions need turnouts. Their current primary turnouts are less than 10 years old, so they can be moved to the backup position. This will satisfy the NFPA standards by ensuring that both sets of turnout gear are less than 10 years old. The Fire Department budgets for turnout replacement according to an established replacement schedule, providing enough funding to purchase replacement turnouts every five years. The Department’s last major purchase of turnout gear was in 2014.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

ANALYSIS:

The Fire Department has researched and physically examined turnout gear from several turnout manufacturers, recommending the LION V-Force model for purchase. The purchase of these turnouts will allow the Fire Department to be in compliance with the 2014 NFPA standards, as well as provide our firefighters with the outer protective gear necessary to do their job safely. Without new turnouts, 40 of our employees will not have NFPA-compliant back-up turnouts, which increases risk to our firefighters and liability to the City whenever they have a need to use these turnouts.

This proposed purchase can be made through a cooperative purchasing program. AllStar Fire Equipment Inc. is a vendor in the Fire Rescue Group Purchasing Organization, a program of NPPGov, a national cooperative procurement organization that offers publicly solicited contracts to government entities. As a member of the Fire Rescue GPO, San Rafael is able to “piggyback” onto an existing competitively awarded bid.

The original contract is with LION and the Public Procurement Authority (PPA), a public entity in the State of Oregon formed by an Intergovernmental Agreement pursuant to Oregon Revised Statutes Chapter 190 (Intergovernmental Cooperation). AllStar Fire Equipment Inc. is an authorized distributor of LION products and has been a longtime supplier to the San Rafael Fire Department. San Rafael Municipal Code section 2.55.260 exempts such a purchase from the requirement for competitive bidding.

FISCAL IMPACT:

The proposed cost of the turnouts is \$104,204. Funds have been appropriated in the FY 2019-20 budget in the Fire Equipment Replacement Fund 602 for this purchase.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt a resolution approving the purchase of up to 40 replacement firefighter turnout coats and pants with \$105,000 from the Fire Equipment Replacement Fund.
2. Do not approve the purchase agreement. Continue to operate with existing turnouts.

RECOMMENDED ACTION:

Adopt a resolution approving the purchase of up to 40 sets of structural firefighting turnouts from AllStar Fire Equipment Inc. in amount not to exceed \$105,000.

ATTACHMENTS:

1. Resolution
2. Revised GPO Quote from AllStar Fire Equipment Inc.

RESOLUTION NO.

A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING THE PURCHASE OF UP TO 40 SETS OF STRUCTURAL FIREFIGHTING TURNOUTS FROM ALLSTAR FIRE EQUIPMENT INC. IN AN AMOUNT NOT TO EXCEED \$105,000

WHEREAS, the Fire Department identified the need to purchase 40 replacement sets of structural firefighting turnout; and

WHEREAS, the Fire Department recommends the LION V-Force model for purchase; and

WHEREAS, the purchase of LION V-Force turnout from AllStar Fire Equipment Inc. can be made through a cooperative purchasing program; and

WHEREAS, funds have been appropriated in the FY 2019-20 budget in the Fire Equipment Replacement Fund 602 to support the proposed contract.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael does hereby approve the purchase of up to 40 sets of structural firefighting turnout from AllStar Fire Equipment Inc. in an amount not to exceed \$105,000 and authorizes the City Manager to execute any documents required to effectuate the purchase.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk



12328 Lower Azusa Road
Arcadia, CA 91006
(626) 652-0900

2552 Barrington Court
Hayward, CA 94545
(510) 887-6295

Revised GPO Quote
SRFD0403-40 Sets
Requested by
Mark Preisendorf

Bill To: San Rafael Fire Department
1600 Los Gamos Dr. Suite 345
San Rafael, CA 94903

Ship To: San Rafael FD
Attn: Arite Phillips
46 Castro Ave.
San Rafael, CA 94901

Phone 707-321-1072

Fax

Date		Date Required	Tax Exempt #	Terms	F.O.B.	Salesperson	Ship Via
6/17/2019				Net 30	Destination	Bunker	Dropship
Quantity	U/M	Description			Price	Amount	
40	EA	Lion V-Force Turnout Coat, Black Armor AP. With Glide 2-Layer ISODRI Thermal Liner. Per San Rafeal Spec. Price reflects 12.088% Loyal Customer Discount			1,416.00	56,640.00	
		Coat List Price \$2,478.00. GPO Price \$1,610.70					
40	PR	Lion V-Force Turnout Pants, Black Armor AP. With Glide 2-Layer ISODRI Thermal Liner Per San Rafeal Spec Price reflects 12.165% Loyal Customer Discount			974.00	38,960.00	
		Pants List Price \$1,706.00 GPO Price \$1,108.90					
					Subtotal	\$95,600.00	
					Sales Tax	9.000%	\$8,604.00
					Freight	\$0.00	\$0.00
					Total	\$104,204.00	



Agenda Item No: 4.k
Meeting Date: July 15, 2019

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Fire

Prepared by: Christopher Gray,
Fire Chief

City Manager Approval: 

TOPIC: PUMP TESTING EQUIPMENT

SUBJECT: A RESOLUTION AUTHORIZING THE PURCHASE OF PUMP TESTING EQUIPMENT FROM PUMP POD USA IN AN AMOUNT NOT TO EXCEED \$100,000

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to execute an agreement with Pump Pod USA for the purchase of pump testing equipment in an amount not to exceed \$100,000.

BACKGROUND:

The Fire Department identified the need to purchase pump testing equipment to allow for annual pump testing and for ongoing training use. With the loss of the “drafting pit” at the previous Station 52 site, the Fire Department currently has no means to conduct in-house pump tests, which are required annually. In addition to its testing benefits, a mobile pump testing device would help conserve water and protect the environment on a daily basis through capturing runoff during training exercises.

Initial plans for the recently rebuilt Station 52 included a drafting pit, which would have allowed for pump testing with recirculated water. However, the drafting pit was eliminated from final design plans to reduce construction costs. Additionally, the Department determined that a mobile device would provide the same benefit without requiring pump testing to take place at Station 52.

In May 2019, the Department prepared and posted a Request for Proposals (RFP) to the City website and reached out to the two known vendors that manufacture suitable devices. Both responded before the June 9, 2019 deadline.

ANALYSIS:

The Fire Department received bids from Pump Pod USA (Simi Valley, CA) and Weis Fire & Safety (Salina, KS). Criteria used to evaluate the proposals included: base price for product meeting all the listed specifications; industry expertise and experience; demonstrated customer service quality and support; vendor strength and stability; available equipment enhancements; and other financial considerations.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

After reviewing the two bids, the Department selected the bid from Pump Pod USA. This bid both had the lower base price and the product was determined to be better suited to the needs of the Department.

FISCAL IMPACT:

Total cost to San Rafael for the purchase of pump testing equipment from Pump Pod USA is estimated to be \$99,354. Funds have been appropriated in the FY 2019-20 budget in the Fire Equipment Replacement Fund 602 for this purchase.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt a resolution approving the recommended purchase.
2. Do not accept the proposal from Pump Pod USA and direct staff to reissue the RFP.
3. Take no action.

RECOMMENDED ACTION:

Adopt the resolution

ATTACHMENTS:

1. Resolution
2. RFP Response from Pump Pod USA
3. Proposal from Pump Pod USA
4. RFP

RESOLUTION NO.

A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING THE PURCHASE OF PUMP TESTING EQUIPMENT FROM PUMP POD USA IN AN AMOUNT NOT TO EXCEED \$100,000

WHEREAS, the Fire Department identified the need to purchase pump testing equipment to allow for annual pump testing and for training new firefighters during their fire academy; and

WHEREAS, a mobile pump testing device would conserve water and better protect the environment; and

WHEREAS, on May 30, 2019 the City issued a Request for Proposals for pump testing equipment; and

WHEREAS, the City received two bids and the bid from Pump Pod USA (Simi Valley, CA) had the lower base price and the product was determined to be better suited to the needs of the Department; and

WHEREAS, PUMP POD USA is qualified to manufacture and deliver pump testing equipment that meets the requirements of the Fire Department as outlined in the RFP; and

WHEREAS, funds have been appropriated in the FY 2019-20 budget in the Fire Equipment Replacement Fund 602 to support the proposed contract;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael does hereby authorize the City Manager to execute, on behalf of the City of San Rafael, an agreement with PUMP POD USA for the purchase of pump testing equipment in an amount not to exceed \$100,000.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk



Battalion Chief Jason Hatfield
San Rafael Fire Department
1600 Los Gamos Drive, Suite 345
San Rafael, CA 94903

June 5, 2019

RE: Response to San Rafael Request For Proposal (RFP)

Hello Chief Hatfield,

Thank you for including PumpPodUSA in this RFP for equipment with a focus on Pump Testing.

The PumpPodUSA DRAFTS Unit (Direct Recirculating Apparatus Firefighter Training & Sustainability Unit) was designed for the purpose of allowing an extensive variety of full-flow operations including pump, nozzle, appliance, valve and hose testing as well as training firefighters and engineers. Our emphasis has been on full flow water efficiency and water temperature control without the need to bleed off hot water and replace it with cold water.

When it comes to full-flow water efficiency our in-house design and engineering team combined with our outsourced resources has over 100 years of combined experience in the Fire Services. This team has spent years perfecting and simplifying our equipment. The results of these efforts in conjunction with the aid of our many participating fire departments is the DRAFTS Unit.

SRFD RFP Scope of Work:

- ***No longer than 27'***
 - Per our discussions and to fit your location we are able to make our unit 22' overall without compromising performance.
- ***Shall be mobile and able to be towed behind a vehicle***
 - The Mobile DRAFTS Unit is outfitted with a trailer hitch and a 2 5/16" ball.
 - The weight if the unit is less than 10,000 lbs. and does not require a commercial license
- ***Shall be capable of conducting NFPA 1962 nozzle testing***
 - Nozzle testing can be done at the walk-up bulkhead nozzle mounts on the platform and does not require fitting onto a "special appliance". Up to 6 nozzles can be in test at the same time.
- ***Shall be capable of conducting NFPA 1962 appliance/ valve testing***
 - Appliance/ valve testing is done at the walk-up bulkhead nozzle mounts on the platform. Up to 6 appliances / valves can be in test at the same time
- ***Shall be capable of conducting NFPA 1962 hose testing***
 - Hose testing is done at the walk-up bulkhead nozzle mounts on the platform and can support up to 6 hoses being tested at a time.
- ***Shall be capable of conducting NFPA 1962 static pump testing***
 - Static pump testing is done in with the 6" draft line and in conjunction with NFPA 1962 & 1911 guidelines and requirements
- ***Shall be capable of recirculating water***
 - Recirculating is literally in the name of the unit. Compliance with the Clean Water Act and the overall reduction in water use and waste is what the DRAFTS unit is designed for explicitly.

www.PumpPodUSA.com

51 Strathearn Place, Simi Valley, CA 93065

(844) 766 5763



- **Shall be capable of conducting drafting/ pump training**
 - Testing and training have been streamlined and simplified utilizing our built in drafting manifold.
- **Shall be capable of maintain a safe water temperature while training**
 - Our experience with hydraulics and friction inform us of the unique challenges in maintaining a safe water temperature. This challenge has been overcome by utilizing our signature “open System”. This requires for ALL water flows to impact our “defuser” screens that break up the water streams and passively forces the heat to separate from the water maintaining continuous safe water temperatures even for extended testing and training evolutions without the requirement of purging and replenishing.
- **Shall have nozzle mounts to direct streams**
 - The DRAFTS Unit is unique in that we have a walk-up platform to our bulkhead where the 6 nozzle mounts reside. This allows for the safest and most efficient access to all the nozzle, appliance, valve and hose mounts. This also allows to direct visual and physical access to the water cistern.
- **Shall be capable of receiving streams from ground level and from elevated locations**
 - Completely unique to the DRAFTS unit is our roof target. This allows for full flows from aerial master streams from virtually every elevation and angle while firefighters and engineers test and train their apparatus to the fullest flows. Our unit is constructed of reinforced heavy gauge steel. The roof, interior walls, doors and cistern are coated with ballistic grade Rhino® Liner so it can withstand the extreme PSI and GPM flows from the Deck Gun and Ground Monitor master streams. Also unique to the DRAFTS Unit is it accommodates dynamic flows from aerials, hand lines and ground monitors simultaneously.
- **Shall be capable of drafting/ flowing up to 1500 GPM**
 - The DRAFTS Unit is pre-plumbed in 6” ridged pipe which allows for flow rated at 1,500 GPM and above as desired and or required by the department.

Now for the items we find important and are **included** with the DRAFTS Unit that were not specified in the RFP:

- **Portable Training Hydrant**
 - The portable hydrant (DB) is exclusive to the PumpPodUSA. Allows Engineers to perform “Spotting the Hydrant” and Race for Water” drills exactly the same way they would to any hydrant in the community. We fabricate the hydrants to reflect your area of operations – specifically, your hydrant will have a 6” inlet and a triple head – 4’5” x 2.5” x 2.5”. The 6” inlet also comes with a 6” x 4.5” adapter fitting.
- **Mounted tool/ gear box**
 - The tongue mounted gear box is perfect for fittings – tools - appliances
- **Custom trailer length fitted to your facilities space availability**
 - Per our previous discussions, we understand the limitations of your space availability at the Training Center. To accommodate this request, we have shortened our standard 26’ Unit by customizing the front deck portion which resulted in an overall length of 22’. A reduction of 4’ feet.
- **San Rafael Fire Department graphics take precedence**
 - Your unit will be finished with your logos and graphics as well as the water savings aspects in prominence. The PumpPodUSA logos are to be informational and displayed in a minimalist way and not to draw away the focus of your department.
- **Hose Storage**
 - The (2) 6” suction drafting hose sections are stored in tubes under the unit to protect them from prolonged exposure to the sun.
 - The tongue of the trailer is designed as a storage rack for your hand lines. This allows for better drying and can also be covered as desired.

www.PumpPodUSA.com

51 Strathearn Place, Simi Valley, CA 93065

(844) 766 5763



- **Fire Department Connection (FDC) Siamese or Multi-port versions available**
 - Exclusive and plumbed into every DRAFTS Unit is an FDC with built in 150' resistance duplicating a third story standpipe hydrant being opened. Also, included for safety is a 200 PSI Pressure Relief Valve.

Regarding Customer Service; we are a California company established in 2015. We have DRAFTS Units in service throughout Southern and Northern California Fire Departments. Our units come with a limited 10-year warranty because we are that confident in our products service life and durability. All our warranty service is done here in California, if we can't fix it at your place, we will fix it at the factory. This means quicker turn around by not needing to ship out of state.

We have mentioned that we have "simplified" our units.

The R & D was initiated and testing of the prototypes we built was done with cooperation and input from Ventura County Fire and Orange County Fire Authority. We did our homework and looked at what the industry was offering. We also made inquiries. One of our biggest take-aways from this due diligence was that anything we were going to produce was going to need to be intuitive.

Since the first version was built in 2015, we have innovated and incorporated numerous features and enhancements suggested or requested by Training Captains and Cadre. These improvements have made the DRAFTS Unit the only full flow real world training and testing apparatus that does not require the user to "simulate" their training. The DRAFTS Unit makes it possible to now do your pump, nozzle, valve appliance and hose testing coupled with firefighter training and a comprehensive training for engineers and engineer candidates while they can save and recirculate Millions of gallons of water while testing and training. Additional support equipment and accessories are always in development. We make all these accessories adaptable to previous delivered production units so they can be added at any point.

While it is tempting and fairly simple to incorporate sensors, computers, video screens and custom accessories designed to *simulate* real training... we opted to keep it simple with less components that are subject to breaking down or requiring extensive continuing education and updates.

Our CORE guiding principles:

Helping our First Responders to become and remain the best through Real-World Training with our Innovation -Design and Development of unique, effective and durable training apparatus and appliances.

Our products must be Safe, Durable, simple to operate and inexpensive to maintain.

Our training apparatus and appliances are designed to be used to train your personnel by using ~~the~~ your departments apparatus and equipment!

In the words of coach Lombardi... Practice does not make perfect... perfect practice makes perfect. It's why we believe that it is important to train the same way you would respond during an actual Fire event.

www.PumpPodUSA.com

51 Strathearn Place, Simi Valley, CA 93065

(844) 766 5763



02/12/2019

San Rafael Fire Department

Proposal: 19-0205SFR-02

10' Mobile DRAFTS UNIT Proposal

Dear Battalion Chief Jason Hatfield,

Thank you for your interest in our Pump-Pod DRAFTS UNITS. We are pleased to present the following information per your request for a formal quote for a 10' Mobile DRAFTS Unit (exceeds 1,850 USG) . The Pump-Pod Direct Recirculating Apparatus Firefighting Training & Sustainability (DRAFTS) Unit apparatus is specifically designed to be the ultimate Real-World training tool to develop, maintain and test your Engineers and Firefighters. This Unit will enhance the safety, training and practice for candidates specifically while providing needed additional training opportunities to ensure that your department has the safest and most prepared and qualified workforce today.

The DRAFTS Unit will provide and allow your department to train with Full Flow Water for your Firefighters and Engineers. When deployed to the Battalions the Engine Companies can train WITHOUT having to call "Out of Service" thus significantly increasing the hours of training but reducing time and costs related to these exercises. Another benefit to the DRAFTS units is that they are self-contained and re-circulate the water required for a wide variety of training evolutions as well as a host of NFPA testing requirements and water conservation mandated compliance. Each DRAFTS Unit will allow approximately (1,850 USG) amount of water to be pump continually, literally saving millions of gallons each year using the DRAFTS Units innovative design and construction.

General Construction Notes:

- The body of this apparatus is custom made and constructed Each unit is reinforced in a variety of ways in order to provide long term reliability and durable service.
- A custom bulkhead is constructed and welded into place. This bulkhead is placed inside and away from the access doors. The design also allows for a flat deck to safely access to the nozzle mounting system. This system is customizable to suit your Training & Testing needs. A variety of nozzle styles as well as custom additions can be used on this feature including nozzle and appliance testing accessories.
- The DRAFTS UNIT is fitted with Drafting and Pressure Pipes, NH Fittings of various sizes ranging from: 1 1/2" - 6" and is available in several configurations based on your department needs.
- The internal defuser is mounted to a heavy-duty frame for cooling. The optional hanging targets on the defuser are to help train nozzle operators.
- All Apparatus will be coated internally with Rhino protective coatings for containment and durability.
- Photographs and illustrations are included on the following pages to help illustrate the design items mentioned herein.
- 10 Year Limited Warranty

Thank you again for your interest, after your review please feel free to contact me with any questions or comments.

Sincerely,

Bill Ward

Executive Director Cell: (949)246 6999 Email: bill@pumppodusa.com



Mobile 10' DRAFTS Unit on a Custom Trailer
Capacity: 1,850 Gallons



Approx. Gross Weight (Empty): 9,300 lbs.

Example: How Artwork has been applied on past Units.



DIRECT RECIRCULATION APPARATUS FIREFIGHTER TRAINING & SUSTAINABILITY UNIT

Rear Bulkhead Wall & Interior Features:

- 1 Galvanized Defuser Screen mounted to Aluminum Frame (*Optional Target can be mounted*)
- 1 Folding Aluminum Steps on outside (Ladder steps welded to Inside of Bulkhead Wall)
- 6 Welded Fire Hose & Nozzle Plates in 2.5" Ss Nipples Capped with 2.5" NH Fittings (Aluminum)
- 1 200 PSI Pressure Relief Valve for FDC Plumbing (Red)
- 1 1 ½" Valve **equivalent to** the opening of Interior Stand Pipe on 3rd floor (Red)
(Connected to FDC Connection with **built-in resistance equivalent to** 150' of resistance)





Front:

- 1 Safety Rail with folding Aluminum Step at front of Deck
- 1 6" Horizontal Draft Port (Blue) with Butterfly Valve and 6" FNH Double Swivel Fitting (Alum.)
- 1 6" Vertical Riser "Draft & Priming Trainer (Blue) with Butterfly Valve (Available in 4" or 6" Pipe)
- 1 Powder Coated Blue **nozzle/ appliance/ tool** Box
- 1 Portable Hydrant with Stainless Steel **deck plate** to secure to deck during transportation.
- 1 2.5" Valve with NH fitting - Make-up Water (using a Auto-Fill with Float) - Right side
- 1 2 1/2" FDC plumbed to Right Front with 90 degree fitting facing outward – Left Side (with **built-in resistance equivalent** to 150' of resistance and opening a 1 1/2" stand pipe)





Standard Items & Features Included:

- (1) Portable Wet Barrel Customized Jones Hydrant (4" Supply Fitting and 4" x 2 ½" STD) on SS Deck Plate.
- (1) 2.5" Siamese FDC Connection
- Non-skid flooring on Rear deck level with Pod Floor
- Non-skid flooring on Front End Deck
- Powder Coated Front End Safety Rail with folding Step for safe access to deck area and ladder.
- Rear Stairs – Folding Aluminum with Web Strap Set for transport. Upper Handles coated with Rhino Liner.
- Powder Coated Rear Safety Railing & Ladder constructed on vertical piping support structure to access roof.
- Hose Guides on each side of Stairs (Protects Hoses & for safety to keep hose off Stairs)
- 3" Floor Drain – Knife dump valve with Cam-Loc Fitting and 25' of Flat Drain Hose
- Interior of Apparatus sprayed with water tight Rhino Liner protective coating for containment and durability.
- Multi-layer Galvanized Expanded Steel Deflector Screen secured to Heavy Duty Aluminum Frame.
- Exterior Powder Coated Panel Siding with aluminum diamond plate trim.
- Custom dual axle trailer for Pump-Pod DRAFTS Unit (Painted Black)
- (2) 10' Suction hoses – 6" standard (4" available upon request)

Optional Items & Features

- Fire Hose Roller (Inserted when needed into Receiver – *installed* either side of Rear Portion of Trailer)
- Defuser Screen Target - Bolted Swing Plate Powder Coated Yellow/ Green
- 3" Liquid Filled PSI Gauges on Welded Hose & Nozzle Plates
- 5' x 5' Galvanized Roof Target
- Hose Testing Sled - Rolling 6 Port Manifold with NH Fittings with 110 Volt Pump to return test water to Unit
- Additional - Portable Wet Barrel Customized Jones Hydrants (DB 4" x 2 1/2", DB 4" x 2 ½" x 2 ½")
- Custom Stand Pipe / FDC 5 Ports or 3 Port (May be constructed out of Square or Round Tubing)
- Pump Testing Appliance up to 2,000 GPM

Warranty

10 Year Limited Warranty (See Warranty Document)

Repairs and Service of Units

Any Repairs or Non-Preventive Maintenance Service items will be performed by PumpPodUSA personnel or designated vendor. Written Notice with photographs documenting the Repair / Service Item in question shall be sent to PumpPodUSA in a timely manner from the Fire Department Fleet Services. Once PumpPodUSA reviews the issue they will decide on the course of action:

1. Local Vendor - Dispatched by PumpPodUSA... (If Item is not completed by Vendor - *Refer to Option #2*)
2. PumpPodUSA personnel will be dispatched to inspect and perform Repairs or Service on-site.
3. If Repair & Service Item(s) can't be completed on-site the Unit will be transported to the factory at the manufactures time and expense. Once Repair / Service are completed it will be returned back to Fire Department at manufactures expense.



San Rafael Fire Department

Date: 02/12/2019

Features and Options Price List:

Proposal: 19-0205SRF-02

Pump-Pod / DRAFTS Unit	Specifications:	Descriptions	Unit Price:
10' Mobile – Approx. 1,890 Gallons	See the Following List: 10' Base Model	10' Mobile DRAFTS Unit (see specifications above)	USD \$82,000
Exterior Powder-Coat	Standard Colors	Red	Included
Stenciling Below Bold Stripe	Bold Stripe Tape & Decals provided by San Rafael Fire	Stencils below Bold Line provided and Applied to Unit by PumpPodUSA	Included (Below Bold Stripe)
Deflector Shield	Expanded Galvanized Screen	Secured to Aluminum Frame	Included
Bulkhead Inside Rear Door	(2) Aluminum Folding Steps	Welded Steps to Inside of Bulkhead	Included
	(6) – 2.5" Ss Pipe Nipples Welded on Nozzle Plates	(2 ½" NH Fittings on Each End)	Included
	Simulated 1 ½" Multi-story Stand Pipe Hydrant (Red Pipe)	1 1/2" Bale Valve & 200 PSI Pressure Relief Valve in-line to FDC Plumbing	Included
Front - Right Hand Side	(1) x 1.5" standard ball valve w/ female NH	Engine Pump Re-Circulation & Quick-Fill Connection	Included
	6" Butterfly Valve on Primary Horizontal Draft Connection	6" FNPT to 6" FNH Dbl. Swivel Fitting Convert from Pipe to Fire Hose Threads	Included
	6" Butterfly Valve on vertical on Draft Riser – Mat. Sched. 80 PVC	6" FNPT to 6" MNH Fitting Bleeder Valve on Riser	Included
Front - Left Hand Side	(1) x 1.5" standard ball valves w/ auto-refill float inside	Make-up Water 1 ½" FNPT x 1 ½" MNH Fitting	Included
	1-FDC Siamese:2.5" Male MPT Mounted on 2.5" w/ 90 fitting Pressure Relief Valve on FDC	Plumbed to fittings inside Simulating 150' of Line Restriction & Stand Pipe	Included
6" Electro-Mech. Flow Meter	6" Digital Display Water Meter	Connected using Steel Saddle Clamp	Included
Flexible Suction - Clear Hoses	(2) Hoses - 10' in Length	6" Diameter with NH Threaded Fittings	Included
(1) Portable Jones Hydrant	Bronze Jones: DB Supply 4 ½" with 3 Ports 2 ½" x 2 ½" x 4 ½"	6" MNPT Base & Intake reducer fitting to 4 1/2" MNH with 4 1/2" FNH Dbl. Swivel	Included
Tool Box	Blue Powder coat		Included
Base Model Total:			\$82,000
Accessories / Options			
Apply Stencils Above Stripe	Cust. to Approve Artwork	Logo's in Vector Files from Cust.	\$1,500
Roof Target 5' x 5'	Inset into Roof top for Drainage	6" Rim around roof to act like funnel	\$4,150
FDC (3) Ports	(3) 2 ½" Snoots - Horizontal	Custom Fabricated from Steel Tubing	\$2,600
Add-on & Options Sub-Total:			\$8,250
On-Site Training & Delivery:	Provided by PumpPodUSA	Training & Travel Expenses	\$900
Sub-Total before Sales Tax:			\$91,150
Sales Tax:		7.75% Sales Tax	\$7,064
Grand Total:			\$98,214

Installment Payment Terms: 30% at Issue of P.O. 30% on Container & Trailer (After Delivery Confirmation and Documentation Provided to Customer), Remaining 40% paid Net 30 days upon delivery



Request for Proposal

Pump Testing Equipment

ISSUED DATE: MAY 30, 2019

RFP COORDINATOR:
JASON HATFIELD
BATTALION CHIEF - OPERATIONS
CITY OF SAN RAFAEL
FIRE DEPARTMENT
JASON.HATFIELD@CITYOFSANRAFAEL.ORG
415-485-3368

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1 Request for Proposal (RFP)

The City of San Rafael invites you to respond to this Request for Proposal (RFP). The focus of the RFP is to select pump testing equipment for the San Rafael Fire Department.

2 Introduction to San Rafael Fire Department

The City of San Rafael is a charter city founded in 1913. The mission of the City is to enhance the quality of life and to provide for a safe, healthy, prosperous and livable environment in partnership with the community. The City has a staff of about 400 full-time employees and an annual budget of approximately \$100 million. The San Rafael Fire Department (SRFD) is one of 14 City departments.

SRFD was established in 1874 as a 45-man voluntary fire company. Today, the department is an organization with 79 professionals trained in specialties including life safety emergency and nonemergency services in the areas of fire protection, technical rescue, emergency medical services, and disaster response. There are 6 Fire Stations with 23 personnel 24/7 that provide these services within the City limits and other areas as defined through contracts and mutual aid agreements with bordering areas.

SRFD needs pump testing equipment to allow for annual pump testing and for training new firefighters during their fire academy. The Department also is looking to conserve water and better protect the environment. Currently, firefighters conduct their annual pump testing in parking lots and runoff flows to stormwater drains.

3 Scope of Work

SRFD is seeking pump testing equipment that meets the following specifications:

- No longer than 27 feet total in length
- Shall be mobile and able to be towed behind a vehicle
- Shall be capable of conducting NFPA 1962 nozzle testing
- Shall be capable of conducting NFPA 1962 appliance/valve testing
- Shall be capable of conducting NFPA 1962 hose testing
- Shall be capable of conducting NFPA 1962 static pump testing
- Shall be capable of re-circulating water
- Shall be capable of conducting drafting/pump training
- Shall be capable of maintaining a safe water temperature while flowing
- Shall have nozzle mounts to direct streams
- Shall be capable of receiving streams from ground level and from elevated locations
- Shall be capable of drafting/flowing up to 1500 GPM

4 Selection Criteria

SRFD will use multiple criteria to evaluate the proposal. While base price for the product meeting all the listed specifications will be given the most weight, the following list summarizes the major qualitative areas that will also be evaluated to select the winning proposal:

- Industry expertise and experience

- Demonstrated customer service quality and support
- Vendor strength and stability
- Available equipment enhancements
- Other financial considerations

5 **Response Contents and Format**

There is no required format for vendors to use in responding to this RFP. Please respond in no more than ten pages, double-sided. If additional material is required, please label attachments clearly and reference them in your response. Your response to this RFP will serve as the basis for the consideration of your proposal.

6 **Communications and Response**

The designated City of San Rafael representative for this initiative is Jason Hatfield. Please direct all RFP-related inquiries to him. See contact information below:

Jason Hatfield
A Shift Battalion Chief
San Rafael Fire Department
Jason.Hatfield@cityofsanrafael.org
415-485-3368

7 **RFP Addenda**

All requests for clarification for this RFP must be made in writing. The City will only respond to written questions from proposers. The City will not respond to verbal questions submitted by telephone or in person.

All questions relating to the RFP shall be presented at least 96 hours prior to the due date to Jason Hatfield at the email address set forth in the Communications and Response section above. All addenda will be posted to the City's website and emailed to known RFP holders.

By submitting a proposal, the proposer affirms that they are aware of any addenda and have prepared their proposal accordingly. No allowances will be made for a proposer's failure to inform themselves of addenda content.

8 **Proposal Delivery Instructions**

Submit an electronic copy of your proposal to the email address indicated in the *Communications and Response* section above. All responses must be received on or before close of business (5:00 pm PT) on the *Proposals Due* date indicated in the *Key Dates* table below.

9 **Key Dates**

Event	RFP Issued	Proposals Due	Award Notification
Date	5/30/2019	6/9/2019	July 2019
Time	5:00 PM	5:00 PM	TBD

10 No Obligation

The submission of a proposal shall not in any manner oblige City of San Rafael to enter into a contract or to be responsible for the costs incurred by your organization in responding to this request.



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin,
Director of Public Works**

City Manager Approval: _____

File No.: 18.01.83

TOPIC: THIRD STREET AT HETHERTON STREET IMPROVEMENTS

SUBJECT: RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ADDITIONAL ENVIRONMENTAL SERVICES ASSOCIATED WITH THE THIRD STREET AT HETHERTON STREET IMPROVEMENTS PROJECT IN THE AMOUNT OF \$13,096.19, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$78,000.

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute an amendment to the professional services agreement with Kimley-Horn and Associates, Inc. for additional environmental services in an amount not to exceed \$13,096.19, for a total not-to-exceed amount of \$78,000.

BACKGROUND: The intersection of Third Street and Hetherton Street is one of the most heavily congested locations in San Rafael, and highly traversed by pedestrians traveling between the Montecito neighborhood, Downtown San Rafael, the Caltrans Park-and-Ride lots, and the San Rafael Transit Center. Throughout 2017, the City, utilizing a consultant, studied the intersection for safety improvements and obtained a federal grant to offset some of the costs associated with the proposed improvements. Most recently, in November 2018, the City Council awarded an engineering design contract to Kimley-Horn and Associates to prepare the construction drawings and obtain environmental clearance.

Design and environmental work progressed rapidly during the first six months of 2019. As the Hetherton Street corridor is within State of California (i.e., Caltrans) right-of-way, the City is required to obtain an encroachment permit to construct the improvements. Staff continue to coordinate with Caltrans to address questions and fine tune the design such that a permit can be issued during summer/fall 2019.

Concurrently with the permitting process, the design team continues to diligently work on and seek approval of environmental documents, most notably within the realm of cultural resources (i.e., archaeology).

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: Resolution No. _____

ANALYSIS: Due to the high sensitivity for prehistoric and historical archaeological resources, the design team retained a qualified archaeologist to prepare documents required by Caltrans staff. When the City retained the design team in 2018, it was assumed that prior Caltrans-required archaeological work conducted near the intersection of Third Street at Hetherton Street could be leveraged to minimize the need for additional reports to satisfy Caltrans archaeology requirements. After further coordination, and staff turnover within Caltrans, it has become necessary to produce additional archaeological reports and seek approval from the State Historic Preservation Office to satisfy National Environmental Policy Act (NEPA) requirements and clear the project for construction.

The attached resolution (Attachment 1) would authorize the City Manager to execute a first amendment to the professional services agreement to increase both the scope of work and compensation for furnishing additional archaeological reports and to coordinate with Caltrans staff involved in environmental clearance and encroachment permitting.

FISCAL IMPACT: The consultant's proposal of \$13,096.19 will be paid for through Gas Tax Funds (fund no. 206) as the small amount of federal funding earmarked for design purposes has been exhausted.

OPTIONS:

1. Adopt the resolution as presented.
2. The City Council may decline to approve the resolution resulting in a project that cannot obtain environmental clearance. If the City does not advance the project into construction, we will be required to pay back the State of California for all funds utilized to date for design and environmental clearance.
3. The City Council may defer action and request staff to provide further information or modifications at a future Council meeting.

RECOMMENDED ACTION: Adopt a resolution authorizing the City Manager to execute an amendment to the professional services agreement with Kimley-Horn and Associates, Inc. for additional environmental services in an amount not to exceed \$13,096.19, for a total not to exceed amount of \$78,000.

ATTACHMENT:

1. Resolution
2. First Amendment to Agreement and corresponding Exhibit A

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A
FIRST AMENDMENT TO THE AGREEMENT WITH KIMLEY-HORN AND
ASSOCIATES, INC. FOR ADDITIONAL ENVIRONMENTAL SERVICES
ASSOCIATED WITH THE THIRD STREET AT HETHERTON STREET
IMPROVEMENTS PROJECT, CITY PROJECT NO. 11320, IN THE AMOUNT
OF \$13,096.19, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$78,000**

WHEREAS, the Third Street and Hetherton Street intersection is one of the busiest intersections in San Rafael; and

WHEREAS, the City previously retained Kimley-Horn and Associates, Inc. (Kimley-Horn) to study the Third Street at Hetherton Street intersection and determine what improvements can be made to improve pedestrian safety and traffic capacity; and

WHEREAS, on July 2, 2018, City staff and Kimley-Horn presented their findings to the San Rafael City Council, who approved proceeding with the design of the proposed improvements at this intersection; and

WHEREAS, pursuant to City Council Resolution No. 14597, the City of San Rafael entered into a Professional Services Agreement dated November 7, 2018 with Kimley-Horn for engineering design and environmental services for the Third Street at Hetherton Street Improvements Project, in an amount not to exceed \$64,903.81; and

WHEREAS, the City requires additional environmental services to obtain environmental clearance and coordinate with Caltrans staff, and Kimley-Horn has submitted a proposal to provide such services; and

WHEREAS, staff has reviewed Kimley-Horn's proposal and found it to be complete and within industry standards;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
RESOLVES** as follows:

1. The Council hereby approves and authorizes the City Manager to execute a First Amendment to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for additional environmental services associated with the Third Street at Hetheron Street Improvements Project in the amount of \$13,096.19 and a revised total contract amount not to exceed \$78,000, subject to final approval as to form by the City Attorney
2. Funds totaling \$13,096.19 shall be appropriated from the Gas Tax Fund (#206) to the Third Street at Hetheron Street Improvements Project (Project No. 11320) to accommodate this amendment to the agreement.
3. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: **COUNCILMEMBERS:**

NOES: **COUNCILMEMBERS:**

ABSENT: **COUNCILMEMBERS:**

LINDSAY LARA, City Clerk

File No.: 18.01.83

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH
KIMLEY-HORN AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES FOR THE
THIRD STREET AT HETHERTON STREET IMPROVEMENTS PROJECT**

THIS FIRST AMENDMENT to the Professional Services Agreement by and between the **CITY OF SAN RAFAEL** (hereinafter "**CITY**"), and **KIMLEY-HORN AND ASSOCIATES, INC.**, (hereinafter "**CONSULTANT**"), is made and entered into as of the _____ day of _____, 2019.

RECITALS

WHEREAS, pursuant to City Council Resolution No. 14597, the **CITY** and **CONSULTANT** entered into a Professional Services Agreement dated November 7, 2018 for design services associated with the Third Street at Hetherton Street Improvements Project (the "Project") in an amount not to exceed \$64,903.81 (the "Agreement"); and

WHEREAS, **CITY** requires additional environmental services from the **CONSULTANT**, and the **CONSULTANT** is willing to provide such services;

AMENDMENT TO AGREEMENT

NOW, THEREFORE, the parties hereby agree to amend the Agreement as follows:

1. Article II of the Agreement, entitled "STATEMENT OF WORK," is hereby amended to include the additional services set forth in **CONSULTANT**'s proposal entitled "Proposal for Additional Environmental Services for the Third Street and Hetherton Street Intersection Improvements" dated June 19, 2019, attached to this First Amendment as Exhibit "A" and incorporated herein by reference.
2. Article V of the Agreement, entitled "ALLOWABLE COSTS AND PAYMENTS," is hereby amended to include additional compensation payable to **CONSULTANT** for the services described in Exhibit "A" to this First Amendment, on a time and materials basis in a not-to-exceed amount of \$13,096.19, and to change the total not-to-exceed amount under Paragraph H to \$78,000.00. Such additional compensation shall be paid at the hourly rates for **CONSULTANT** set forth in Exhibit "B" of the Agreement.

3. Except as specifically amended herein, all of the other provisions, terms and obligations of the Agreement between the parties shall remain valid and shall be in full force.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the day, month, and year first above written.

CITY OF SAN RAFAEL

KIMLEY-HORN AND ASSOCIATES, INC.

JIM SCHUTZ, City Manager

By:  _____

Name: KEVIN ASUIGUI
Title of Corporate Officer: ASSISTANT SECRETARY

ATTEST:

and

LINDSAY LARA, City Clerk

By:  _____

Name: KWASI AKWABI-AMEYAW (C73863)
Title of Corporate Officer: ASSISTANT SECRETARY

APPROVED AS TO FORM:

ROBERT F. EPSTEIN, City Attorney

June 19, 2019

Hunter Young, P.E.
Senior Civil Engineer
City of San Rafael
111 Morphew Street
San Rafael, CA 94901

Re: Proposal for Additional Environmental Services for the Third Street and Hetherton Street Intersection Improvements

Dear Hunter:

Kimley-Horn and Associates, Inc. (Kimley-Horn) is pleased to submit this proposal to provide additional professional services for the above referenced project at the City's request in order to secure environmental clearance for the project and resolve encroachment permitting comments from Caltrans staff.

Background

The City of San Rafael proposes improvements at the intersection of Third Street and Hetherton Street in order to resolve conflicts between pedestrians and vehicles at the intersection. Caltrans is the lead agency, under delegated authority from the Federal Highway Administration, to approve of the City's compliance with National Policy Environmental Act (NEPA) requirements. Without NEPA environmental clearance, the City's project will not be permitted to enter construction.

The Third Street and Hetherton Street intersection partially overlaps an archaeological site, known as CA-MRN-711/H, containing historic and prehistoric artifacts. CA-MRN-711/H was excavated in 2012 and again in 2015 as part of prior City projects along Hetherton Street. Excavation results suggested that the site consists of disturbed soils and did not have sufficient information potential to make it eligible to the National Register of Historic Places. Based on this prior data, Archaeological/Historical Consultants (A/HC), subconsultant to Kimley-Horn, proposed archaeological monitoring only for the current project. However, after discussion with Caltrans, it has become evident that work cannot proceed without a formal determination by the State Historic Preservation Office (SHPO) as to whether or not CA-MRN-711/H is eligible for the National Register. This determination is required to demonstrate compliance with NEPA, the California Environmental Quality Act of 1970 (CEQA), and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 USC 470).

To support this approach, Caltrans is now requiring a Phase II Archaeological Evaluation Report (AER) for the project, which report was not anticipated by the design team when the project scope was developed. The AER provides the basis for determining whether a site is eligible for inclusion in the National Register or is a historical resource under CEQA. It also may document whether the proposed project will adversely affect eligible properties. To accomplish this, the report describes the fieldwork, data analyses undertaken, and the conclusions derived from them.

Based on this information, the AER also demonstrates that the site does—or does not—possess the additional information potential to address significant research questions. For this project, the AER will analyze the results of the 2012 Puerto Suello excavations and the 2015 Regional Transportation System Enhancement excavations,



including a detailed presentation of excavation locations, soil types, and artifacts found. We believe that the analysis will support the conclusion that the site is not eligible for the National Register.

Additional Scope of Services

The Kimley-Horn team will prepare a Phase II AER. This report and its findings will be submitted to Caltrans in draft format for review. We will respond to Caltrans comments and submit a final Phase II AER to the City and Caltrans. Once the AER is approved by Caltrans, it will be forwarded to SHPO, who then will have a 30-day period to concur or disagree with the findings of the study.

As the Third Street and Hetherton Street intersection is within State of California right of way, the City is required to obtain a Caltrans encroachment permit to perform the construction work. This scope of services includes providing additional permitting assistance, as requested by the City, should Caltrans reviewers require minor re-work of the proposed design beyond that included in the original contract scope of services.

Schedule

Kimley-Horn is prepared to begin work immediately upon receipt of the notice to proceed (NTP) and we will deliver the Phase II AER within three weeks after NTP.

Fee and Billing

Kimley-Horn will provide the above additional Scope of Services on a labor fee plus expense basis not to exceed \$13,096.19, increasing the total not to exceed contract amount to \$78,000.00. Kimley-Horn will provide these services on a time-and-materials basis and all labor fee will be billed per the rates in the current professional services contract.

We look forward to the opportunity to continue to serve the City. Please do not hesitate to contact me at (510) 350-0217 if you have any questions.

Thank you,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Kevin Aguigui". The signature is stylized with a large loop and a horizontal line extending to the right.

Kevin Aguigui, PE, CSEP
Project Manager



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: Bill Guerin,
Director of Public Works

City Manager Approval:

TOPIC: SOUTHERN HEIGHTS BRIDGE REPLACEMENT PROJECT

SUBJECT: RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FOR THE SOUTHERN HEIGHTS BRIDGE REPLACEMENT PROJECT WITH THE PROPERTY OWNER OF 75 PLEASANT LANE IN AN ADDITIONAL AMOUNT OF \$3,000, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$23,500.

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute an amendment to the Temporary Construction Easement (TCE) agreement with the property owner of 75 Pleasant Lane in an additional amount of \$3,000, for a total not-to-exceed amount of \$23,500.

BACKGROUND: Over the past several years, the City has worked with Caltrans, consultants, and the public to replace the Southern Heights bridge located adjacent to 116 Southern Heights Boulevard. On April 15, 2019, the City Council approved the execution of seven TCE agreements with property owners located on Southern Heights Boulevard, Meyer Road, and Pleasant Lane such that the City's contractor will have legal access to private property for construction of the new bridge.

ANALYSIS: Obtaining a clear right of way to allow the prime contractor to construct the new bridge will be a major milestone for this project and includes coordination with property owners and utility companies. Beginning in September 2018, staff and the design team met with and offered to the property owner of 75 Pleasant Lane the City's initial offer to rent a portion of private property. Upon completion of negotiations, the property owner signed the TCE agreement on October 15, 2018.

While the design team negotiated with the property owner for the TCE, City staff concurrently coordinated with PG&E regarding a conflict between an existing wood utility pole and the new bridge. If the pole is not relocated, it will be in conflict with the new bridge. After months of discussion, PG&E determined that their final approach to resolve the conflict is to temporarily relocate the wood pole outside of the construction zone, which places the wood utility pole in the backyard of 75 Pleasant Lane. The previously obtained a TCE did not contemplate this temporary placement.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

The attached resolution (Attachment 1) would authorize the City Manager to execute an amendment to the Temporary Construction Easement agreement with the private property owner incorporating language to allow PG&E to place the wood utility pole on private property while construction of the bridge takes place. Following completion of the City's bridge project, PG&E will install a new wood utility pole within the public right of way and remove the temporary pole from private property.

FISCAL IMPACT: All eligible expenses directly related to the bridge replacement are reimbursed by Caltrans, including the proposed \$3,000 increase to the TCE agreement amount to accommodate the PG&E land rights.

OPTIONS:

1. Adopt the resolution as presented.
2. The City Council may decline to approve the resolution resulting in a project that cannot be constructed as designed since the existing wood utility pole is located within the limits of the new bridge deck. If the City does not advance the project into construction, we will be required to pay back the State of California for all funds utilized to date for design and environmental clearance.
3. The City Council may defer action and request staff to provide further information or modifications at a future Council meeting.

RECOMMENDED ACTION: Adopt a resolution authorizing the City Manager to execute an amendment to the TCE agreement with the property owner of 75 Pleasant Lane in an additional amount of \$3,000, for a total not-to-exceed amount of \$23,500.

ATTACHMENTS:

1. Resolution approving the Temporary Construction Easement
2. Exhibit 1 to Resolution: Signed Temporary Construction Easement

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH THE PROPERTY OWNER OF 75 PLEASANT LANE IN AN ADDITIONAL AMOUNT OF \$3,000, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$23,500

WHEREAS, the Southern Heights Bridge is currently a one-lane timber bridge located on a narrow two-lane roadway in San Rafael, situated among the trees in a scenic way that adds valued character to the Southern Heights neighborhood; and

WHEREAS, the Southern Heights Bridge is structurally deficient, obsolete and has been noted by the California Department of Transportation as needing replacement; and

WHEREAS, the City has retained Mark Thomas and Company to design the new bridge; and

WHEREAS, to construct the proposed bridge as currently designed, it is necessary to amend the existing temporary construction easement by which the City's contractor may utilize private property for constructability purposes and by which PG&E may install a temporary wood utility pole; and

WHEREAS, the replacement of the Southern Heights bridge, including the costs associated with the procurement of temporary construction easements, is fully funded by Caltrans' Highway Bridge Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES as follows:

1. The Council hereby approves and authorizes the City Manager to execute an amendment to the temporary construction easement agreement with the property owner of 75 Pleasant Lane in an additional amount of \$3,000, for a total not-to-exceed amount of \$23,500, in the form attached hereto as Exhibit 1 and incorporated

herein by reference, subject to final approval as to form by the City Attorney.

2. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

PARCEL NO.: 012-282-37
PROJECT: Southern Heights Boulevard Bridge Replacement
OWNER: [REDACTED]

**AMENDMENT TO
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

This Amendment to Temporary Construction Easement Agreement is made and entered this ____ day _____, 2019, by and between [REDACTED] [REDACTED] dated November 21, 1997 as amended and restated on May 13, 2013 (hereinafter called “Grantor”), and the City of San Rafael, a California municipal corporation (hereinafter called “City”),

Whereas, on April 23, 2019, Grantor and City entered into a “Temporary Construction Easement Agreement” (the “Agreement”) by which Grantor granted to City temporary construction easement rights for the purposes of facilitating the Southern Heights Bridge reconstruction, public street improvements and related purposes, in, on, over, under, through, along, and across portions of Grantor’s real property located in the County of Marin, State of California, bearing Assessor’s Parcel Number 012-282-37, and more particularly described and depicted in Exhibits “A” and “B” attached to the Agreement (the Temporary Construction Easement Area”); and

Whereas, City and Grantor now wish to amend the Agreement to grant City additional temporary construction easement rights that City requires in connection with the Southern Heights Bridge reconstruction project;

Now Therefore, the parties agree to amend the Agreement as follows:

1. In addition to all the temporary construction easement rights granted to City by the Agreement, Grantor grants to the City and its agents (including Pacific Gas & Electric Company) a temporary construction easement right in the Temporary Construction Easement Area to install a Pacific Gas and Electric Company temporary wood pole and line with such wires and cables suspended therefrom as required for the transmission and distribution of electric energy, and for communication purposes for cable television or phone lines, and all necessary and proper crossarms, guys, anchors, and other appliances and fixtures for use in connection with said poles, wires and cables. Grantor is compelled to temporarily grant these rights, and the City is compelled to temporarily use these property rights.
2. In addition to the compensation payable by City to Grantor under section 4 of the Agreement, City shall pay Grantor the additional sum of \$3,000 as consideration in full for the purposes of allowing City and its agents the rights to install the temporary facilities described in Section 1 of this Amendment.
3. Except as specifically amended herein, the Temporary Construction Easement Agreement between City and Grantor dated April 23, 2019 shall remain unchanged and in full effect.

In Witness Whereof, City and Grantor have executed this Amendment to Temporary Construction Easement Agreement on the day and year first above written.

GRANTOR: [REDACTED]
[REDACTED] DATED NOVEMBER 21, 1997 AS AMENDED AND RESTATED ON MAY 13, 2013

[REDACTED]

Date: June 21, 2019

GRANTOR'S MAILING ADDRESS:

[REDACTED]

201 Mariners View Street
La Canada Flintridge, CA 91011

CITY OF SAN RAFAEL

By: _____
Jim Schutz
City Manager

Date: _____

ATTEST:

By: _____
Lindsay Lara
City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Robert F. Epstein
City Attorney

Date: _____

CITY'S MAILING ADDRESS:

City of San Rafael
Department of Public Works
111 Morphew Street
San Rafael, CA 94901



SAN RAFAEL
THE CITY WITH A MISSION

Agenda Item No: 4.n

Meeting Date: July 15, 2019

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: Bill Guerin
Director of Public Works

City Manager Approval:

File No.: 08.03.15

TOPIC: FY 2019-20 STORMWATER PUMP STATION REPAIRS

SUBJECT: RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR FY 2019-20 PUMP REPAIR AND REPLACEMENT, IN THE AMOUNT OF \$210,289.10, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$49,710.90, FOR A TOTAL PROJECT AMOUNT OF \$260,000.

RECOMMENDATION: Adopt the resolution.

BACKGROUND: The City of San Rafael has 12 storm water pump stations that serve as the backbone of the City's flood control system. The vast majority of storm drain inlets located along roadways throughout the City drain into one of the 12 pump stations that run a total of 36 pumps. The pump stations have the combined ability to discharge 2 million gallons of water per minute during significant storm events. The importance of well-functioning pump stations cannot be overstated, as many parts of San Rafael are surrounded by hillsides and are in low-lying areas susceptible to flooding during major rain events. Most recently, the City was fortunate enough to escape major flooding damage during the 2017 and 2019 FEMA-declared disaster winter storm events, mostly due to proper stormwater-related maintenance and well-functioning pumps at the 12 stations.

While day-to-day maintenance at the stations is performed by the Public Works maintenance staff under the direction of the Operations and Maintenance Manager, the City annually contracts with specialized companies for thorough inspections of, and repairs to, the pump stations to ensure the pumps and control systems are properly functioning ahead of the upcoming winter storm season.

It is important to note that all but three of the City's 12 stormwater pump stations were constructed in the 1950s and 1960s, and continue to rely on original equipment, including pumps and control systems. During heavy rain events, garbage, rocks and other forms of debris often enter the storm water pump station system, causing significant damage to the pumps and piping system over time.

FOR CITY CLERK ONLY

File No.:

Council Meeting:

Disposition:

Damaged pumps must be pulled using large construction equipment and taken to an outside facility which specializes in pump repair in order to perform the repairs and rebuilds. In many cases, replacement of the bowl, shaft and/or housing assemblies is required, as these parts of the pump are particularly vulnerable to damage from debris. Because the pumps are submerged when they are installed at the pump station, it is nearly impossible to determine the full extent of the damage that lies on the inside of the fully enclosed pump system. Removal and disassembly of the pump is needed to fully assess the damage.

ANALYSIS: Due to the age and specialized nature of the pumps that need maintenance and rebuilds, very few companies are familiar with San Rafael's older pumps stations and choose to bid for the repair and rebuild work, and in the past the City Council has waived compliance with formal bidding as permitted by San Rafael Municipal Code (SRMC) section 11.50.090(B)(2). Nevertheless, in previous years Public Works staff sought informal bids from various contractors for the maintenance and repair work required. In preparation for the 2019-20 storm season, Public Works once again sought bids for the highest priority repairs at six stormwater pump stations:

- North Francisco Pump Station
- San Quentin Pump Station
- Glenwood Pump Station
- Kerner Pump Station
- Rossi Pump Station
- Peacock Gap

Bids were solicited from three pump repair companies specialized in nature enough to perform the repairs:

- **Pump Repair Service**
- **Koffler Pump Repair**
- **Foster Pump Repair**

Only two of the three companies responded to the request for bids, with one being an incomplete bid (Koffler Pump Repair). Foster Pump Repair declined to submit a bid. Pump Repair Service Company was the only fully responsive bid, and their bids were lower than the incomplete bid submitted by Koffler Pump Repair.

The following pumps need to be replaced or repaired:

<i>Stormwater Pump Station</i>	<i>Repair</i>	<i>Cost (Pump Repair Service Company)</i>
North Francisco Pump Station	Motor #2	\$19,248.69
San Quentin Pump Station	Motor #1	\$9,894.67
Glenwood Station	Motor #3	\$9,968.32
Kerner Station	Motor #3	\$10,039.17
Rossi Station	Pump #1	\$5,040.00
Peacock Gap	Pump #1	\$122,836.00
North Francisco Pump Station	Pump #1 and #2	\$33,262.25
Total bid		\$210,289.10
<i>Contingency</i>		<i>\$49,710.90</i>
Grand Total		\$260,000.00

It is important to note that there is a large contingency included since the extent of the repairs required is only estimated at the time contractors inspect each station, and not fully known until the pumps have been removed from their submerged state within the stations and a full pump evaluation is completed.

As noted above, repairs at the City's storm water pump stations are highly specialized, as many of the stations contain original equipment and technology from when they were constructed in the 1950s and 1960s. That formal competitive bidding would be unlikely to lead to an advantage to the City is supported by staff's receipt of only one complete proposal when requested informally again this year. Therefore, DPW again recommends that the City Council waive formal competitive bidding pursuant to SRMC section 11.50.090(B)(2) and award the contract to Pump Repair Service Company in the amount of \$210,289.10, to replace the motors and pumps at the North Francisco, Glenwood, Kerner, Rossi, and Peacock Gap Pump Station. Staff recommends that City Council also authorize a contingency of \$49,710.90, for a total project not-to-exceed amount of \$260,000.

Pump Repair Service Company is familiar with the City's storm water pump system, much of which contains original equipment and technology. Pump Repair Service Company has provided reasonable pricing and high-quality service to the pump stations in the past.

FISCAL IMPACT: There are enough funds budgeted in the FY 2019-20 Storm Water Fund (fund no. 205) operating budget for the proposed pump repair and maintenance work.

OPTIONS:

The City Council has the following options to consider relating to this matter:

1. Adopt a resolution waiving competitive bidding and authorizing the City Manager to execute an agreement for FY 2019-20 Pump Repair and Replacement, in the amount of \$210,289.10 and authorizing contingency funds in the amount of \$49,710.90 for a total project amount of \$260,000.
2. Do not adopt a resolution, and direct staff to take alternative action. This option will take additional time and may impact the functionality of the pump stations leading into the upcoming storm season.

RECOMMENDED ACTION: Adopt the resolution.

ATTACHMENTS:

1. Resolution
2. Agreement
 - a. Exhibit A-G to Agreement

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR FY 2019-20 PUMP REPAIR AND REPLACEMENT, IN THE AMOUNT OF \$210,289.10, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$49,710.90, FOR A TOTAL PROJECT AMOUNT OF \$260,000

WHEREAS, the City of San Rafael has 12 storm water pump stations that serve as a vital and central component of the City's flood control system during winter storm events; and

WHEREAS, most of the City's storm water pump stations were constructed in the 1950's and 1960's and therefore require routine maintenance due to their age, normal wear and tear, and the presence of garbage, rocks and other forms of debris that damage pump mechanisms; and

WHEREAS, while the majority of the City's 33 storm water pumps are functioning, there are three individual pumps in immediate need of replacement; and

WHEREAS, due to the highly specialized nature of pump repair, there are few companies that are able to perform the required maintenance on the City's pumps; therefore, the use of formal competitive bidding procedures is unlikely to produce an advantage for the City; and

WHEREAS, Pump Repair Service Company is familiar with the City's storm water pump system, and has provided reasonable pricing and high quality service to the pump stations in the past; and

WHEREAS, pursuant to staff's informal request for proposals to perform the necessary work, Pump Repair Service Company submitted a competitive proposal and was the only bidder that submitted a complete proposal to repair or replace the storm water pumps; and

WHEREAS, there are sufficient funds in the City's Storm Water Fund (#205) to accommodate this proposed expenditure, and the Capital Improvement Program budgeted funds for the purpose of pump repair and replacement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael hereby waives the requirement for formal competitive bidding, and authorizes the City Manager to enter into a maintenance contract with Pump Repair Service Company for the required pump repair and replacement services, in the amount

of \$210,289.10, and authorizing contingency funds in the amount of \$49,710.90 for a total project amount of \$260,000, subject to final approval as to form by the City Attorney.

IT IS FURTHER ORDERED AND RESOLVED, that the City Manager is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

File No.: 08.03.15

LINDSAY LARA, City Clerk

City of San Rafael - California
Form of Agreement for Informal Bids
FY 2019-20 Pump Station Repair & Replacement

This Agreement is made and entered into as of the ___ day of _____, 2019 by and between the City of San Rafael (hereinafter called City) and **Pump Repair Service Company**, (hereinafter called Contractor). Witnesseth, that the City and the Contractor, for the considerations hereinafter named, agree as follows:

1. Scope of the Work.

The Contractor hereby agrees to furnish all of the materials, equipment, and labor necessary to perform the routine weekly and monthly landscape maintenance work for the project entitled “**FY 2019-20 Pump Repair & Replacement**,” all in accordance with the scope of work and requirements outlined in the Exhibits A, B, C, D, E, F and G dated June 19, 2019 and attached hereto.

2. Prevailing Wages.

Pursuant to the requirements of California Labor Code Section 1771, and San Rafael Municipal Code Section 11.50.180 (C), the general prevailing wage in the locality in which the work is to be performed, for each craft or type of worker needed to execute the contract, shall be followed.

3. Time of Completion

All work shall be completed by November 30, 2019, with such extensions of time as are provided for in the General Provisions.

4. The Contract Sum.

The City shall pay to the Contractor for the performance of the Contract the amounts determined for the total number of each of the units of work in the following schedule completed, at the unit price stated.

BID ITEMS					
Item	Description	Quantity	Unit	Unit Cost	Total Cost
1.	North Francisco Pump Station: Motor #2	1	LS @	<u>\$19,248.69</u>	<u>= \$19,248.69</u>
2.	San Quentin Pump Station: Motor #1	1	LS @	<u>\$9,894.67</u>	<u>= \$9,894.67</u>
3.	Glenwood Pump Station: Motor #3	1	LS @	<u>\$9,968.32</u>	<u>= \$9,968.32</u>
4.	Kerner Pump Station: Motor #3	1	LS @	<u>\$10,039.17</u>	<u>= \$10,039.17</u>
5.	Rossi Pump Station: Pump #1	1	LS @	<u>\$5,040.00</u>	<u>= \$5,040.00</u>
6.	Peacock Gap Pump Station: Pump #1	1	LS @	<u>\$122,836.00</u>	<u>= \$122,836.00</u>
7.	North Francisco Pump Station: Pump #1 and #2	1	LS @	<u>\$33,262.25</u>	<u>= \$33,262.25</u>
Grand total					\$210,289.10

5. Payments.

Payment will be made monthly upon receipt by the City of itemized invoices submitted by Contractor, showing work performed during the invoice period.

6. Insurance.

(a) **Scope of Coverage.** During the term of this Agreement, Contractor shall maintain, at no expense to City, the following insurance policies:

1. A commercial general liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, for death, bodily injury, personal injury, or property damage.
2. An automobile liability (owned, non-owned, and hired vehicles) insurance policy in the minimum amount of one million dollars (\$1,000,000) dollars per occurrence.
3. If it employs any person, Contractor shall maintain worker's compensation insurance, as required by the State of California, with statutory limits, and employer's liability insurance with limits of no less than one million dollars (\$1,000,000) per accident for bodily injury or disease. Contractor's worker's compensation insurance shall be specifically endorsed to waive any right of subrogation against City.

(b) **Other Insurance Requirements.** The insurance coverage required of the Contractor in subparagraph (a) of this section above shall also meet the following requirements:

1. The insurance policies shall be specifically endorsed to include the City, its officers, agents, employees, and volunteers, as additional insureds under the policies.
2. The additional insured coverage under Contractor's insurance policies shall be primary and noncontributory with respect to any insurance or coverage maintained by City and shall not call upon City insurance or self-insurance coverage for any contribution. The "primary and noncontributory" coverage in Contractor's policies shall be at least as broad as ISO form CG20 01 04 13.
3. The insurance policies shall include, in their text or by endorsement, coverage for contractual liability and personal injury.
4. By execution of this Agreement, Contractor hereby grants to the City a waiver of any right to subrogation which any insurer of Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
5. If the insurance is written on a Claims Made Form, then, following termination of this Agreement, said insurance coverage shall survive for a period of not less than five years.
6. The insurance policies shall provide for a retroactive date of placement coinciding with the effective date of this Agreement.
7. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract or agreement) before City's own insurance or self-insurance shall be called upon to protect it as a named insured.
8. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to City or any other additional insured party. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater.

(c) **Deductibles and SIR's.** Any deductibles or self-insured retentions in Contractor's insurance policies must be declared to and approved by the City, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR)

provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City or other additional insured party. At City's option, the deductibles or self-insured retentions with respect to City shall be reduced or eliminated to City's satisfaction, or Contractor shall procure a bond guaranteeing payment of losses and related investigations, claims administration, attorney's fees and defense expenses.

- (d) **Proof of Insurance.** Contractor shall provide to the City all of the following: (1) Certificates of Insurance evidencing the insurance coverage required in this Agreement; (2) a copy of the policy declaration page and/or endorsement page listing all policy endorsements for the commercial general liability policy, and (3) excerpts of policy language or specific endorsements evidencing the other insurance requirements set forth in this Agreement. City reserves the right to obtain a full certified copy of any insurance policy and endorsements from Contractor. Failure to exercise this right shall not constitute a waiver of the right to exercise it later. The insurance shall be approved as to form and sufficiency by City.

7. Indemnification.

- (a) To the fullest extent permitted by law, Contractor must indemnify, defend, and hold harmless City, its Council, officers, officials, employees, agents, volunteers, and consultants (individually, an "Indemnitee," and collectively the "Indemnitees") from and against any and all liability, loss, damage, claims, causes of action, demands, charges, fines, costs, and expenses (including, without limitation, attorney fees, expert witness fees, paralegal fees, and fees and costs of litigation or arbitration) (collectively, "Liability") of every nature (including death or injury of persons, or destruction of or damage to property) arising out of or in connection with the acts or omissions of Contractor, its employees, Subcontractors, representatives, or agents, in bidding or performing the work under this Contract or in failing to comply with any obligation of Contractor under the Contract, except such Liability caused by the active negligence, sole negligence, or willful misconduct of an Indemnitee. This indemnity requirement applies to any Liability arising from alleged defects in the content or manner of submission of Contractor's bid for the Contract. Contractor's failure or refusal to timely accept a tender of defense pursuant to this Contract will be deemed a material breach of the Contract. City will timely notify Contractor upon receipt of any third-party claim relating to the Contract, as required by Public Contract Code § 9201. Contractor waives any right to express or implied indemnity against any Indemnitee. Contractor's indemnity obligations under this Contract will survive the expiration or any early termination of the Contract.
- (b) The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement, and shall survive the termination or completion of this Agreement for the full period of time allowed by law.

8. Nondiscrimination.

Contractor shall not discriminate, in any way, against any person on the basis of age, sex, race, color, religion, ancestry, national origin or disability in connection with or related to the performance of its duties and obligations under this Agreement.

9. Compliance with All Laws.

Contractor shall observe and comply with all applicable federal, state and local laws, ordinances, codes and regulations, in the performance of its duties and obligations under this Agreement. Contractor shall perform all services under this Agreement in accordance with these laws, ordinances, codes and regulations. Contractor shall release, defend, indemnify and hold harmless City, its officers, agents and employees from any and all damages, liabilities, penalties, fines and all other consequences from any noncompliance or violation of any laws, ordinances, codes or regulations.

10. No Third Party Beneficiaries.

City and Contractor do not intend, by any provision of this Agreement, to create in any third party, any benefit or right owed by one party, under the terms and conditions of this Agreement, to the other party.

11. Notices.

All notices and other communications required or permitted to be given under this Agreement, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service. Notice shall be given as follows:

To City: Public Works Director City of San Rafael
1400 Fifth Avenue
P.O. Box 151560
San Rafael, CA 94915-1560

To Contractor: Pump Repair Service Co.
P.O. Box 34327
San Francisco, CA 94134-0327

12. Independent Contractor.

For the purposes, and for the duration, of this Agreement, Contractor, its officers, agents and employees shall act in the capacity of an Independent Contractor, and not as employees of the City. Contractor and City expressly intend and agree that the status of Contractor, its officers, agents and employees be that of an Independent Contractor and not that of an employee of City.

13. Entire Agreement; Amendments.

- (a) The terms and conditions of this Agreement, all exhibits attached, and all documents expressly incorporated by reference, represent the entire Agreement of the parties with respect to the subject matter of this Agreement.
- (b) This written Agreement shall supersede any and all prior agreements, oral or written, regarding the subject matter between the Contractor and the City.
- (c) No other agreement, promise or statement, written or oral, relating to the subject matter of this Agreement, shall be valid or binding, except by way of a written amendment to this Agreement.
- (d) The terms and conditions of this Agreement shall not be altered or modified except by a written amendment to this Agreement signed by the Contractor and the City.
- (e) If any conflicts arise between the terms and conditions of this Agreement, and the terms and conditions of the attached exhibits or the documents expressly incorporated by reference, the terms and conditions of this Agreement shall control.

14. Waivers.

The waiver by either party of any breach or violation of any term, covenant or condition of this Agreement, or of any ordinance, law or regulation, shall not be deemed to be a waiver of any other term, covenant, condition, ordinance, law or regulation, or of any subsequent breach or violation of the same or other term, covenant, condition, ordinance, law or regulation. The subsequent acceptance by either party of any fee, performance, or other consideration which may become due or owing under this Agreement, shall not be deemed to be a waiver of any preceding breach or violation by the other party of any term, condition, covenant of this Agreement or any applicable law, ordinance or regulation.

15. City Business License; Other Taxes.

Contractor shall obtain and maintain during the duration of this Agreement, a City business license as required by the San Rafael Municipal Code Contractor shall pay any and all state and federal taxes and any other applicable taxes. City shall not be required to pay for any work performed under this Agreement, until Contractor has provided City with a completed Internal Revenue Service Form W-9 (Request for Taxpayer Identification Number and Certification).

16. Warranty.

Any plants installed and maintained by Contractor are under warranty for a one-year period against defects and will be replaced at no additional charge. This warranty is void if plants die or are in permanent decline due to causes outside of Contractor's control such as, but not limited to: acts of God, or vandalism or other damage caused by wrongful acts of third parties.

IN WITNESS WHEREOF, City and Contractor have caused their authorized representatives to execute this Agreement the day and year first written above.

CITY OF SAN RAFAEL:

Jim Schutz
City Manager

ATTEST:

Pump Repair Service Company

Lindsay Lara
City Clerk

Printed Officer Name: *Wayne Archer*
Title: *President*

and

APPROVED AS TO FORM:

Robert F. Epstein
City Attorney

Printed Officer Name: *DAVID ARCHER*
Title: *VICE PRESIDENT*

File No.: 03.01.180.06



PUMP REPAIR SERVICE CO.

June 19, 2019

City of San Rafael
111 Morpew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: NORTH FRANCISCAN STATION MOTOR #2

Dear Mark,

We are pleased to provide you with an estimate to remove, repair and reinstall the 250 HP motor using the parts and labor that are listed below.

1 – Set of motor bearings.....	\$5,238.00
1 – Oil sight glass and turn oil.....	295.00
1 – Splice kit	108.00
Materials	5,641.00
Sales tax 9%	507.69
Balance rotor.....	850.00
Clean, dip and bake 250 HP stator	675.00
Shop labor.....	3,535.00
Estimated field labor.....	3,840.00
80 Ton crane (estimated)	4,200.00
Estimated Total	\$19,248.69

The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

If you have any questions on the above estimate, please give me a call.

Sincerely,

Wayne Archer

WA/dm



PUMP REPAIR SERVICE CO.

June 19, 2019

City of San Rafael
111 Morphew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: SAN QUENTION STATION: MOTOR #1

Dear Mark,

We are pleased to provide you with an estimate to remove, repair and reinstall the 125 HP motor using the parts and labor that are listed below.

1 – Set of motor bearings.....	\$1,675.00
1 – Oil sight glass and turn oil.....	180.00
1 – Splice kit	<u>108.00</u>
Materials	1,963.00
Sales tax 9%	176.67
Balance rotor.....	580.00
Clean, dip and bake 125 HP stator	450.00
Shop labor.....	2,125.00
Estimated field labor.....	3,600.00
Boom truck/.service truck.....	<u>1,000.00</u>
Estimated Total	\$9,894.67

The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

If you have any questions on the above estimate, please give me a call.

Sincerely,

Wayne Archer

WA/dm

 **PUMP REPAIR SERVICE CO.**

June 19, 2019

City of San Rafael
111 Morphew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: GLENWOOD STATION: MOTOR #3

Dear Mark,

We are pleased to provide you with an estimate to remove, repair and reinstall the 100 HP motor using the parts and labor that are listed below.

1 – Set of motor bearings.....	\$1,660.00
1 – Oil sight glass and turn oil.....	180.00
1 – Splice kit	<u>108.00</u>
Materials	1,948.00
Sales tax 9%	175.32
Balance rotor.....	670.00
Clean, dip and bake 100 HP stator	450.00
Shop labor.....	2,125.00
Estimated field labor.....	3,600.00
Boom truck/service truck.....	<u>1,000.00</u>
Estimated Total	\$9,968.32

The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

If you have any questions on the above estimate, please give me a call.

Sincerely,



Wayne Archer

WA/dm

 **PUMP REPAIR SERVICE CO.**

June 19, 2019

City of San Rafael
111 Morphew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: KERNER STATION: MOTOR #3

Dear Mark,

We are pleased to provide you with an estimate to remove, repair and reinstall the 150 HP motor using the parts and labor that are listed below.

1 – Set of motor bearings.....	\$1,725.00
1 – Oil sight glass and turn oil.....	180.00
1 – Splice kit	<u>108.00</u>
Materials	2,013.00
Sales tax 9%	181.17
Balance rotor.....	670.00
Clean, dip and bake 150 HP stator	450.00
Shop labor.....	2,125.00
Estimated field labor.....	3,600.00
Boom truck/service truck.....	<u>1,000.00</u>
Estimated Total	\$10,039.17

The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

If you have any questions on the above estimate, please give me a call.

Sincerely,



Wayne Archer

WA/dm

 **PUMP REPAIR SERVICE CO.**

June 19, 2019

City of San Rafael
111 Morpew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: ROSSI STATION: PUMP #1

Dear Mark,

We are pleased to provide you with an estimate to remove the Flygt pump, unclog debris from propeller and reinstall.

Estimated field labor.....	\$3,840.00
Boom truck/service truck.....	<u>1,200.00</u>
Estimated Total	\$5,040.00

The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

If you have any questions on the above estimate, please give me a call.

Sincerely,



Wayne Archer

WA/dm



PUMP REPAIR SERVICE CO.

June 19, 2019

City of San Rafael
111 Morphew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: PEACOCK GAP PUMP STATION: PUMP #1 UPDATED PRICING

Dear Mark,

We are pleased to provide you with an estimate to replace the Peerless pump and motor.

1 – Prime 36P26-24 1 stage propeller Pump with 36" column pipe, below Ground discharge, bronze propeller, 3 1/2" oil tubes, 416 SS shafting 48" High motor stand epoxy coating	\$74,790.00
1 – GE 125 HP 580 RPM 460 volts VHS motor premium efficiency	23,110.00
1 – 36" Dresser pipe coupling	1,750.00
Misc. hardware	<u>250.00</u>
Materials	99,900.00
 Factory freight (estimated).....	 2,500.00
Sales tax 9%	9,216.00
Estimated field labor	6,720.00
Estimated 40 Ton crane truck/Flatbed	<u>4,500.00</u>
Estimated Total	<u>\$122,836.00</u>
Delivery	14 Weeks

The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

Note: The new motor will require new electrical conduit and wires. To be completed by others.

If you have any questions on the above estimate, please give me a call.

Sincerely,

Wayne Archer

WA/dm

Waynea-19/City of San Rafael 061919

ESTABLISHED 1941

 **PUMP REPAIR SERVICE CO.**

April 1, 2019

City of San Rafael
111 Morphew Street
San Rafael, CA 94915-1560

Attn: Mark Wright

SUBJECT: NORTH FRANCISCAN STATIONS MOTORS 1, 2 & 4

Dear Mark,

We are pleased to provide you with an estimate to replace the (3) defective motor non-reverse ratchet assemblies.

3 – Set of motor ratchet pins and springs @ \$4,065.00 each.....	\$12,195.00
3 – Motor ratchet plate @ \$4,210.00 each.....	<u>12,630.00</u>
Materials.....	24,825.00
Freight.....	200.00
Sales tax 9%.....	2,252.25
Field labor.....	5,760.00
Service truck.....	<u>225.00</u>
Estimated Total.....	\$33,262.25
Delivery.....	12 Weeks

Notes: The above rate to be based on Pump Installer. If this project requires a different wage classification, per DIR prevailing wage the field labor rate will be adjusted to match that classification.

If you have any questions on the above estimate, please give me a call.

Sincerely,



Wayne Archer

WA/dm



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: Bill Guerin,
Director of Public Works

City Manager Approval:

File No.: 16.11.46

TOPIC: 2017 STORM DAMAGE REPAIRS

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT WITH PARK ENGINEERING, INC. FOR ENGINEERING SUPPORT ASSOCIATED WITH THE 2017 STORM DAMAGE REPAIRS PROJECT IN THE AMOUNT OF \$21,402.46, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$158,092.44.

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute a second amendment to the professional services agreement with Park Engineering, Inc. for engineering support services in conjunction with the 2017 Storm Damage repairs in an amount of \$21,402.46, for a total not-to-exceed amount of \$158,092.44.

BACKGROUND: In January 2017, the City of San Rafael experienced a significant storm event. On February 14, 2017, the President declared a major disaster, making federal disaster aid available to 34 counties, including Marin County. This disaster caused significant damage to City roadways, including three slip-outs (landslides), requiring the assistance of an on-site field engineer to coordinate construction activities and provide field inspection. The three disaster locations include 21 San Pablo, 80 Upper Toyon, and 70 Irwin.

On August 13, 2018, the City Manager approved a professional services agreement with Park Engineering, Inc. in an amount of \$74,055.50 to provide these services. On January 22, 2019, the City Council approved a first amendment to the professional services agreement in an additional amount of \$62,634.48 for on-going construction support.

To date, repairs to 21 San Pablo and 80 Upper Toyon are complete and the City Council has accepted those projects.

ANALYSIS: While the three-tiered retaining wall system is complete at 70 Irwin, roadway rehabilitation and drainage ditch repairs remain. The construction timeline at 70 Irwin has taken longer than anticipated due to encountering unforeseen conditions, such as hillside springs requiring drainage systems, and an extended, intense rainy season which resulted in the contractor stopping construction activity multiple times. While the contractor was not able to actively pursue construction during portions of the winter months, Park Engineering staff

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2

continued to make occasional site visits to ensure the job site was properly maintained to meet local and County requirements.

Consequently, additional field engineering and inspection services are required until the work at 70 Irwin is complete. The attached resolution (Attachment 1) would authorize the City Manager to execute a second amendment to the professional services agreement to extend the term of the agreement through December 31, 2019 and to increase the compensation for on-site field engineering and inspection services.

FISCAL IMPACT: The consultant's proposal of \$21,402.46 will be paid for through Gas Tax Fund (fund no. 206). The expenses associated with this agreement and subsequent amendments are partially reimbursable by Federal Emergency Management Agency (FEMA) and the California Office of Emergency Services (CalOES).

OPTIONS:

1. Adopt the resolution as presented.
2. Do not adopt the resolution. If this option is chosen, City staff will provide the required field engineering and inspection services through project completion.

RECOMMENDED ACTION: Adopt a resolution authorizing the City Manager to execute a second amendment to the professional services agreement with Park Engineering, Inc. for engineering support services in conjunction with the 2017 Storm Damage repairs in an amount of \$21,402.46, for a total not-to-exceed amount of \$158,092.44.

ATTACHMENT:

1. Resolution
2. Second Amendment to Agreement with Park Engineering, Inc., with attached Exhibit A

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND
AMENDMENT TO THE AGREEMENT WITH PARK ENGINEERING, INC.
FOR ENGINEERING SUPPORT ASSOCIATED WITH THE 2017 STORM
DAMAGE REPAIRS PROJECT IN THE AMOUNT OF \$21,402.46, FOR
A TOTAL NOT-TO-EXCEED AMOUNT OF \$158,092.44**

WHEREAS, the City of San Rafael entered into a Professional Services Agreement dated August 13, 2018 with Park Engineering, Inc. for engineering support services in association with the 2017 Storm Damage Repair Projects (“Projects”) in an amount not to exceed \$74,055.50 (the “Agreement”); and

WHEREAS, the City subsequently entered into a First Amendment to the Agreement, dated January 22, 2019, increasing the compensation amount by \$62,634.48 to perform additional engineering support services for the Projects, increasing the total not to exceed amount under the Agreement to \$136,689.98; and

WHEREAS, due to weather and unforeseen conditions, City staff has determined that additional field engineering and construction support services from Park Engineering, Inc. are needed through Project completion; and

WHEREAS, the costs for engineering support services of the Projects will be fully funded through the Gas Tax Fund (Fund No. 206), and a portion of such is reimbursable by the Federal Emergency Management Agency (FEMA) and the California Office of Emergency Services (CalOES);

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
RESOLVES** as follows:

1. The City Council hereby approves and authorizes the City Manager to execute a Second Amendment to the Professional Services Agreement with Park Engineering for engineering support services, in a form to be approved by the City Attorney, to extend the term through December 31, 2019 and to provide for additional compensation for services in the amount of \$21,402.46, for a revised total contract amount not to exceed \$158,092.44.

2. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**SECOND AMENDMENT TO THE AGREEMENT WITH PARK
ENGINEERING, INC. FOR ENGINEERING SUPPORT ASSOCIATED
WITH THE 2017 STORM DAMAGE REPAIRS PROJECT**

THIS SECOND AMENDMENT to the Professional Services Agreement by and between the **CITY OF SAN RAFAEL** (hereinafter “**CITY**”), and **PARK ENGINEERING, INC.** (hereinafter “**CONSULTANT**”), is made and entered into as of the _____ day of _____, 2019.

RECITALS

WHEREAS, CITY and **CONSULTANT** entered into a Professional Services Agreement dated August 13, 2018 for engineering support services associated with the 2017 Storm Damage Repairs Projects (the “**Projects**”) in an amount not to exceed \$74,055.50 (the “**Agreement**”); and

WHEREAS, CITY and **CONSULTANT** subsequently entered into a First Amendment to Professional Services Agreement, dated January 22, 2019, to include an additional compensation amount not to exceed \$62,634.48 for additional engineering support services associated with the **Projects**, increasing the total not-to-exceed amount under the **Agreement** to \$136,689.98; and

WHEREAS, CITY continues to need consulting services from **CONSULTANT** in connection with the **Projects**, and **CONSULTANT** is willing to provide such services;

AMENDMENT TO AGREEMENT

NOW, THEREFORE, the parties hereby agree to amend the **Agreement** as follows:

1. Paragraph 4 of the **Agreement**, entitled “**COMPENSATION**,” is hereby amended to include additional compensation payable to **CONSULTANT** for the services described in Exhibit “**A**” to the **Agreement**, on a time and materials basis in a not-to-exceed amount of \$21,402.46 as set forth in the “**ADDITIONAL Cost Proposal for Construction Inspection Services**” dated June 12, 2019, attached to this Second Amendment as Exhibit “**A**” and incorporated herein by reference, and to change the total not-to-exceed amount under the **Agreement** to \$158,092.44.
2. Paragraph 5 of the **Agreement**, entitled “**TERM OF AGREEMENT**,” is hereby amended to extend the term to end on December 31, 2019.

3. Except as specifically amended herein, all other provisions, terms and obligations of the Agreement between the parties, as amended on January 22, 2019, shall remain valid and shall be in full force.

IN WITNESS WHEREOF, the parties have executed this Second Amendment on the day, month, and year first above written.

CITY OF SAN RAFAEL

PARK ENGINEERING, INC.

JIM SCHUTZ, City Manager

By: _____

Name:
Title of Corporate Officer:

ATTEST:

and

LINDSAY LARA, City Clerk

By: _____

Name:
Title of Corporate Officer:

APPROVED AS TO FORM:

ROBERT F. EPSTEIN, City Attorney



City of San Rafael
2017 Storm Damage Repair Projects - 70 Irwin Street
ADDITIONAL Cost Proposal for Construction Inspection Services

Name/Classification	Rates			Construction Hours				Total Funds for Additional Hours	Current Project Budget	Remaining Available Budget	Additional Budget Requested	Revised Total Project Budget
	Base Rate	Regular Loaded Rate	Overtime Rate	Current Allotment		Additional Allotment						
				REGULAR	OVERTIME	REGULAR	OVERTIME					
70 Irwin Slide Repair, City Project No. 11308												
Andy Bodo Assistant Resident Engineer	\$ 58.00	\$ 125.52	\$ 188.28	720	50	200	0	\$ 25,104.00	\$ 99,788.40	\$ 3,701.54	\$ 21,402.46	\$ 124,892.40

1. Rate includes vehicle, mobile phone, laptop and all equipment required to perform required duties.
2. Based on part-time inspection effort for for June & July



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: DEPARTMENT OF PUBLIC WORKS

Prepared by: Bill Guerin, Public Works Director

City Manager Approval: 

TOPIC: SPECIAL TAX ON PROPERTIES AT THE VILLAGE AT LOCH LOMOND MARINA – MELLO-ROOS DISTRICT NO. 2

SUBJECT: RESOLUTION SETTING THE SPECIAL TAX FOR CITY OF SAN RAFAEL COMMUNITY FACILITIES DISTRICT NO. 2 (THE VILLAGE AT LOCH LOMOND MARINA) FOR FISCAL YEAR 2019-20

RECOMMENDATION:

Adopt a resolution setting the special tax rates for Fiscal Year 2019-20 for Community Facilities District No. 2 – the Village at Loch Lomond Marina.

BACKGROUND:

In August 2007, the City granted land use and subdivision approvals for the Village at Loch Lomond Marina development. In approving the project, the City Council imposed a condition of approval requiring the formation of a community facilities district (commonly referred to as a “Mello-Roos” district) pursuant to the Mello-Roos Community Facilities Act of 1982 ([Government Code sections 53311 - 53368.3](#)), as a way to collect funds to assure the long-term maintenance of certain publicly-accessible park and conservation areas and streets and other public improvements within the development.

By adoption of [Resolution No. 13014](#) on July 19, 2010, the City Council officially formed the required community facilities district, which includes all the parcels within the Village at Loch Lomond Marina Subdivision, as “City of San Rafael Community Facilities District No. 2” (hereafter “CFD No. 2”). The resolution also approved the levy of an annual special tax on the taxable parcels within the district, in an amount to be determined according to a specified method of calculation, the “Rate and Method of Apportionment of Special Taxes” (hereafter referred to as the “RMA”).



FOR CITY CLERK ONLY

Council Meeting:

Disposition: Resolution

Loch Lomond Marina Community Facilities District No. 2 Boundaries

The RMA explains how to calculate the amount of tax to be levied against each parcel and specifies a maximum tax that may be assessed against each type of parcel, depending upon whether it is a residential lot, a commercial lot, or Marina property. Under the terms of the RMA, no special tax will be charged to any of the below market rate units in the subdivision.

As required by law, after adoption of Resolution No. 13014, the question whether or not to impose the special tax was submitted to a vote of the “eligible landowners” within the proposed district, and the tax was approved. On August 16, 2010, the City Council adopted [Ordinance No. 1886](#), officially authorizing and levying the special taxes within CFD No. 2. A “Notice of Special Tax Lien” was recorded in the Office of the Marin County Recorder, giving notice of the special tax to be levied upon all property in the subdivision.

Although the special tax was authorized in 2010, the approved RMA specified that the tax was not to be levied until the fiscal year in which the subdivision improvements are completed and accepted by the City. In 2017, based upon the progress being made on construction of the subdivision improvements, staff believed that most of the improvements would be completed and accepted by the City during Fiscal Year 2017-2018. Therefore, at the City Council’s meeting on July 17, 2017, staff recommended, and the City Council subsequently approved, the first special tax of the properties within this district.

A significant portion of the improvements have been constructed but still have not been accepted by the City. Prior to partial acceptance of improvements, additional information is needed from the developer of the Loch Lomond Marina development, detailing the remaining improvements required. As some of the improvements have been completed, they will begin to age. The estimated long-term maintenance cost for these improvements is included with the special tax. Collection of the special tax is needed in an ongoing basis in order to fund the necessary future maintenance of built improvements.

The improvements, at least partially in place, include the marina green, portions of the boardwalk, east and west jetty amenities, the seasonal wetland, and Loch Lomond Drive. Drainage and flood protections, as well as the kayak launch and dock, have yet to be completed. The items maintained as part of CFD No. 2 are outlined in the formation documents.

ANALYSIS:

The approved RMA sets forth how the annual special tax levy is to be calculated, based upon an estimate of how much the district will be required to spend during the fiscal year for maintenance, landscaping, utilities, reserve contributions (for eventual capital repairs/replacements) and administration of the district. Because of the delay in completion and acceptance of the subdivision improvements, most of the special tax funds collected during FY 2017-18 and FY 2018-19 have not been used. The rate levied in FY 2018-19 was significantly less to account for excess funds available from FY 2017-18. Once again, since staff understands that maintenance expenditures will not begin until FY 2019-20, the requested special tax for FY 2019-20 is greatly reduced since the district will rely on available reserves from prior year special tax revenue.

At Staff’s request, Staff’s consultant, Al Cornwell of CSW/Stuber-Stroeh Engineering Group, has performed the analysis to determine the amount of the proposed FY 2019-20 special tax. As more fully explained in his Engineer’s Annual Report (Attachment 2), the Assessment for FY 2019-20 will be \$79,737.22. The expenditure budget for FY 2019-20 is as follows:

Operational Budget FY 2019-20

Maintenance hardscape and parks	\$35,000
Landscape Maintenance	\$65,000
Utilities (Water + Electricity)	\$28,000
Annual Engineer's Report	\$8,700
County Fee	\$500
Total	<u><u>\$137,200</u></u>

As consistent with prior years and set forth in the forming Engineer's Report, \$54,708 shall be put away in FY 2019-20 towards the Capital Reserve Fund towards the eventual replacement. The fund balance at the end of FY 2019-20 for the Capital Reserve Fund will be \$164,124.

It is noteworthy than the FY 2019-20 assessment of \$79,373 is less than the operational budget for the District in FY 2019-20. Since the District holds unused maintenance funds from FY 2017-18 and FY 2018-19, the \$79,373 in assessments for FY 2019-20 is only for the capital reserve fund contribution, the annual Engineer's Report and County Fee, and contingencies.

The special tax is not term-based, nor does it sunset. The special tax will continue to be levied in perpetuity as specified in the formation documents. It should be noted, when the Community Facilities District was formed, the residential Below Market Rate (BMR) units were exempt from the special tax. Therefore, the 17 BMR unit owners in the development are exempt from this special tax.

Staff has prepared a resolution for the City Council to adopt to impose the required special tax for FY 2019-20. The special taxes will be included on the County property tax bills and collected by the County of Marin.

FISCAL IMPACT:

The FY 2019-20 assessment will generate \$79,737.22 in revenue required to support maintenance of the new City facilities in Community Facilities District No. 2. All special tax revenues and expenditures related to the district will be maintained in the Loch Lomond Marina Assessment District Fund (fund no. 237).

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt the resolution as presented setting the special tax rates for FY 2019-20.
2. Adopt the resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION:

Adopt a resolution setting the Mello-Roos Special Tax for City of San Rafael Community Facilities District No. 2 for Fiscal Year 2019-20.

ATTACHMENTS:

1. Resolution Setting the Mello-Roos Special Tax for City of San Rafael Community Facilities District No. 2 for Fiscal Year 2019-20
2. Annual Engineers Report for Loch Lomond CFD No. 2

RESOLUTION NO. _____

A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL SETTING THE SPECIAL TAX FOR CITY OF SAN RAFAEL COMMUNITY FACILITIES DISTRICT NO. 2 (THE VILLAGE AT LOCH LOMOND MARINA) FOR FISCAL YEAR 2019-20

WHEREAS, on July 19, 2010, the San Rafael City Council by Resolution No. 13014 formed the City of San Rafael Community Facilities District No. 2 (hereafter “CFD No. 2); and

WHEREAS, the landowners of CFD No. 2 voted in a mail ballot election called by the City Council by Resolution No. 13015, and unanimously approved the imposition of a special district tax; and

WHEREAS, on August 16, 2010, the City Council adopted Ordinance No. 1886 levying special taxes within CFD No. 2; and

WHEREAS, on or about August 16, 2010, the City of San Rafael prepared and caused to be recorded a “Notice of Special Tax Lien” for all of the parcels within CFD No. 2, which specified the facilities and services to be funded by the tax and the approved method for establishing a rate and calculating the apportionment of the tax; and

WHEREAS, at the request of the Director of Public Works, CSW/Stuber-Stroeh Engineering Group, Inc., has prepared an Engineer’s Annual Report for Community Facilities District No. 2 for Fiscal Year 2019-20 recommending the amount of the special taxes to be assessed; and

WHEREAS, the City Council wishes to set the specific tax rate to be imposed on the parcels within CFD No. 2 in Fiscal Year 2019-20;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael hereby sets the amount of the special tax to be imposed on all nonexempt parcels within CFD No. 2 for Fiscal Year 2019-20, as set forth in the Engineer’s Annual Report for fiscal year 2019-20 on file with the City Clerk and incorporated herein by reference.

I, LINDSAY LARA, City Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

ENGINEER'S ANNUAL REPORT
FOR
COMMUNITY FACILITIES DISTRICT
LOCH LOMOND #2

2019 – 2020

FOR THE CITY OF SAN RAFAEL
CALIFORNIA

Prepared By:
CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949

**ENGINEER'S ANNUAL REPORT
2019-2020**

COMMUNITY FACILITIES DISTRICT LOCH LOMOND #2
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Mello-Roos Community Facilities Act of 1982)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2019.

CSW/STUBER-STROEH ENGINEERING GROUP, INC.
Engineer of Work

By _____
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on _____, 2019 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

**ENGINEER'S ANNUAL REPORT
2019-2020**

COMMUNITY FACILITIES DISTRICT LOCH LOMOND #2
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Mello-Roos Community Facilities Act of 1982)

CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work for the Community Facilities District Loch Lomond #2, City of San Rafael, Marin County, California, makes this annual report, as directed by the City Council, by its Resolution No. _____, adopted _____, 2019.

The improvements which are the subject of this report are briefly described as follows:

Maintenance of Improvements including streets, curbs, gutter, sidewalks, storm drain, storm inlets, street surfaces, Landscaping, street furniture, lighting, pathways, restrooms, park play equipment, picnic tables, fish cleaning stations, signage, and parking. The maintenance includes providing irrigation, paying water and utility bills as well as oversight. The improvements are also anticipated to need major capital funding in future years and a capital improvement allowance is included as part of the Community Finance District.

This report consists of six parts, as follows:

PART A – Plans for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

PART B - An Estimated Cost of the Assessment District.

PART C - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

PART D – Rate and Method of Apportionment of Special Taxes - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

PART E - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Part "C" by assessment number.

PART F - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

Respectfully submitted,
CSW/Stuber-Stroeh Engineering Group, Inc.

By _____
Alan G. Cornwell, Engineer of Work

PART A

INTRODUCTION AND BACKGROUND INFORMATION

The Loch Lomond Project

The Loch Lomond development project (the “Project”) is a mixed-use development which will include the construction of single-family homes, flats, townhomes and commercial facilities and will include the existing marina, which is located in San Francisco Bay. The Project is located in the City of San Rafael (“City”), off of Point San Pedro Road. It was approved by the San Rafael City Council (“City Council”) of the City in 2007, by means of a series of approvals, including Resolution 12332 (“the Approval Resolution”). As one condition of approving the Project, the City required the developer to provide certain park and recreation improvements and to provide for their maintenance by means of a special tax to be imposed by means of a Mello-Roos Community Facilities District (“CFD”). Since the approval of the Project, the developer has determined that it would be more beneficial to the homeowners and more cost-efficient if the maintenance of certain additional facilities, consisting of landscaping and street and sidewalk improvements, as well as wetland monitoring, could also be financed by means of the CFD. Collectively, the park and recreation improvements, landscaping, streets, and sidewalks and these additional facilities are referred to herein as the “Facilities.”

On June 7, 2010, the City Council adopted a Resolution of Intention to form a CFD (the “Resolution of Intention”) in accordance with the Mello-Roos Community Facilities District Act of 1982 (the “Act”). The Resolution of Intention indicated that the maintenance of the Facilities would be financed by means of a special tax imposed pursuant to the Act. The Resolution of Intention requested the preparation of this Report, directing that the report describe the facilities to be maintained and an estimate of the cost of maintaining those facilities.

For purposes of imposing a special tax to fund the maintenance of the Facilities, the development will be split into four tax categories: Residential; Non-residential; Mixed-use and Marina. As approved, the Project features 81 residential units, of which 76 units will be located in the Residential tax category and 5 units will be in the Mixed-use category, as they will be located above commercial space. Of these residential units, 17 will be below-market units, 15 located in the residential category area and 2 located in the mixed-use category. There is expected to be 22,500 square feet in the Non-residential category, which will be devoted to neighborhood commercial restaurant and marina-support facilities. The Marina category will contain areas serving the existing marina area, including the yacht club.

The Mello-Roos Community Facilities Act of 1982

In the Approval Resolution, the City Council determined that the Act would be an effective tool for funding the maintenance of the park and recreation improvements and conservation area. The Act provides substantial flexibility as to the range of facilities and services that can be funded and the method by which their cost can be allocated. As the financing mechanism is a special tax, and not an assessment, the costs can be allocated according to any method that is reasonable, without the need to make a specific finding of benefit to each property. The Act permits the City Council to form the CFD and allows for the owners of the property, if it is uninhabited, to vote to approve the special tax (which requires a two-thirds majority).

Purpose of the CFD Report

PART A

As directed in the Resolution of Intention, this CFD Report has been prepared and is being submitted pursuant to Section 53321.5 of the Act. The Act requires that this report describe the facilities to be maintained (see “Description of Facilities to be Maintained” below)

Formation of the CFD

On June 7, 2010, the City Council adopted the Resolution of Intention. A map identifying the boundaries is attached as Exhibit A to this work.

On July 19, 2010 the City Council held a public hearing, as required by the Act, to hear any protests to the formation of the CFD and to consider this report. Following the public hearing, the Council adopted a Resolution of Formation and called an election to allow the qualified electors to consider the special tax to fund the services described herein. With at least two-thirds of the votes cast in favor of the special tax, the CFD was formed and the levy of the special tax was authorized.

Description of Facilities to be Maintained

The facilities to be maintained include those specifically described in Condition 45 of the Approval Resolution:

- The Marina Green and Boardwalk
- Kayak Launch
- Park Play Equipment and Area
- Pedestrian pathways along the west jetty/spit and east jetty/spit
- Viewing areas along the west jetty/spit, east jetty/spit
- Public restrooms (2), one on the east jetty/spit and one at the entrance to the breakwater
- Fishing cleaning station located near the entrance to the breakwater
- Park and informational signs within these areas
- Lawn/turf, shrubs and ground cover, irrigation systems, storm water drainage inlets within the boundaries of the area, lighting pole standards, and fixtures above the foundation, benches, trash receptacles and bicycle racks
- Conservation/seasonal wetland area

In addition, the CFD will also maintain the common access road shown on the map attached as Exhibit D, its landscaping, lighting and sidewalk areas.

In July 2017, the San Rafael City Council approved levying the first assessment for Community Facilities District No. 2 (“CFD-2”) at the Village at Loch Lomond Marina. The CFD activity during Fiscal Year 2017-2018 was very minimal. After a number of assurances in 2017, the developer, Marina Village Associates, LLC (“MVA”) did not finish the work to a point where the City could accept a portion of the improvements as anticipated in the beginning of Fiscal Year 2017-2018. On June 1, 2018, the City received a letter from MVA requesting an extension of the Subdivision Improvement Agreements through December 31, 2019 and, by implication, acceptance of a portion of the improvements. The City answered this letter on June 20, 2018, including a final punch list which the letter directed the developer to complete prior to August 1, 2018. The successful completion of the punch list would set the process in motion to accept the improvements, begin the warranty period, and provide a partial reduction in bond amount for the improvements.

PART A

For Fiscal Year 2017-2018 the District received payments based on the first year assessments anticipating that the District would be taking over maintenance during the year. As noted above, this did not occur. The District now has a positive account balance to pay for maintenance, fund capital replacement, and pay for City administration.

Since the District holds unused maintenance funds from last year, there is no reason to tax the homeowners for Fiscal Year 2019-2020 for the maintenance, utilities and operational aspect of the District. However, the capital fund and City oversight are continuing expenses and need to be funded for Fiscal Year 2019-2020. The fiscal year assessment will remain the same as 2018-2019 to cover only the capital fund, City oversight, and contingencies totaling \$79,737.22. The breakdown of these costs are included in Part B below.

June 2019 Future Actions

The developer has completed the punch list and is currently finalizing the remaining work, including a map showing the remaining work to be done and the corresponding cost estimates to complete the remaining work. We are anticipating that this will be complete within the next 60 to 90 days. The City has requested quotes from landscape maintenance contractors to maintain the public areas, once they have been accepted. For these reasons the City anticipates paying for maintenance during the 2019-2020 year.

As the developer has been finalizing improvements, it has been noted that at high tides and during storms two of the public areas are unusable. The first is the connection between the end of the parking/paved area to the breakwater. The second is the play equipment and park on the central jetty. Both of these areas will be improved by the developer prior to acceptance by the City. The capital cost of these improvements will be paid by the developer. However, once these improvements are accepted by the City, their maintenance and ultimate replacement at the end of their usable life will be the responsibility of the CFD-2. It is anticipated that during fiscal year 2019-2020 the District will ask the assessed properties in the District for an additional assessment to be added to the capital fund to provide monies to pay for this work in the future. This action will require a public hearing and vote of the assessed properties.

PART B
ESTIMATE OF COSTS

First Year Expenditures 2017-2018		
2017-2018 County Administration Fee	\$	130.00
First Year Capital Contribution Fund	\$	52,075.30
2017-2018 Surplus	\$	142,248.30
Annual Adjustment June 22 – July 1, 2018	\$	11,112.40
 SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2018		\$ 205,566.00
Second Year Expenditures 2018-2019	\$	7,552.67
		\$ 198,013.33
2018-2019 Revenue		
Assessment Proceeds 2018-2019	\$	75,750.34
Interest	\$	<u>957.90</u>
	\$	76,708.24
Available Funds / Surplus (& Reserve Fund?) to Carry Forward		\$ 274,721.57
 Third Year Expenditures 2019-2020		
Uncollected Assessments (2017-2018)	\$	3,987.22
Maintenance hardscape and parks	\$	35,000.00
Landscape Maintenance	\$	65,000.00
Utility Costs	\$	28,000.00
Capital Reserve	\$	109,416.00
Annual Engineer's Report	\$	8,700.00
County/City Administrative Fee	\$	<u>500.00</u>
	\$	250,603.22
Contingencies (Future Additional Capital Reserve and Maintenance Takeover Costs)	\$	<u>49,147.57</u>
	\$	299,750.79
2019-2020 Capital Reserve Contribution	\$	<u>54,708.00</u>
TOTAL ANTICIPATED THIRD YEAR EXPENSES AND ALLOCATIONS:	\$	354,458.79
THIRD YEAR ASSESSMENT FUNDING		<u>\$ 79,737.22</u>
Total estimated Second Year Available Funds:		\$ 354,458.79

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT Fiscal Year 2019-2020	PROPERTY DESCRIPTION Loch Lomond	ASSESSOR'S PARCEL NUMBER
2	\$4,577.63	Lot 2	016-070-14
3	\$4,804.72	Lot 3	016-070-16
4	\$864.87	Lot 4	016-070-17
5	\$23,112.17	Lot 5	016-070-09
A	\$0.00	Lot A	016-070-12
B	\$0.00	Lot B	016-070-10
C	\$0.00	Lot C	016-070-13
D	\$0.00	Lot D	016-070-19
E	\$0.00	Lot E	016-070-15
F	\$0.00	Lot F	016-070-18
G	\$0.00	Lot G	016-070-21
H	\$0.00	Lot H	016-070-22
I	\$0.00	Lot I	016-070-20
1-1	\$0.00	1	016-341-01
1-2	\$759.61	2	016-341-02
1-3	\$0.00	3	016-341-03
1-4	\$0.00	4	016-341-04
1-5	\$759.61	5	016-341-05
1-6	\$0.00	6	016-341-06
1-7	\$759.61	7	016-341-07
1-8	\$759.61	8	016-341-08
1-9	\$759.61	9	016-341-09
1-10	\$759.61	10	016-341-10
1-11	\$759.61	11	016-341-11
1-12	\$759.61	12	016-341-12
1-13	\$759.61	13	016-341-13

**PART C
ASSESSMENT ROLL**

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SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT Fiscal Year 2019-2020	PROPERTY DESCRIPTION Loch Lomond	ASSESSOR'S PARCEL NUMBER
1-14	\$759.61	14	016-341-14
1-15	\$759.61	15	016-341-15
1-16	\$759.61	16	016-341-16
1-17	\$759.61	17	016-341-17
1-18	\$759.61	18	016-341-18
1-19	\$759.61	19	016-341-19
1-20	\$759.61	20	016-341-20
1-21	\$759.61	21	016-341-21
1-22	\$759.61	22	016-341-22
1-23	\$759.61	23	016-341-23
1-24	\$759.61	24	016-341-24
1-25	\$759.61	25	016-341-25
1-26	\$759.61	26	016-341-26
1-27	\$759.61	27	016-341-27
1-28	\$759.61	28	016-341-28
1-29	\$759.61	29	016-341-29
1-30	\$759.61	30	016-341-30
1-31	\$759.61	31	016-341-31
1-32	\$759.61	32	016-341-32
1-33	\$759.61	33	016-341-33
1-34	\$759.61	34	016-341-34
1-35	\$759.61	35	016-341-35
1-36	\$0.00	36	016-341-36
1-37	\$759.61	37	016-341-37
1-38	\$0.00	38	016-341-38
1-39	\$759.61	39	016-341-39

**PART C
ASSESSMENT ROLL**

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SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT Fiscal Year 2019-2020	PROPERTY DESCRIPTION Loch Lomond	ASSESSOR'S PARCEL NUMBER
1-40	\$759.61	40	016-341-40
1-41	\$0.00	41	016-341-41
1-42	\$759.61	42	016-341-42
1-43	\$0.00	43	016-341-43
1-44	\$759.61	44	016-341-44
1-45	\$759.61	45	016-341-45
1-46	\$0.00	46	016-341-46
1-47	\$759.61	47	016-341-47
1-48	\$0.00	48	016-341-48
1-49	\$759.61	49	016-341-49
1-50	\$759.61	50	016-341-50
1-51	\$0.00	51	016-341-51
1-52	\$759.61	52	016-341-52
1-53	\$759.61	53	016-341-53
1-54	\$759.61	54	016-341-54
1-55	\$759.61	55	016-341-55
1-56	\$759.61	56	016-341-56
1-57	\$0.00	57	016-341-57
1-58	\$759.61	58	016-341-58
1-59	\$759.61	59	016-341-59
1-60	\$0.00	60	016-341-60
1-61	\$759.61	61	016-341-61
1-62	\$759.61	62	016-341-62
1-63	\$759.61	63	016-341-63
1-64	\$759.61	64	016-341-64
1-65	\$759.61	65	016-341-65

**PART C
ASSESSMENT ROLL**

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for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT Fiscal Year 2019-2020	PROPERTY DESCRIPTION Loch Lomond	ASSESSOR'S PARCEL NUMBER
1-66	\$759.61	66	016-341-66
1-67	\$759.61	67	016-341-67
1-68	\$0.00	68	016-341-68
1-69	\$759.61	69	016-341-69
1-70	\$759.61	70	016-341-70
1-71	\$759.61	71	016-341-71
1-72	\$759.61	72	016-341-72
1-73	\$759.61	73	016-341-73
1-74	\$759.61	74	016-341-74
1-75	\$0.00	75	016-341-75
1-76	\$759.61	76	016-341-76
1-77	\$0.00	K	016-341-77
1-78	\$0.00	L	016-341-78
1-79	\$0.00	M	016-341-79
1-80	\$0.00	D	016-341-80
1-81	\$0.00	N	016-341-81
1-82	\$0.00	E	016-341-82
1-83	\$0.00	O	016-341-83
1-84	\$0.00	F	016-341-84
1-85	\$0.00	P	016-341-85
1-86	\$0.00	H	016-341-86
1-87	\$0.00	A	016-341-87
1-88	\$0.00	I	016-341-88
1-89	\$0.00	B	016-341-89
1-90	\$0.00	J	016-341-90
1-91	\$0.00	C	016-341-91

**PART C
ASSESSMENT ROLL**

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SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT Fiscal Year 2019-2020	PROPERTY DESCRIPTION Loch Lomond	ASSESSOR'S PARCEL NUMBER
1-92	\$0.00	G	016-341-92
TOTAL ASSESSMENT	\$79,737.22	(For Second Year)	

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Marin.

Property descriptions are lot or parcel numbers as shown on the recorded final maps of Loch Lomond, recorded:

PART D
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

I. INTRODUCTION

A special tax authorized under the Mello-Roos Community Facilities Act of 1982, as amended (“Act”) shall be levied on each Parcel of land within Community Facilities District No. 2 of the City of San Rafael (“CFD No. 2”), and collected according to the Special Tax Liability determined by the City, the City of San Rafael)”City”), through the application of the following procedures. The Special Tax is being levied for the purpose of providing and guaranteeing long-term funding and maintenance of park and recreation improvements that are approved for public use, and an adjacent conservation area (seasonal wetland) as more particularly described in the Approval Resolution, as well as appurtenant roadways, sidewalk and landscaping areas.

All of the property within CFD No. 2, unless otherwise exempted by law or the express provisions of the rate and method of apportionment expressed below, shall be taxed to the extent and in the manner provided below.

It is intended that all special taxes applicable to Parcels be collected in the same manner and at the same time as ordinary ad valorem property taxes, and that special taxes so levied will be subject to the same penalties and procedures, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

II. DEFINITIONS

Act means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 *et seq.* of the California Government Code.

Approval Resolution means Resolution No. 12332, adopted on August 6, 2007 by the City Council of the City of San Rafael.

Area of Use means the area falling within a single tax category of a Parcel devoted to multiple uses.

Base Year means the Fiscal Year commencing July 1, 2011.

BMR Unit means a Dwelling Unit that is classified as “low or moderate income housing” pursuant to that certain agreement among San Rafael Marina, LLC, the City of San Rafael, and the Housing Authority of the County of Marin, dated July 1, 2008 and recorded as document 2008-0038363 in the Official Records of the County of Marin on August 14, 2008.

Building Floor Area means a measurement of the area contained within the perimeter of each non-residential structure on a given Parcel, which can be or has been developed on that Parcel based on a building permit. If a building permit is not available, the amount shall be based on the Master Use Permit, or other planning approval. This figure shall be determined in accordance with the standard practice of the City in calculating structural parameters. The figure includes the square footage of each floor of any multi-floor building.

CFD No. 2 means the Community Facilities District No. 2 of the City of San Rafael.

PART D
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

City means the City of San Rafael.

Dwelling Unit means each separate building, or housing unit within a common building, used to provide living accommodations which are intended, design, or legally required to be occupied by a single family unit. For Parcels which have not yet been subdivided into the number of lots shown on the Tentative Map, the number of Dwelling Units shall be the number of lots shown on the Tentative Map within the limits of that Parcel. BMR Units do not count as Dwelling Units. For Parcels with mixed uses, the number of Dwelling Units shall be the number of residential units allowed under the Master Use Permit, not counting any BMR Units.

Fiscal Year means the period starting on July 1, and ending the following June 30.

Master Use Permit means that certain Master Use Permit as approved by the City Council of the City of San Rafael by means of Resolution No. 12332, adopted on August 6, 2007.

Maximum Special Tax means the greatest amount of Special Tax that can be levied against a Parcel in any Fiscal Year. The Maximum Special Tax for each Category of Taxable Property is established in Section III.

Parcel means any County Assessor's Parcel or that portion thereof that is within the boundaries of CFD No. 2 based on the equalized tax rolls of the County as of March 1 of each Fiscal Year. Parcels referred to by a specific number indicate the parcels shown on the Tentative Map.

Service Annual Cost(s) means for each Fiscal Year, the total of 1) the estimated cost of providing and guaranteeing long-term funding and maintenance of park and recreation improvements that are approved for public use and an adjacent conservation area (seasonal wetland) as more particularly described in Vesting Tentative Map Condition No. 45 in the Approval Resolution (the "Improvements"); 2) the estimate costs of providing additional landscaping and maintenance costs; and 3) any amounts needed to cure actual or estimated delinquencies in Special Taxes for the current or previous Fiscal Year.

Special Tax Escalation Factor means the annual percentage increase in the Consumer Price Index for the San Francisco-Oakland-San Jose area as published in "Consumer Price Indexes – Pacific Cities and U.S. City Average" from the U.S. Department of Labor, Bureau of Labor Statistics or, in the event such index ceases to be published, by a comparable index designated by the City Council.

Tax Categories are those categories set forth in the body hereof.

Taxable Property means Parcels that are not in public ownership, but excludes privately-held Parcels used solely for vehicular and pedestrian access, utilities, or as common areas. Such areas include Parcels A through W, inclusive, as shown on the Tentative Map. However, Taxable Properties that are acquired by a public agency after the CFD is formed or subsequent Final Subdivision Maps are recorded will remain subject to the applicable Special Tax.

Tentative Map means that certain tentative map as approved by the City Council of the City of San Rafael by means of Resolution 12332, adopted on August 6, 2007.

PART D
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

III. CATEGORIES OF SPECIAL TAX AND DESIGNATION OF MAXIMUM SPECIAL TAX

A. **RESIDENTIAL CATEGORY:** The Residential Category includes each Parcel of developed Taxable Property within CFD No. 2 that is zoned or permitted to be used for residential purposes. This consists of Parcels 2 through 76, inclusive, as well as the second floor residential use permitted on Parcel 78, all as shown on the Tentative Map. The Maximum Special Tax that may be levied annually on Taxable Property within the Residential Category during the Base Year is \$2,439.22 per Dwelling Unit.

B. **MARINA CATEGORY:** The Marina includes that Parcel of Taxable Property within CFD No. 2 that is designated as Parcels 80 and 82 on the Tentative Map. The Maximum Special Tax that may be levied annually on Taxable Property within the Marina Category during the Base Year is \$74,216.22. In the event that Parcel 80 is subdivided, the Maximum Special Tax shall be allocated to the subdivided Parcels in proportion to the number of marina slips contained in each subdivided Parcel within the Marina Category. In the event that Parcel 82 is subdivided from the other property within the Marina Category, it shall be taxed on the same rate and basis (per square foot) as property within the Non-Residential Category and the Maximum Special Tax for the remainder of the Marina Category shall be the amount calculated above, less the tax for Parcel 82.

C. **NON-RESIDENTIAL CATEGORY:** The Non-Residential Category includes each Parcel of developed Taxable Property within CFD No. 2 which has been zoned or is permitted to be used for non-residential uses (including office, retail, industrial, and other commercial uses) but not property within the Marina Category. These Parcels consist of Parcels 79, and 81 shown on the Tentative Map, as well as portions of Lot 78 devoted to Non-Residential Uses. The Maximum Special Tax that may be levied annually on Taxable Property in the Non-Residential Category during the Base Year is \$1.15 per square foot of Building Floor Area.

D. **MIXED USE CATEGORY:** Parcels within CFD No. 2 which are zoned or permitted to be used for uses which fall in more than one of the above Categories shall be taxed for each category of use. The calculation of the Maximum Special Tax shall be performed separately for each Area of Use. For example, the Special Tax Liability for a Parcel featuring two Dwelling Units and 10,000 square feet of Non-Residential Use shall be the sum of the Special Tax for the two Dwelling Units at the rate applied to all Dwelling Units in the CFD and for the Non-Residential tax rate per square foot times 10,000. The Maximum Special Tax for Parcels in the Mixed Use Category shall be calculated accordingly.

E. **ADJUSTMENTS TO MAXIMUM SPECIAL TAX:** The Maximum Special Tax for all Categories shall increase each Fiscal Year as determined annually by the City Council by the Consumer Price Index for the San Francisco-Oakland-San Jose area, All Urban Consumers/All Items, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or, in the event such index ceases to be published, by a comparable index designated by the City Council.

PART D
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

IV. SETTING THE ANNUAL SPECIAL TAX LIABILITY FOR TAXABLE PROPERTIES

On or about July 1 of each year, but in an event in sufficient time to include the levy of the special taxes on the County's secured tax roll, the City shall determine the Category or Categories representing each Parcel of land within CFD No. 2. Parcels subject to levy and their respective Tax Category shall be determined based upon the records of the County Assessor as of the March 1 preceding such July.

For each Fiscal Year, the City shall determine the Special Tax Liability for each Parcel for the Fiscal Year. The City shall make available for review by the general public information regarding the Category to which each Parcel is assigned and the information used to calculate the Special Tax Liability for each Parcel.

Attachment 1 shows the Base Year Maximum Special Tax rates. Each Fiscal Year following the Base Year, the Maximum Special Tax rate shall be increased in accordance with the Special Tax Escalation Factor.

To determine the Maximum Special Tax in each Fiscal Year, multiply the number of Dwelling Units for each residential Parcel times the applicable Maximum Special Tax rates shown in Attachment 1 as adjusted by the Special Tax Escalation Factor. For the Mixed Use Category, take the sum of those two products.

The City shall calculate the Special Tax Liability for each Taxable Property for each fiscal year as follows:

- A. **STEP ONE:** Determine if the Improvements have been inspect and accepted by the City. If not, the Special Tax Liability shall be zero for that fiscal year.
- B. **STEP TWO:** Compute the Service Annual Costs.
- C. **STEP THREE:** Calculate the Special Tax Liability for each Parcel of Taxable Property by the following steps:

Step 1: Compute the potential Maximum Special Tax revenue for all Parcels in the CFD by summing the Maximum Special Tax assigned to each Parcel for that Fiscal Year.

Step 2: Compare the Service Annual Costs with the potential maximum Special Tax revenue calculated in the previous step.

Step 3: If the Service Annual Costs are less than the Maximum Special Tax revenue from Step 1, decrease proportionately the Maximum Special Tax amount for each Parcel until the total Special Tax revenue equals the Service Annual Cost. These amounts will be that year's Special Tax Liability for each Parcel.

Step 4: If the Service Annual Costs are great than or equal to the potential Maximum, Special Tax revenue calculated in Step 1, the amount of the Special Tax Liability for

PART D
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

each Taxable Property shall be the Maximum Special Tax assigned to each Parcel in II above.

- D. **STEP FOUR:** After the Special Tax Liability for each Parcel has been calculated, consult Section V of this Rate and Method in order to prepare the Tax Collection Schedule.

V. PREPARATION OF TAX COLLECTION SCHEDULE

Prepare the Tax Collection Schedule listing the Special Tax Liability for each Parcel of Taxable Property and send it to the County Auditor, requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the Auditor for such inclusion.

The City shall make every effort to correctly calculate the Special Tax Liability for each Parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the tax and the Special Tax Liability assigned to them. The City will maintain a file available for public inspection of each current County Assessor's Parcel Number within the CFD, its Maximum Special Tax, and the Maximum Special Tax for all Parcels within the CFD.

VI. 2019-2020 ALLOWABLE AND ACTUAL ASSESSMENTS

As noted in part III E. above, Adjustments to Maximum Special Tax, the City anticipated increases in the special tax up to a maximum amount to allow for normal inflation based increases in the costs to make capital improvements and continue maintenance. The increases were to be based on the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose region. The Maximum Allowable assessment for the 2019-2020 year for each category is calculated as follows:

Base Year 2011:

Residential	\$ 2,439.22	per residential unit
Non-Residential	\$ 1.15	per square foot of non-residential area
Marina	\$ 74,216.22	lump sum

Base Year June, 2010, CPI = 701.273

CPI, April, 2019 (Latest available data) = 906.000

Allowable increase $906.300/701.273$ = 1.2924

Maximum Allowable Assessment 2019-2020 year:

Residential	$\$2,439.22 \times 1.2924$	=	\$3,152.45	per residential unit
Non-Residential	$\$1.15 \times 1.2924$	=	\$1.49	per square foot of non-residential area
Marina	$\$74,216.22 \times 1.2924$	=	\$95,927.04	Lump Sum

The Actual assessments for 2019-2020 will be based on the needs of the District as outlined elsewhere in this report and be held constant for the year 2019-2020.

PART D
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Assessments for the year 2019-2020:

Residential	\$759.61	per residential unit
Non-Residential	\$0.36	per square foot of non-residential area
Marina	\$23,112.17	Lump Sum

Setting the amount in 2019-2020 does not preclude future increases to the maximum allowable based on the CPI in future years.

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS	
2	016-070-14		
3	016-070-16		
4	016-070-17		
5	016-070-09		
A	016-070-12		
B	016-070-10		
C	016-070-13		
D	016-070-19		
E	016-070-15		
F	016-070-18		
G	016-070-21		Los Angeles, CA 90067-4627

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
H	016-070-22	
I	016-070-20	
1-1	016-341-01	
1-2	016-341-02	
1-3	016-341-03	
1-4	016-341-04	
1-5	016-341-05	
1-6	016-341-06	
1-7	016-341-07	
1-8	016-341-08	

PART E
ASSESSMENT ROLL

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-9	016-341-09	
1-10	016-341-10	
1-11	016-341-11	
1-12	016-341-12	
1-13	016-341-13	
1-14	016-341-14	
1-15	016-341-15	
1-16	016-341-16	
1-17	016-341-17	

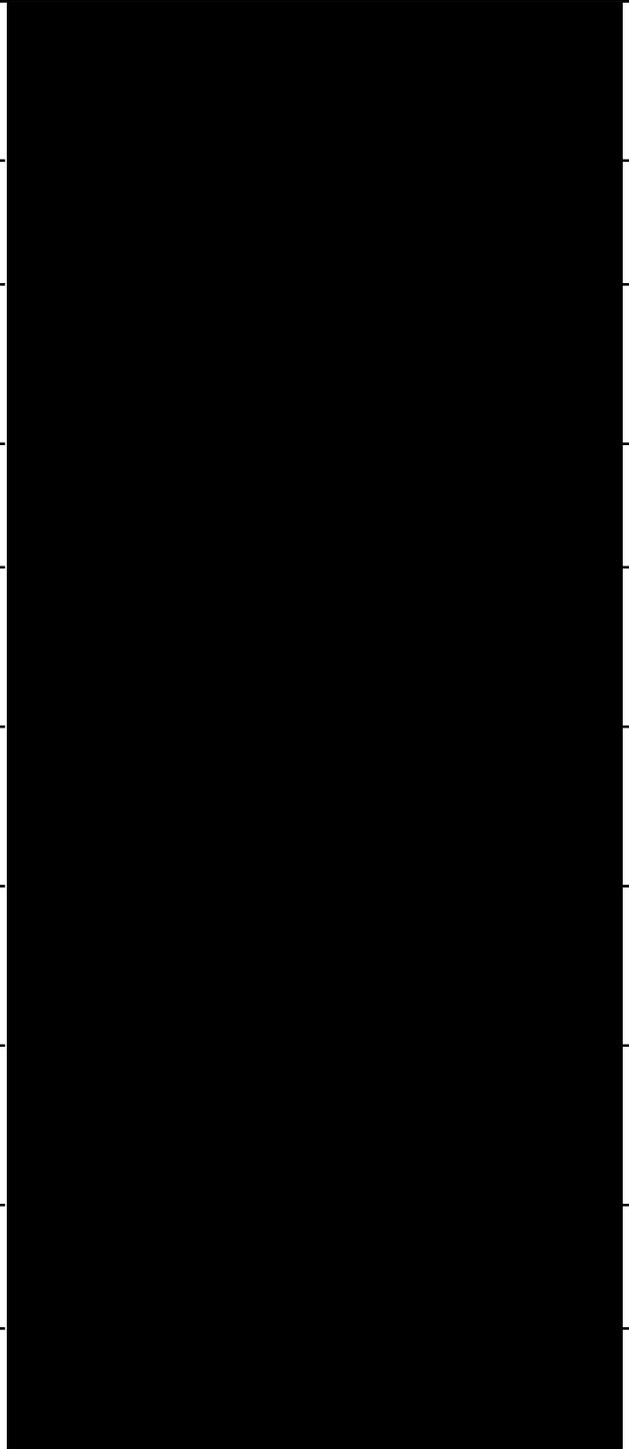
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-18	016-341-18	
1-19	016-341-19	
1-20	016-341-20	
1-21	016-341-21	
1-22	016-341-22	
1-23	016-341-23	
1-24	016-341-24	
1-25	016-341-25	
1-26	016-341-26	

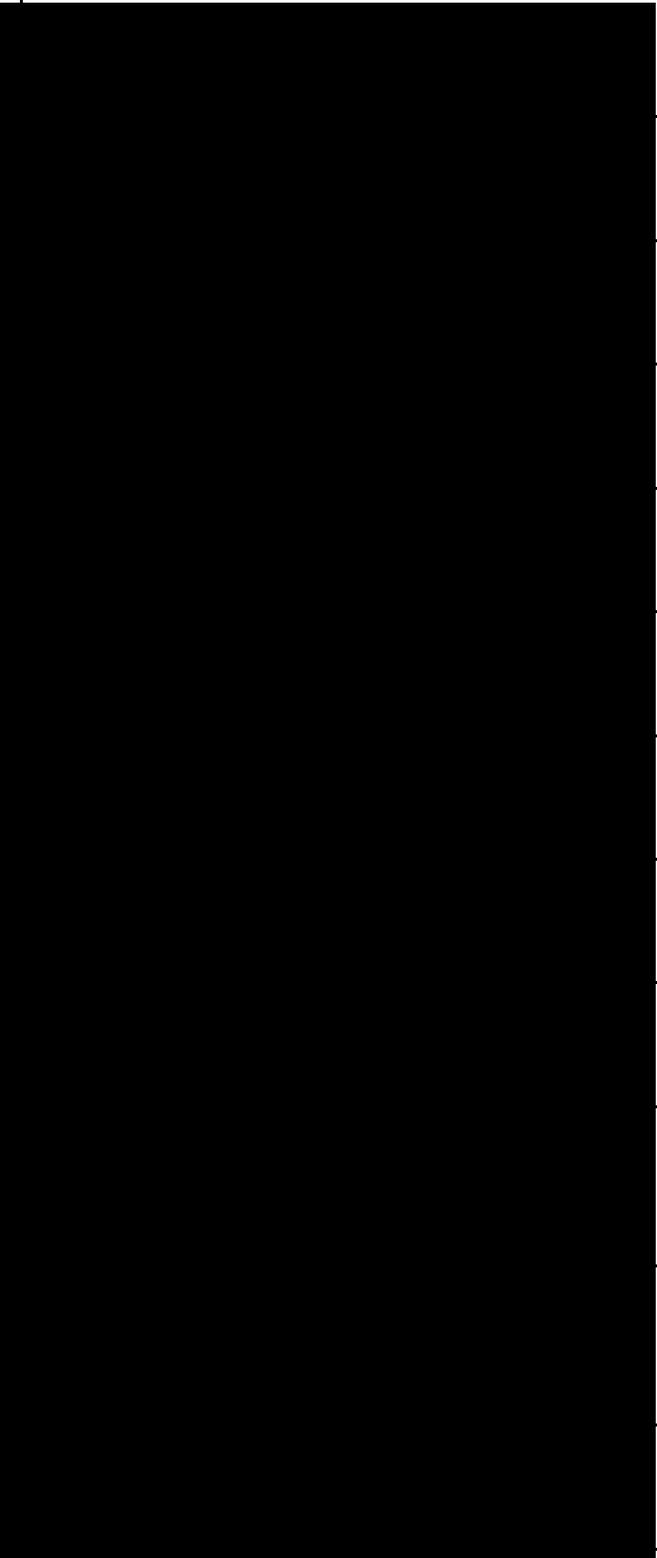
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-27	016-341-27	
1-28	016-341-28	
1-29	016-341-29	
1-30	016-341-30	
1-31	016-341-31	
1-32	016-341-32	
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1-34	016-341-34	
1-35	016-341-35	
1-36	016-341-36	

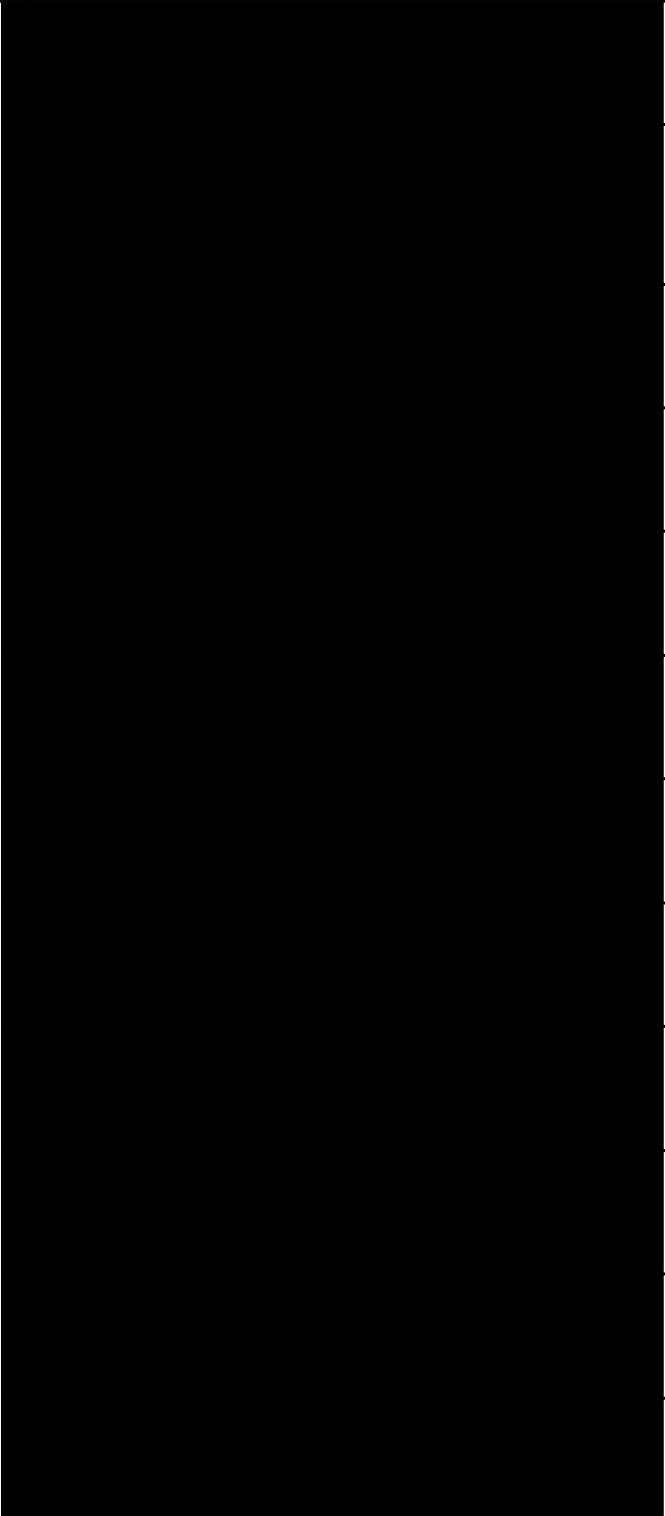
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-37	016-341-37	
1-38	016-341-38	
1-39	016-341-39	
1-40	016-341-40	
1-41	016-341-41	
1-42	016-341-42	
1-43	016-341-43	
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1-46	016-341-46	
1-47	016-341-47	
1-48	016-341-48	

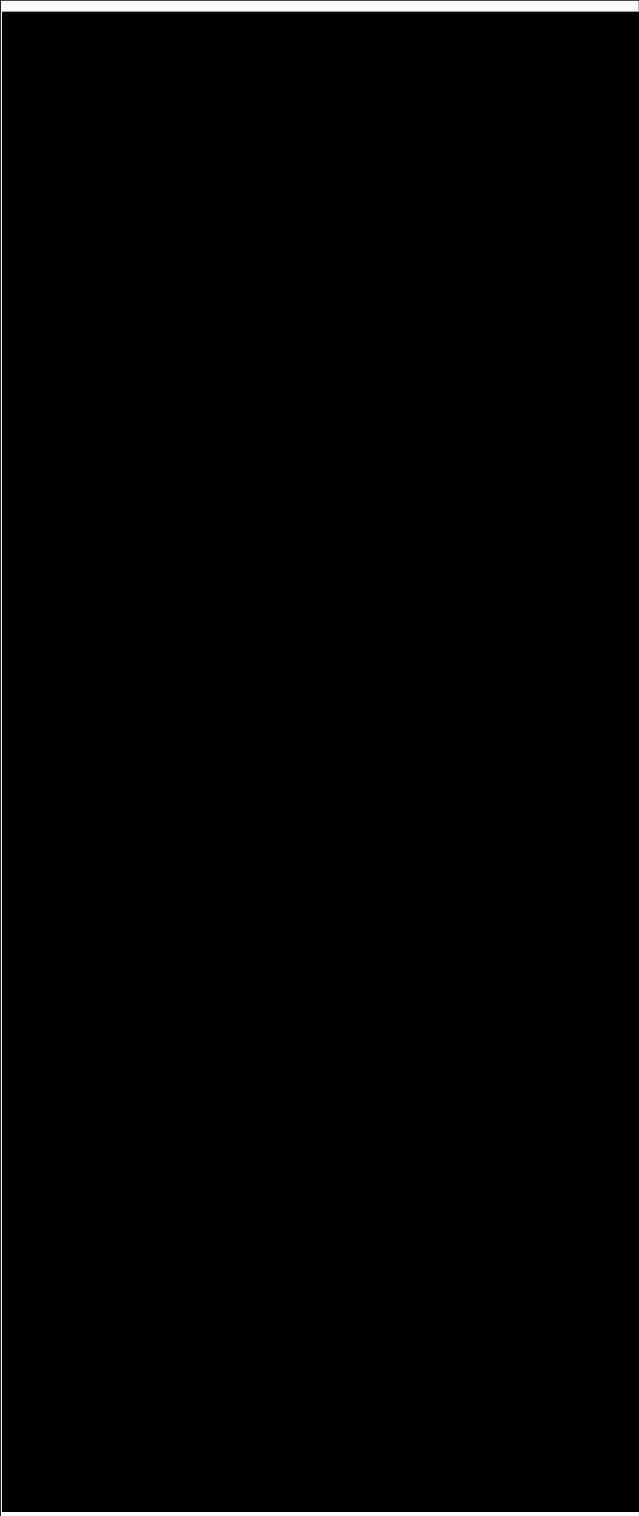
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

AASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
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1-50	016-341-50	
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1-53	016-341-53	
1-54	016-341-54	
1-55	016-341-55	
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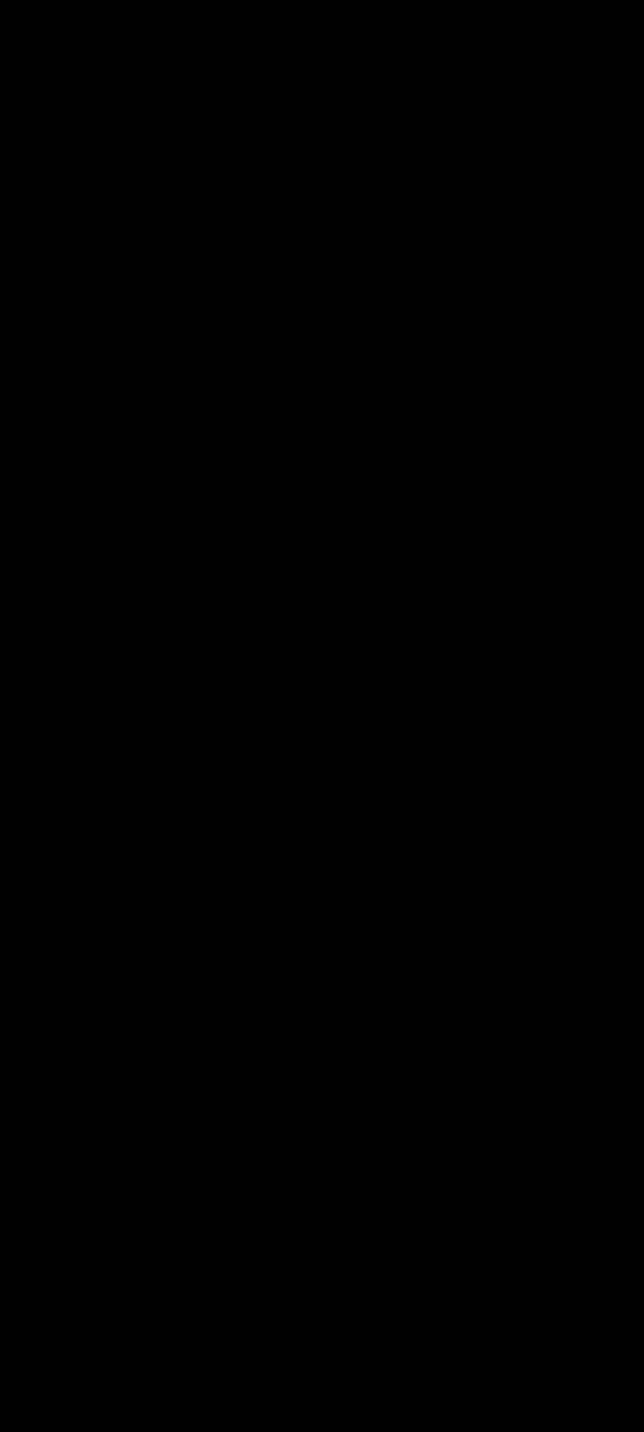
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

AASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
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1-62	016-341-62	
1-63	016-341-63	
1-64	016-341-64	
1-65	016-341-65	
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1-67	016-341-67	
1-68	016-341-68	
1-69	016-341-69	
1-70	016-341-70	

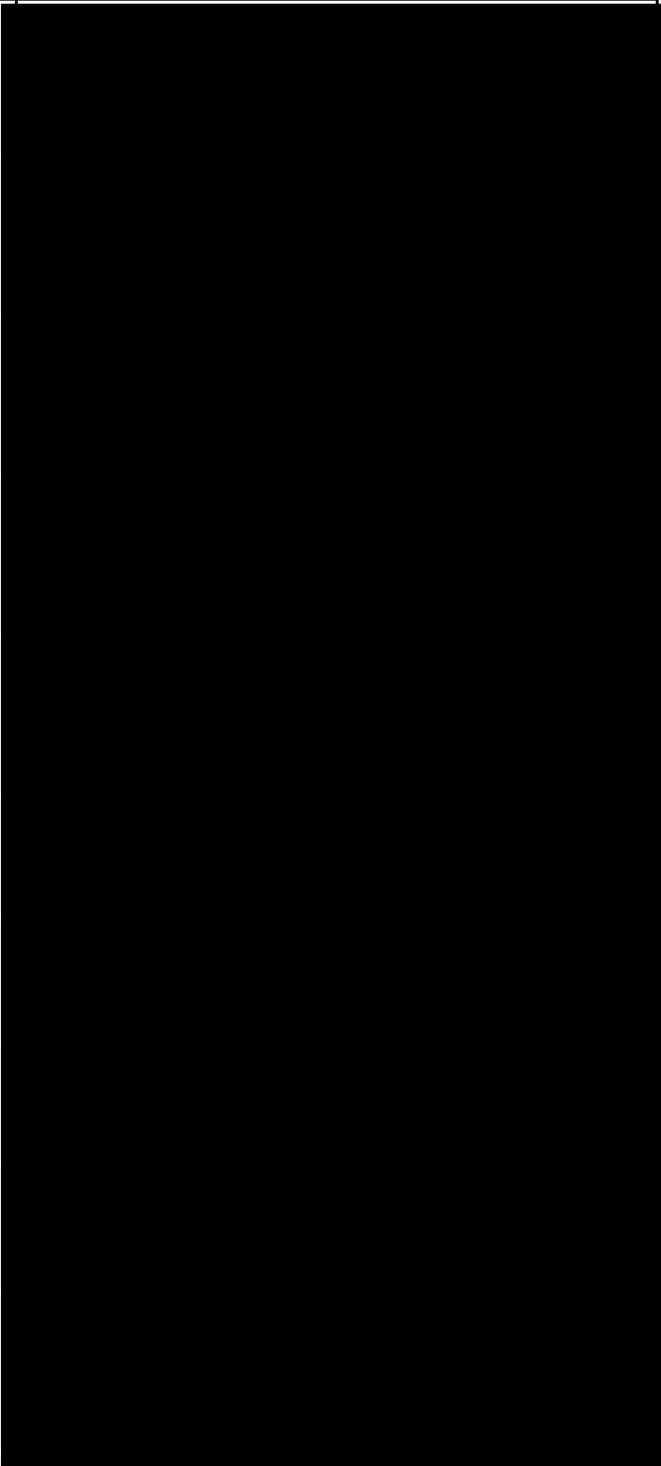
PART E
ASSESSMENT ROLL

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-71	016-341-71	
1-72	016-341-72	
1-73	016-341-73	
1-74	016-341-74	
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1-77	016-341-77	
1-78	016-341-78	
1-79	016-341-79	

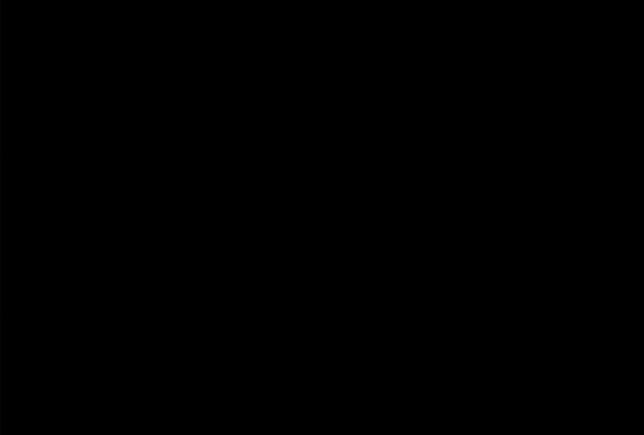
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
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1-82	016-341-82	
1-83	016-341-83	
1-84	016-341-84	
1-85	016-341-85	
1-86	016-341-86	
1-87	016-341-87	
1-88	016-341-88	
1-89	016-341-89	

PART E
ASSESSMENT ROLL

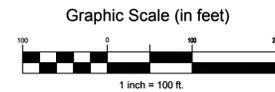
(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

AASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-90	016-341-90	
1-91	016-341-91	
1-92	016-341-92	

PART F
ASSESSMENT DIAGRAM

See sheets 1 through 2 in attached packet.

LEGEND	
	PAVED AREA
	LANDSCAPED AREA
	WETLAND
	BREAKWATER PATH



Rev	Date	Description	Designed	Drawn	Checked
-	03/12/19	MAINTENANCE EXHIBIT	AGC	MSS	AGC

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court Novato, CA 94949
 tel: 415.883.9850 fax: 415.883.9835
<http://www.cswst2.com> © 2013

City	San Rafael
County	Marin
State	California

LOCH LOMOND
 IMPROVEMENTS TO
 BE ACCEPTED 2019
 CITY OF SAN RAFAEL COMMUNITY FACILITIES DISTRICT NO. 2

Prepared Under the Direction of:

Sheet	EXH-D
Scale:	1" = 100'
Date:	03/12/19
Project Number:	4.1161.10
Plan File:	D-XXXX-XX

P:\044161\LOCH LOMOND\EXHIBIT\FIGURE IMP TO BE ACCEPTED 2019 - 12:51 PM - ERROR 1:1



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: Bill Guerin,
Director of Public Works

City Manager Approval: _____

File No.: 16.06.91

TOPIC: STREET RESURFACING 2018-2019

**SUBJECT: ADOPTION OF RESOLUTIONS RELATED TO STREET RESURFACING
2018-2019, CITY PROJECT NO. 11366:**

1. RESOLUTION AWARDDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSTRUCTION AGREEMENT FOR THE STREET RESURFACING 2018-2019 PROJECT TO GHILOTTI BROS. INC., IN THE AMOUNT OF \$2,763,088, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$236,912, FOR A TOTAL APPROPRIATED AMOUNT OF \$3,000,000.
2. RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH PARK ENGINEERING FOR INSPECTION SERVICES ASSOCIATED WITH THE STREET RESURFACING 2018-2019 PROJECT, IN THE AMOUNT OF \$118,348.70.

RECOMMENDATION: Staff recommends that the City Council:

1. Adopt a resolution awarding and authorizing the City Manager to execute the construction agreement for the Street Resurfacing 2018-2019 Project to Ghilotti Bros. Inc., in the amount of \$2,763,088, and authorizing contingency funds in the amount of \$236,912, for a total appropriated amount of \$3,000,000.
2. Adopt a resolution approving and authorizing the City Manager to execute a professional services agreement with Park Engineering, Inc. for inspection services associated with the Street Resurfacing 2018-2019 Project, in the amount of \$118,348.70, in a form approved by the City Attorney.

BACKGROUND: Resurfacing of City streets is a vital program that improves a portion of the City's 175 miles of roadways each year. Experience has shown that resurfacing projects offer significant benefits, among them reduced maintenance costs and increased property values.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2

The Department of Public Works utilizes the Pavement Condition Index (PCI) system to initially identify streets in need of resurfacing and then conducts field investigation to further analyze conditions. Based upon available funding, the proposed project includes pavement overlay, surface treatments of micro-seal and slurry sealing. This year staff recommends resurfacing the streets shown in Attachment 1.

Applicable Americans with Disabilities Act (ADA) law requires that state and local governments ensure that persons with disabilities have access to the pedestrian routes in the public right-of-way. Under ADA law, when a street, roadway or highway is altered, compliant curb ramps are required where pedestrian walkways intersect with the altered street. A roadway alteration includes, but is not limited to, the addition of a new layer of asphalt or micro-surfacing. This year's project will construct two ADA compliant curb ramps. The project was advertised in accordance with San Rafael's Municipal Code on June 7, 2019. The engineer's estimate of the construction cost is \$2,450,000.

ANALYSIS:

Resolution (Award of Construction Agreement)

On June 27, 2019, the following bids were received and read aloud:

NAME OF BIDDER	Base Bid	Bid Alternate #1
Ghilotti Bros., Inc	\$2,618,788.00	\$144,300.00
Team Ghilotti, Inc.	\$2,758,141.50	\$195,380.00
Ghilotti Construction Company	\$2,817,352.00	\$137,840.00
Maggiora and Ghilotti, Inc.	\$2,877,777.00	\$189,840.00

The construction bids have been reviewed by Public Works staff and the low bid of \$2,618,788 from Ghilotti Bros. Inc., was found to be responsive, responsible, and within available funding. The recommended Resolution awards the construction contract to Ghilotti Bros, Inc.

The City also asked for bidders to provide a price for one bid alternate (optional, not included in the base bid) for the project that also happens to be a small CIP project listed on the 2019-2020 CIP (R.05 Andersen Drive Microseal) that meets the same character of work and could easily be incorporated into this larger resurfacing project. The bid alternate was for the micro-surfacing of Andersen Drive from Simms Street to the Central Marin Sanitary District's driveway at the bottom of the Andersen grade for a cost \$144,300.

After analysis of the bid and bid alternate staff recommends incorporating bid alternate #1 into the Street Resurfacing 2018-2019 Project.

Resolution (Agreement with Park Engineering for Construction Inspection Services)

To ensure the best finished product, this project will require full-time inspection. Public Works proposes to retain a field inspector for this purpose. As such, Public Works solicited Statements of Qualifications, including billing rate schedules. Only one proposal was received on June 27, 2019. The Proposal was evaluated by City staff based on criteria specified in the Request for Qualifications including, but not limited to, understanding of the work to be done, previous experience with similar projects, qualified personnel, and familiarity with City standards. Staff has reviewed the proposal and has found it to be complete and within industry standards.

The recommended Resolution authorizes the City Manager to execute a professional services agreement with Park Engineering for the required inspection services, in an amount not to exceed \$118,348.70.

PUBLIC OUTREACH: In December 2018, upon development of the list of roadways under consideration for resurfacing, staff notified all utility companies of the project. The original resurfacing list was refined to accommodate utilities performing work on roads scheduled for resurfacing. This utility coordination and public outreach efforts will minimize the need for repairs within the limits of the newly resurfaced roadways.

In March 2019, City staff mailed project notification letters to the fronting property owners and residents of each of the roadways proposed for resurfacing. The letter suggested that property owners evaluate the condition of their sewer laterals and make any necessary repairs prior to the resurfacing of the road.

FISCAL IMPACT: Staff proposes to fund the construction and field inspection services of this project utilizing \$3,118,348.70 of Gas Tax Funds (No. 206). The bid for the construction is approximately seven percent higher than the Engineer's Estimate. Funding for next year's resurfacing program will be used to augment this year's funding need. The proposed Resolutions would appropriate \$3,000,000 for construction/contingency and \$118,348.70 for inspection services.

OPTIONS:

1. Adopt both resolutions as presented.
2. Council may choose to authorize the construction contract and instruct staff to perform the inspections, which may impact the delivery of other City projects.
3. Council may reject all bids and direct staff to rebid both the inspection and construction for this project. If this option is chosen, soliciting new proposals or rebidding the project will delay construction and postpone the project until the fall 2019.
4. The Council may reject all bids and direct staff to stop work on the project.

ACTION REQUIRED: Staff recommends that the City Council:

1. Adopt a resolution awarding and authorizing the City Manager to execute the construction agreement for the Street Resurfacing 2018-2019 Project to Ghilotti Bros. Inc., in the amount of \$2,763,088 and authorizing contingency funds in the amount of \$236,912 for a total appropriated amount of \$3,000,000.
2. Adopt a resolution approving and authorizing the City Manager to execute a professional services agreement with Park Engineering for inspection services associated with the Street Resurfacing 2018-2019 Project, in the amount of \$118,348.70, in a form approved by the City Attorney.

ATTACHMENTS:

1. List of streets to be resurfaced
2. Resolution awarding the construction agreement to Ghilotti Bros. Inc.
3. Resolution authorizing the City Manager to execute a professional services agreement with Park Engineering, Inc. for construction inspection services
4. Agreements
 - a) Ghilotti Bros. Inc.
 - b) Park Engineering

2018/2019 Resurfacing List

Treatment	Street	From	To
Deep Lifts	2nd Street	Shaver	D Street
Deep Lifts	3rd Street	Hayes	E Street
slurry seal	4th Street	Lootens Place	C Street
Micro-surface	Belle Avenue	Grand Avenue	Grand Avenue
Full Width Grind and Overlay	Canal Street	Sonoma Street	End
Micro-surface	El Prado Avenue	Merrydale Road	Corrillo Drive
Full Width Grind and Overlay	Grand Avenue	Linden Lane	Belle Avenue
Full Width Grind and Overlay	Greenfield Avenue	Spring Grove Ave	4th Street
Full Width Grind and Overlay	Hoag Avenue	Francisco Blvd East	Canal Street
Micro-surface	Las Flores Avenue	El Prado Avenue	Corrillo Drive
Micro-surface	Miranda Avenue	Las Flores Avenue	Corrillo Drive
Full Width Grind and Overlay	Bellam Blvd	FBE	Kerner Blvd
Full Width Grind and Overlay	Andersen and FBE	Bellam Blvd	HWY 101 NB
Full Width Grind and Overlay	Villa Avenue	Grand Avenue	HWY 101 NB
Deep Lifts	Fifth Avenue	Happy Lane	K Street
Full Width Grind and Overlay	Grand Avenue	2nd Street	160" South of Bridge
Full Width Grind and Overlay	Kerner Blvd	20' North of Box Culvert	150' South of Box Culvert
Full Width Grind and Overlay	4th Street	Ross Valley Drive	190' East of Rose Valley Drive
Deep Lifts	Scenic Avenue	Fifth Avenue	Santa Margarita Drive
Micro-surface	Andersen	Simms	CMSA

RESOLUTION NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSTRUCTION AGREEMENT FOR THE STREET RESURFACING 2018-2019 PROJECT TO GHILOTTI BROS. INC., IN THE AMOUNT OF \$2,763,088, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$236,912, FOR A TOTAL APPROPRIATED AMOUNT OF \$3,000,000

WHEREAS, on the 27th day of June 2019, pursuant to due and legal notice published in the manner provided by law, inviting sealed bids or proposals for the work hereinafter mentioned, as more fully appears from the Affidavit of Publication thereof on file in the office of the City Clerk of the City of San Rafael, California, the City Clerk of said City did publicly open, examine, and declare all sealed bids or proposals for doing the following work in said City, to wit:

“Street Resurfacing 2018-2019”

City Project No. 11366

in accordance with the plans and specifications therefore on file in the office of the Department of Public Works; and

WHEREAS, the bid of \$2,618,788 from Ghilotti Bros. Inc., at the unit prices stated in its bid, was and is the lowest and best bid for said work and said bidder is the lowest responsible bidder; and

WHEREAS, City Staff recommends that Bid Alternate #1 be awarded at a cost of \$144,300 per Ghilotti Bros., Inc.’s bid, at the unit prices stated in its bid; and

WHEREAS, staff has recommended that the project budget include a contingency amount of \$236,912;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES as follows:

1. The plans and specifications for the “Street Resurfacing 2018-2019”, City Project No. 11366 on file in the Department of Public Works, are hereby approved.
2. The bid including bid alternate #1 of Ghilotti Bros. Inc. is hereby accepted at the unit prices stated in its bid, and the contract for said work and

improvements is hereby awarded to Ghilotti Bros. Inc., at the stated unit prices.

3. The City Manager is authorized and directed to execute a contract with Ghilotti Bros. Inc., for the bid amount, subject to final approval as to form by the City Attorney, and to return the bidder's bond upon the execution of the contract.
4. Funds for project totaling \$3,000,000, which includes the construction award amount and contingency, will be appropriated for City Project No. 11366, from the Gas Tax Fund, #206.
5. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **Lindsay Lara**, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019 by the following vote, to wit:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**

LINDSAY LARA, City Clerk

File No.: 16.06.91

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH PARK ENGINEERING, INC. FOR INSPECTION SERVICES ASSOCIATED WITH THE STREET RESURFACING 2018-2019 PROJECT, IN AN AMOUNT NOT TO EXCEED \$118,348.70

WHEREAS, the City has advertised and received contractor bids for 2018-2019 Street Resurfacing Project, City Project 11366; and

WHEREAS, the City requires outside professional assistance to provide the construction inspection services for the aforementioned project; and

WHEREAS, staff received a proposal for the required construction inspection services dated June 27, 2019 from Park Engineering, Inc.; and

WHEREAS, staff has reviewed the proposal and found it to be complete and within industry standards; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES as follows:

1. The Council hereby approves and authorizes the City Manager to execute a Professional Services Agreement with Park Engineering, Inc., as set forth in the accompanying staff report, for construction inspection services for the Street Resurfacing 2018-2019 Project in the amount of \$118,348.70, subject to final approval as to form by the City Attorney
2. Funds totaling \$118,348.70 shall be appropriated from the Gas Tax Fund (#206) to the Street Resurfacing 2018-2019 Project (Project No. 11366) to accommodate this amendment to the agreement.
3. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

File No.: 16.06.91



City of San Rafael
2018-19 Resurfacing Project, City Project No. 11316
Cost Proposal for Construction Inspection Services

Name/Classification	Rates		Hours			Total Regular Hours	Total Overtime Hours	Cost
	Regular Loaded Rate	Overtime Rate	Pre-Con	Construction	Close-out			
James Beauchamp, EIT Assistant Resident Engineer	\$ 141.73	\$ 212.60	80	560	120	760	50	\$ 118,348.70
							Total =	\$ 118,348.70

1. Rate includes vehicle, mobile phone, laptop and all equipment required to perform required duties.
2. Hours based on full time inspection for the 60 Working Day project duration, with some additional time for pre and post project work.

City of San Rafael ♦ California

Form of Agreement for

Street Resurfacing 2018-2019

This Agreement is made and entered into this ____ day of _____ 2019 by and between the City of San Rafael (hereinafter called City) and Ghilotti Bros. Inc., (hereinafter called Contractor). Witnesseth, that the City and the Contractor, for the considerations hereinafter named, agree as follows:

I - Scope of the Work

The Contractor hereby agrees to furnish all of the materials and all of the equipment and labor necessary, and to perform all of the work described in the specifications for the project entitled: **Street Resurfacing 2018-2019, City Project No. 11366**, all in accordance with the requirements and provisions of the "Specifications and Contract Documents for Street Resurfacing 2018-2019" dated June 2018, which are hereby made a part of this Agreement. The liability insurance provided to City by Contractor under this contract shall be primary and excess of any other insurance available to the City.

II- Time of Completion

- (a) The work to be performed under this Contract shall be commenced within **Five (5) Working Days** after the date of written notice by the City to the Contractor to proceed.
- (b) All work shall be completed, including all punchlist work, within **Sixty (60) Working Days** and with such extensions of time as are provided for in the General Provisions.

III - Liquidated Damages

It is agreed that, if all the work required by the contract is not finished or completed within the number of working days as set forth in the contract, damage will be sustained by the City, and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City, the sum of **\$500** for each and every calendar day's delay in finishing the work in excess of the number of working days prescribed above; and the Contractor agrees to pay said liquidated damages herein provided for, and further agrees that the City may deduct the amount thereof from any moneys due or that may become due the Contractor under the contract.

IV - The Contract Sum

The City shall pay to the Contractor for the performance of the Contract the amounts determined for the total number of each of the units of work in the following schedule completed at the unit price stated. The number of units contained in this schedule is approximate only, and the final payment shall be made for the actual number of units that are incorporated in or made necessary by the work covered by the Contract. The total Contract amount shall not exceed \$2,763,088.00, any additional units not specifically enumerated in this Contract, that are incorporated in or made necessary by work covered by the Contract must be requested and approved in writing as an addendum to this Contract.

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	Mobilization (3%)	1	LS @	\$78,000.00 =	\$78,000
2	Signs and Traffic Control	1	LS @	\$212,678.00 =	\$212,678
3	Clearing and Grubbing	1	LS @	\$80,000.00 =	\$80,000
4	Minor Concrete - Minor Structures				

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
	a. Type 'A' Curb and Gutter	150	LF	@ \$70.00	= \$10,500
	b. 4" PCC Sidewalk	350	SF	@ \$17.00	= \$5,950
	c. Curb Ramp - Case C	2	EA	@ \$4,900.00	= \$9,800
5	Full Width Grinding**	460,000	SF	@ \$0.55	= \$253,000
6	Hot Mix Asphalt				
	a. Full Depth AC at Curb Ramps	20	TON	@ \$475.00	= \$9,500
	b. Deep Lift Patching	1,020	TON	@ \$280.00	= \$285,600
	c. Asphalt Concrete Overlay	2,000	TON	@ \$153.00	= \$306,000
	d. Asphalt Concrete Overlay with Reinforcing Fibers	5,460	TON	@ \$163.00	= \$889,980
7	Micro-Surfacing and Slurry Seal				
	a. Micro-Surfacing**	25,600	SY	@ \$2.90	= \$74,240
	b. Slurry Seal**	8,500	SY	@ \$3.46	= \$29,410
8	Adjust Existing Facility to Grade				
	a. Adjust Manhole Castings	40	EA	@ \$1,300.00	= \$52,000
	b. Adjust Water Valve Cover (Roadway Only)	120	EA	@ \$70.00	= \$8,400
	c. Adjust Gas Valve Cover (Roadway Only)	15	EA	@ \$930.00	= \$13,950
	d. Adjust Monument	10	EA	@ \$850.00	= \$8,500
	e. Adjust Sewer Rodhole	12	EA	@ \$800.00	= \$9,600
9	Striping and Pavement Markings				
	a. Detail 2	500	LF	@ \$1.00	= \$500
	b. Detail 9	7,500	LF	@ \$1.00	= \$7,500
	c. Detail 22	9,500	LF	@ \$2.50	= \$23,750
	d. Detail 27B	1,000	LF	@ \$1.50	= \$1,500
	e. Detail 31	4,500	LF	@ \$5.00	= \$22,500
	f. Detail 38	4,130	LF	@ \$2.00	= \$8,260
	g. Detail 39	18,500	LF	@ \$1.50	= \$27,750
	h. Detail 40	200	LF	@ \$3.00	= \$600

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
	i. Pavement Markings	36,000	SF @	\$4.00	\$144,000
	j. Green Bike Lane	1,600	SF @	\$19.00	\$30,400
	k. Red Curb	1,000	LF @	\$2.50	\$2,500
10	Traffic Signal Detector Loops				
	a. Type A Detector Loop	27	EA @	\$345.00	\$9,315
	b. Type D Detector Loop	9	EA @	\$345.00	\$3,105
BA	Micro-surface Andersen from Simms to CMSA (Bid Alternate #1)				
BA1	Micro-surfacing	26,000	SY @	\$2.90	\$75,400
BA2	Striping and Pavement Markings				
	a. Detail 22	2,600	LF @	\$2.50	\$6,500
	b. Detail 31	3,800	LF @	\$5.00	\$19,000
	c. Detail 38	700	LF @	\$2.00	\$1,400
	d. Detail 39	20,000	LF @	\$1.50	\$30,000
	e. Pavement Markings (Thermoplastic)	3,000	SF @	\$4.00	\$12,000
GRAND TOTAL BID					\$2,763,088

V - Progress Payments

- (a) On not later than the 6th day of every month the Public Works Department shall prepare and submit an estimate covering the total quantities under each item of work that have been completed from the start of the job up to and including the 25th day of the preceding month, and the value of the work so completed determined in accordance with the schedule of unit prices for such items together with such supporting evidence as may be required by the City and/or Contractor.
- (b) As soon as possible after the preparation of the estimate, the City shall, after deducting previous payments made, pay to the Contractor 95% of the amount of the estimate as approved by the Public Works Department.
- (c) The Contractor may elect to receive 100% of payments due under the contract from time to time, without retention of any portion of the payment by the public agency, by depositing securities of equivalent value with the public agency in accordance with the provisions of Section 22300 of the Public Contract Code. Such securities, if deposited by the Contractor, shall be valued by the City's Finance Director, whose decision on valuation of the securities shall be final.

VI - Acceptance and Final Payment

- (a) Upon receipt of written notice that the work is ready for final inspection and acceptance, the City Engineer shall within 5 days make such inspection, and when he finds the work acceptable under the Contract and the Contract fully performed, he will promptly issue a Notice of Completion, over his own signature, stating that the work required by this Contract has been completed and is accepted by him under the terms and conditions thereof, and the entire balance found to be due the Contractor, including the retained percentage, shall be paid to the Contractor by the City within 15 days after the expiration of 35 days following the date of recordation of said Notice of Completion.
- (b) Before final payment is due the Contractor shall submit evidence satisfactory to the City Engineer that all payrolls, material bills, and other indebtedness connected with work have been paid, except that in case of

disputed indebtedness or liens the Contractor may submit in lieu of evidence of payment a surety bond satisfactory to the City guaranteeing payment of all such disputed amounts when adjudicated in cases where such payment has not already been guaranteed by surety bond.

- (c) Contractor shall provide a "Defective Material and Workmanship Bond" for 50% of the Contract Price, before the final payment will be made.
- (d) The making and acceptance of the final payment shall constitute a waiver of all claims by the City, other than those arising from any of the following: (1) unsettled liens; (2) faulty work appearing within 12 months after final payment; (3) requirements of the specifications; or (4) manufacturers' guarantees. It shall also constitute a waiver of all claims by the Contractor, except those previously made and still unsettled.
- (e) If after the work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and the City Engineer so certifies, the City shall, upon certificate of the City Engineer, and without terminating the Contract, make payment of the balance due for that portion of the work fully completed and accepted.

Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

VII - Assignment of Warranties; Waiver of Subrogation

- (a) Contractor hereby assigns to City all warranties, guarantees, or similar benefits such as insurance, provided by or reasonably obtainable from the manufacturers or suppliers of equipment, material or fixtures that Contractor has installed or provided in connection with the work performed under this Agreement.
- (b) Contractor hereby agrees to waive and arrange by contract for its subcontractors to waive any subrogation rights which any insurer of Contractor or its subcontractors might otherwise acquire in connection with the insurer's payment to Contractor or its subcontractors of any insured loss with respect to work performed under this Agreement. Contractor further agrees to obtain and to arrange for its subcontractors to obtain for City's benefit any endorsements from insurers that may be necessary to effect such waiver of subrogation. Specifically, any worker's compensation insurance policies of the Contractor or its subcontractors shall be endorsed with a waiver of subrogation in favor of City for any work performed by Contractor or its subcontractors under this Agreement, and copies of such endorsements shall be provided to City.

IN WITNESS WHEREOF, City and Contractor have caused their authorized representatives to execute this Agreement the day and year first written above.

CITY OF SAN RAFAEL:

Jim Schutz
City Manager

ATTEST:

Ghilotti Bros. Inc.
By:

Lindsay Lara
City Clerk

Printed Name Officer:
Title:

APPROVED AS TO FORM:

and,

Robert F. Epstein
City Attorney
File No. 16.06.91

Printed Name of Officer:
Title:

**AGREEMENT FOR PROFESSIONAL SERVICES WITH
PARK ENGINEERING, INC.
FOR CONSTRUCTION INSPECTION SERVICES**

This Agreement is made and entered into this _____ day of _____, 2019, by and between the **CITY OF SAN RAFAEL** (hereinafter "**CITY**"), and **PARK ENGINEERING, INC.** (hereinafter "**CONTRACTOR**").

RECITALS

WHEREAS, the **CITY** has determined that professional services are required for inspection services in connection with the Street Resurfacing 2018-2019 Project, City Project No. 11366; and

WHEREAS, the **CONTRACTOR** has agreed to render such services.

AGREEMENT

NOW, THEREFORE, the parties hereby agree as follows:

1. **PROJECT COORDINATION.**

A. **CITY'S Project Manager.** The Director of Public Works is hereby designated the PROJECT MANAGER for the **CITY**, and said PROJECT MANAGER shall supervise all aspects of the progress and execution of this Agreement.

B. **CONTRACTOR'S Project Director.** **CONTRACTOR** shall assign a single PROJECT DIRECTOR to have overall responsibility for the progress and execution of this Agreement for **CONTRACTOR**. Jaemin Park is hereby designated as the PROJECT DIRECTOR for **CONTRACTOR**. Should circumstances or conditions subsequent to the execution of this Agreement require a substitute PROJECT DIRECTOR, for any reason, the **CONTRACTOR** shall notify the **CITY** within ten (10) business days of the substitution.

2. **DUTIES OF CONTRACTOR.**

CONTRACTOR shall provide construction inspection services and project oversight as directed by **CITY**.

3. **DUTIES OF CITY.**

CITY shall compensate **CONTRACTOR** as provided in Paragraph 4, and shall perform the duties as described in Exhibit "A" attached hereto and incorporated herein.

4. COMPENSATION.

For the full performance of the services described herein by **CONTRACTOR**, **CITY** shall pay **CONTRACTOR** on a time and materials basis for services rendered in accordance with the rates shown in Exhibit "A" attached and incorporated herein, in an amount not to exceed \$118,348.70.

Payment will be made monthly upon receipt by PROJECT MANAGER of itemized invoices submitted by **CONTRACTOR**.

5. TERM OF AGREEMENT.

The term of this Agreement shall commence upon the date of execution of this Agreement and end on December 31, 2020, or on such earlier date when the work shall have been completed, unless the parties agree to extend this Agreement for another 90 days, as approved in writing by City Manager.

6. TERMINATION.

A. **Discretionary.** Either party may terminate this Agreement without cause upon thirty (30) days written notice mailed or personally delivered to the other party.

B. **Cause.** Either party may terminate this Agreement for cause upon fifteen (15) days written notice mailed or personally delivered to the other party, and the notified party's failure to cure or correct the cause of the termination, to the reasonable satisfaction of the party giving such notice, within such fifteen (15) day time period.

C. **Effect of Termination.** Upon receipt of notice of termination, neither party shall incur additional obligations under any provision of this Agreement without the prior written consent of the other.

D. **Return of Documents.** Upon termination, any and all **CITY** documents or materials provided to **CONTRACTOR** and any and all of **CONTRACTOR's** documents and materials prepared for or relating to the performance of its duties under this Agreement, shall be delivered to **CITY** as soon as possible, but not later than thirty (30) days after termination.

7. OWNERSHIP OF DOCUMENTS.

The written documents and materials prepared by the **CONTRACTOR** in connection with the performance of its duties under this Agreement, shall be the sole property of **CITY**. **CITY** may use said property for any purpose, including projects not contemplated by this Agreement.

8. INSPECTION AND AUDIT.

Upon reasonable notice, **CONTRACTOR** shall make available to **CITY**, or its agent, for inspection and audit, all documents and materials maintained by **CONTRACTOR** in connection with its performance

of its duties under this Agreement. **CONTRACTOR** shall fully cooperate with **CITY** or its agent in any such audit or inspection.

9. ASSIGNABILITY.

The parties agree that they shall not assign or transfer any interest in this Agreement nor the performance of any of their respective obligations hereunder, without the prior written consent of the other party, and any attempt to so assign this Agreement or any rights, duties or obligations arising hereunder shall be void and of no effect.

10. INSURANCE.

A. Scope of Coverage. During the term of this Agreement, **CONTRACTOR** shall maintain, at no expense to **CITY**, the following insurance policies:

1. A commercial general liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, for death, bodily injury, personal injury, or property damage.

2. An automobile liability (owned, non-owned, and hired vehicles) insurance policy in the minimum amount of one million dollars (\$1,000,000) dollars per occurrence.

3. If any licensed professional performs any of the services required to be performed under this Agreement, a professional liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, to cover any claims arising out of the **CONTRACTOR's** performance of services under this Agreement. Where **CONTRACTOR** is a professional not required to have a professional license, **CITY** reserves the right to require **CONTRACTOR** to provide professional liability insurance pursuant to this section.

4. If it employs any person, **CONTRACTOR** shall maintain worker's compensation insurance, as required by the State of California, with statutory limits, and employer's liability insurance with limits of no less than one million dollars (\$1,000,000) per accident for bodily injury or disease. **CONTRACTOR's** worker's compensation insurance shall be specifically endorsed to waive any right of subrogation against **CITY**.

B. Other Insurance Requirements. The insurance coverage required of the **CONTRACTOR** in subparagraph A of this section above shall also meet the following requirements:

1. Except for professional liability insurance and worker's compensation insurance, the insurance policies shall be specifically endorsed to include the **CITY**, its officers, agents, employees, and volunteers, as additionally named insureds under the policies.

2. The additional insured coverage under **CONTRACTOR'S** insurance policies shall be primary with respect to any insurance or coverage maintained by **CITY** and shall not call upon **CITY's** insurance or self-insurance coverage for any contribution. The "primary and noncontributory" coverage in **CONTRACTOR'S** policies shall be at least as broad as ISO form CG20 01 04 13.

3. Except for professional liability insurance, the insurance policies shall include, in their text or by endorsement, coverage for contractual liability and personal injury.

4. By execution of this Agreement, **CONTRACTOR** hereby grants to **CITY** a waiver of any right to subrogation which any insurer of **CONTRACTOR** may acquire against **CITY** by virtue of the payment of any loss under such insurance. **CONTRACTOR** agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not **CITY** has received a waiver of subrogation endorsement from the insurer.

5. If the insurance is written on a Claims Made Form, then, following termination of this Agreement, said insurance coverage shall survive for a period of not less than five years.

6. The insurance policies shall provide for a retroactive date of placement coinciding with the effective date of this Agreement.

7. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of **CITY** (if agreed to in a written contract or agreement) before **CITY'S** own insurance or self-insurance shall be called upon to protect it as a named insured.

8. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to **CITY** or any other additional insured party. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater.

C. Deductibles and SIR's. Any deductibles or self-insured retentions in **CONTRACTOR's** insurance policies must be declared to and approved by the **PROJECT MANAGER** and City Attorney, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or **CITY** or other additional insured party. At **CITY's** option, the deductibles or self-insured retentions with respect to **CITY** shall be reduced or eliminated to **CITY's** satisfaction, or **CONTRACTOR** shall procure a bond guaranteeing payment of losses and related investigations, claims administration, attorney's fees and defense expenses.

D. Proof of Insurance. **CONTRACTOR** shall provide to the **PROJECT MANAGER** or **CITY'S** City Attorney all of the following: (1) Certificates of Insurance evidencing the insurance coverage required in this Agreement; (2) a copy of the policy declaration page and/or endorsement page listing all policy endorsements for the commercial general liability policy, and (3) excerpts of policy language or specific endorsements evidencing the other insurance requirements set forth in this Agreement. **CITY** reserves the right to obtain a full certified copy of any insurance policy and endorsements from **CONTRACTOR**. Failure to exercise this right shall not constitute a waiver of the right to exercise it later. The insurance shall be approved as to form and sufficiency by **PROJECT MANAGER** and the City Attorney.

11. INDEMNIFICATION.

A. Except as otherwise provided in Paragraph B., **CONTRACTOR** shall, to the fullest extent permitted by law, indemnify, release, defend with counsel approved by **CITY**, and hold harmless **CITY**, its officers, agents, employees and volunteers (collectively, the "**City Indemnitees**"), from and against any claim, demand, suit, judgment, loss, liability or expense of any kind, including but not limited to attorney's fees, expert fees and all other costs and fees of litigation, (collectively "**CLAIMS**"), arising out of **CONTRACTOR'S** performance of its obligations or conduct of its operations under this Agreement. The **CONTRACTOR's** obligations apply regardless of whether or not a liability is caused or contributed to by the active or passive negligence of the **City Indemnitees**. However, to the extent that liability is caused by the active negligence or willful misconduct of the **City Indemnitees**, the **CONTRACTOR's** indemnification obligation shall be reduced in proportion to the **City Indemnitees'** share of liability for the active negligence or willful misconduct. In addition, the acceptance or approval of the **CONTRACTOR's** work or work product by the **CITY** or any of its directors, officers or employees shall not relieve or reduce the **CONTRACTOR's** indemnification obligations. In the event the **City Indemnitees** are made a party to any action, lawsuit, or other adversarial proceeding arising from **CONTRACTOR'S** performance of or operations under this Agreement, **CONTRACTOR** shall provide a defense to the **City Indemnitees** or at **CITY'S** option reimburse the **City Indemnitees** their costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.

B. Where the services to be provided by **CONTRACTOR** under this Agreement are design professional services to be performed by a design professional as that term is defined under Civil Code Section 2782.8, **CONTRACTOR** shall, to the fullest extent permitted by law, indemnify, release, defend and hold harmless the **City Indemnitees** from and against any **CLAIMS** that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of **CONTRACTOR** in the performance of its duties and obligations under this Agreement or its failure to comply with any of its obligations contained in this Agreement, except such **CLAIM** which is caused by the sole negligence or willful misconduct of **CITY**. In no event shall the cost to defend charged to the design professional exceed the design

professional's proportionate percentage of fault.

C. The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement, and shall survive the termination or completion of this Agreement for the full period of time allowed by law.

12. NONDISCRIMINATION.

CONTRACTOR shall not discriminate, in any way, against any person on the basis of age, sex, race, color, religion, ancestry, national origin or disability in connection with or related to the performance of its duties and obligations under this Agreement.

13. COMPLIANCE WITH ALL LAWS.

CONTRACTOR shall observe and comply with all applicable federal, state and local laws, ordinances, codes and regulations, in the performance of its duties and obligations under this Agreement. **CONTRACTOR** shall perform all services under this Agreement in accordance with these laws, ordinances, codes and regulations. **CONTRACTOR** shall release, defend, indemnify and hold harmless **CITY**, its officers, agents and employees from any and all damages, liabilities, penalties, fines and all other consequences from any noncompliance or violation of any laws, ordinances, codes or regulations.

14. NO THIRD PARTY BENEFICIARIES.

CITY and **CONTRACTOR** do not intend, by any provision of this Agreement, to create in any third party, any benefit or right owed by one party, under the terms and conditions of this Agreement, to the other party.

15. NOTICES.

All notices and other communications required or permitted to be given under this Agreement, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service. Notice shall be given as follows:

TO **CITY**'s Project Manager:

Bill Guerin
Public Works Director
111 Morpew Street
San Rafael, CA 94901

TO **CONTRACTOR**'s Project Director:

Jaemin Park
Park Engineering, Inc.
372 Village Square
Orinda, CA 94563

16. INDEPENDENT CONTRACTOR.

For the purposes, and for the duration, of this Agreement, **CONTRACTOR**, its officers, agents and employees shall act in the capacity of an Independent Contractor, and not as employees of the **CITY**. **CONTRACTOR** and **CITY** expressly intend and agree that the status of **CONTRACTOR**, its officers, agents and employees be that of an Independent Contractor and not that of an employee of **CITY**.

17. ENTIRE AGREEMENT -- AMENDMENTS.

A. The terms and conditions of this Agreement, all exhibits attached, and all documents expressly incorporated by reference, represent the entire Agreement of the parties with respect to the subject matter of this Agreement.

B. This written Agreement shall supersede any and all prior agreements, oral or written, regarding the subject matter between the **CONTRACTOR** and the **CITY**.

C. No other agreement, promise or statement, written or oral, relating to the subject matter of this Agreement, shall be valid or binding, except by way of a written amendment to this Agreement.

D. The terms and conditions of this Agreement shall not be altered or modified except by a written amendment to this Agreement signed by the **CONTRACTOR** and the **CITY**.

E. If any conflicts arise between the terms and conditions of this Agreement, and the terms and conditions of the attached exhibits or the documents expressly incorporated by reference, the terms and conditions of this Agreement shall control.

18. SET-OFF AGAINST DEBTS.

CONTRACTOR agrees that **CITY** may deduct from any payment due to **CONTRACTOR** under this Agreement, any monies which **CONTRACTOR** owes **CITY** under any ordinance, agreement, contract or resolution for any unpaid taxes, fees, licenses, assessments, unpaid checks or other amounts.

19. WAIVERS.

The waiver by either party of any breach or violation of any term, covenant or condition of this Agreement, or of any ordinance, law or regulation, shall not be deemed to be a waiver of any other term, covenant, condition, ordinance, law or regulation, or of any subsequent breach or violation of the same or other term, covenant, condition, ordinance, law or regulation. The subsequent acceptance by either party of any fee, performance, or other consideration which may become due or owing under this Agreement, shall not be deemed to be a waiver of any preceding breach or violation by the other party of any term, condition, covenant of this Agreement or any applicable law, ordinance or regulation.

20. COSTS AND ATTORNEY'S FEES.

The prevailing party in any action brought to enforce the terms and conditions of this Agreement, or arising out of the performance of this Agreement, may recover its reasonable costs (including claims administration) and attorney's fees expended in connection with such action.

21. CITY BUSINESS LICENSE / OTHER TAXES.

CONTRACTOR shall obtain and maintain during the duration of this Agreement, a **CITY** business license as required by the San Rafael Municipal Code **CONTRACTOR** shall pay any and all state and federal taxes and any other applicable taxes. **CITY** shall not be required to pay for any work performed under this Agreement, until **CONTRACTOR** has provided **CITY** with a completed Internal Revenue Service Form W-9 (Request for Taxpayer Identification Number and Certification).

22. APPLICABLE LAW.

The laws of the State of California shall govern this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day, month and year first above written.

CITY OF SAN RAFAEL

CONTRACTOR

JIM SCHUTZ, City Manager

By: _____
Name:
Title of Corporate Officer:

And

ATTEST:

By: _____
Name:
Title of Corporate Officer:

LINDSAY LARA, City Clerk

APPROVED AS TO FORM:

ROBERT F. EPSTEIN, City Attorney

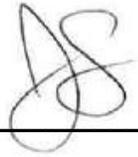


Agenda Item No: 4.r
Meeting Date: July 15, 2019

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin,
Director of Public Works**

City Manager Approval: 

File No.: 06.01.239

TOPIC: BRET HARTE PARK RESTROOM INSTALLATION PROJECT

SUBJECT: ACCEPT COMPLETION OF THE BRET HARTE PARK RESTROOM INSTALLATION PROJECT (CITY PROJECT NO. 11326) AND AUTHORIZE THE CITY CLERK TO FILE THE NOTICE OF COMPLETION

RECOMMENDATION: Accept completion of the Bret Harte Park Restroom Installation Project and authorize the City Clerk to file the Notice of Completion.

BACKGROUND: Bret Harte Park, a small neighborhood park with two play structures and a basketball court, is located on Irwin Street near Baywood Terrace in the Bret Harte neighborhood. Originally constructed without a restroom for patrons, the Community Services Department, in conjunction with Public Works, coordinated with residents to facilitate the installation of a restroom facility and shade structure.

In September 2017, the City contracted with Abey Arnold and Associates to develop a plan for park improvements. On May 24, 2018, the City Council authorized the City Manager to execute a construction agreement with McNabb Construction Inc. for the Bret Harte Restroom Installation Project. Construction commenced October 1, 2018 and all work was completed on March 1, 2019. Since March, the City has coordinated with PG&E staff for the final electrical connections to power the hand dryer and lighting within the restroom, work we anticipate will be fully completed in July 2019. As these amenities do not restrict the use of the restroom during daytime hours, the restroom has been opened to the public since March.

ANALYSIS:

Pursuant to Civil Code Section 3093, the City is required to record a Notice of Completion upon City acceptance of the improvements. This acceptance initiates a time period during which project subcontractors may file Stop Notices seeking payment from the City from the funds owed to the Contractor for the project work.

FISCAL IMPACT: This project is supported by Measure A funds. A total of \$229,367.00 was utilized for the construction which is within the approved amount. The total project cost of \$304,577.65 includes design, construction, utility connections, inspection services, and supplies.

FOR CITY CLERK ONLY

File No.

Council Meeting:

Disposition:

RECOMMENDED ACTION: Accept completion of the Bret Harte Park Restroom Installation Project and authorize the City Clerk to file the Notice of Completion.

ATTACHMENTS: Notice of Completion

When recorded mail to:

City of San Rafael
Lindsay Lara, City Clerk
1400 Fifth Avenue
P. O. Box 151560
San Rafael, CA 94915-1560

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CITY OF SAN RAFAEL
NOTICE OF COMPLETION OF IMPROVEMENT**

TO ALL PERSONS WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN for and on behalf of the City of San Rafael, County of Marin, State of California, that there has been a cessation of labor upon the work or improvement and that said work or improvement was completed upon the **1st day of March, 2019** and accepted the **15th day of July, 2019**; that the name, address and nature of the title of the party giving this notice is as follows: The City of San Rafael, 1400 Fifth Avenue, San Rafael, California, 94901, a municipal corporation, in the County of Marin, State of California, within the boundaries of which said work or improvement was made upon land owned by said City and/or over which said City has an easement; that said work or improvement is described as follows:

**BRET HARTE PARK RESTROOM INSTALLATION PROJECT
CITY PROJECT #11326**

and reference is hereby made for a further description thereof to the plans and specifications approved for said work or improvements now on file at the Department of Public Works of said City, and said plans and specifications are hereby incorporated herein by reference thereto; and that the name of the Contractor who contracted to perform said work and make such improvement is

McNabb Construction, Inc.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at San Rafael, California, on _____, 20__.

CITY OF SAN RAFAEL
A Municipal Corporation

By _____
BILL GUERIN
Director of Public Works

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MARIN

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, by Bill Guerin, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature _____
Lindsay Lara
San Rafael City Clerk

File: 06.01.239



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin
Director of Public Works**

City Manager Approval: 

File No.: 03.01.180

TOPIC: POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

SUBJECT: RESOLUTION CONFIRMING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FY 2019-20

RECOMMENDATION: Staff recommends that the City Council hold the public hearing and adopt the resolution.

BACKGROUND: In order to comply with provisions of the Landscaping and Lighting Act of 1972, which governs this assessment district, the City Council must approve an Engineer's report for the Point San Pedro Median Landscaping Assessment District on an annual basis. On [June 3, 2019, the City Council adopted three resolutions](#) in accordance with this year's Annual Engineer's Report and assessment process:

1. Resolution Directing Filing of Engineer's FY 2019-20 Annual report
2. Resolution Approving Engineer's FY 2019-20 Annual Report
3. Resolution of Intention to Order Improvements and Setting a Public Hearing on the Annual Assessment for the City Council meeting of July 15, 2019

The Point San Pedro Road Median Landscaping District was formed in 2011 to generate revenue to reconstruct, repair and maintain the 29 median islands along Point San Pedro Road, from Union Street to Biscayne Drive. While the medians themselves are located within the San Rafael City limits, there are pockets of County unincorporated regions served by Point San Pedro Road, and therefore both the City and the County have a vested interest and responsibility in the medians. As a part of the formation of the assessment district, the City of San Rafael and unincorporated portions of the County of Marin entered into a Memorandum of Understanding (MOU) in which the City of San Rafael was designated as the lead agency.

The San Rafael City Council is responsible for filing and approving an Annual Engineer's Report for the assessment district, which includes a proposed levy and assessment for the upcoming

FOR CITY CLERK ONLY

File No.:

Council Meeting:

Disposition:

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2

fiscal year 2019-20. Prior to the final approval of the report and the levy of assessments each year, the City Council must hold a public hearing to provide members of the public with an opportunity to comment on the Annual Report and proposed assessment. Pursuant to the Landscaping and Lighting Act of 1972, the purpose of the public hearing is to comply with requirements of the California Streets and Highways code (sections referenced):

1. (Section 22628) Any interested person, prior to the conclusion of the hearing, may file a written protest with the clerk, stating their objection to the assessment and Engineer's report as filed;
2. (Section 22630) During the hearing, the City Council may order changes in any of the matters provided in the Engineer's report;
3. (Section 22630.5) If there is a majority protest against the increase of the assessment from any previous year, the proposed increase in the assessment shall be abandoned.
4. (Section 22631) If a majority protest has not been filed, the City Council may adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed. The adoption of the resolution confirms the levy of an assessment for the 2019-20 fiscal year.

ANALYSIS: As presented at the June 3, 2019 City Council meeting, the Assessment District intends to increase the total annual assessment by \$12.90 for FY 2019-20 per Equivalent Benefit Unit (EBU). The Equivalent Benefit Unit establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit. Details for how the EBU applies to other land uses, such as apartments and businesses, is outlined in the Engineer's Report.

The total annual assessment has two components:

1. Capital debt service assessment

This amount is to finance the debt service associated with the large capital costs of re-constructing the medians in 2014. The total project cost was \$1,703,245, which included expenditures for design, construction and construction management. The total amount bonded for the capital portion of the district was \$1,750,000.

The total annual debt service payment for the assessment district is outlined in the 20-year debt service schedule in the Annual Engineer's Report. The average annual debt service is \$144,942. When the district was formed, residents were given the option to pre-pay the capital portion of the assessment, and some residents chose this option.

2. Operations and maintenance assessment

This portion of the assessment is intended to fund the annual operations and maintenance portion of the assessment district. Operations and maintenance costs include:

- Monthly contractual maintenance for all 29 medians
- Landscaping repairs and plant replacement
- Irrigation system maintenance and repairs
- Utilities (water and electricity)
- Engineer's report for the assessment district

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 3

- Annual fee charged by County of Marin Assessors' Office for collection of assessments

Total operation and maintenance costs for FY 2019-20 is projected to be \$144,093.

From FY 2013-14 to FY 2017-18 the total annual assessment stayed flat at \$79.48. While the assessment stayed flat, the revenue generated did not keep up with the actual operations and maintenance costs for the 29 medians. The revenue generated under the \$79.48 assessment for operation and maintenance costs was \$82,814 while the actual operational cost was closer to \$110,150. Year after year the difference was made up by steady use of a modest Operation and Maintenance Fund balance. Though there was the ability to increase the total assessment by 3% each year, the City did not elect to bring forward an increase in prior years, due to input from the citizen's oversight committee (the "Roadway Committee"). The City and committee agreed to first get a better handle on issues and actual costs associated with maintaining the relatively new medians to a standard that meets the community's expectations, prior to pursuing an increase.

In recent years the City and the Roadway Committee have made considerable progress on resolving the community's concerns re: oversight of the maintenance contractor, broken or damaged irrigation, and replacement of dead or dying plants. In July 2018, the City brought forward a recommendation for an increased assessment, supported by the Roadway Committee. The increase was to help begin to close the funding gap for maintenance and operation costs and fund a higher level of maintenance to better meet the community's expectations for the medians. The increase was \$4.50 for FY 2018-19, making the total assessment \$83.98.

However, the revenue generated by the \$4.50 increase in FY 2018-19 still did not meet the full Operation and Maintenance costs of the district in FY 2018-19. Total operational costs were about \$15,000 higher than revenues generated, and therefore Fund Balance was once again used in FY 2018-19 to cover the shortfall. In spring 2019 the City issued a new Request for Proposals for the maintenance of the medians as the current contract will expire July 1, 2019. The low bid came in \$20,000 higher than the current annual cost for maintenance, further compounding the funding shortfall for FY 2019-20.

In reviewing the bids with the City, the Pt. San Pedro Median Subcommittee agreed that rather than reducing the level of maintenance for the medians, the maximum allowable assessment should be levied for FY 2019-20 to support the ongoing funding shortfall for Operation and Maintenance costs of the district. Therefore, the assessment proposed for FY 2019-20 is the maximum allowable rate of \$96.88. The total proposed increase over last year's rate of \$83.98 is \$12.90. The revenue generated from this increase will be used entirely to support operation and maintenance costs of the district. While contractual maintenance costs will always be subject to the current market (and therefore, may increase again in coming years), it is projected that the revenues generated from applying the maximum allowable rate increase over the next two years should be equal to the expenses of the district. This will achieve the district's goal of self-sustainability. It is important to note that all Point San Pedro Road Median Landscaping Assessment District fees collected are legally restricted for use on the Point San Pedro medians and cannot be used for any other purpose.

For FY 2019-20 the total proposed annual assessment per EBU is **\$96.88**:

Debt Service Assessment (Not Prepaid)**	\$52.78 per EBU*
Non-Bonded Assessment (annual Operation and Maintenance costs)	\$44.09 per EBU*
Total FY 2019-20 Assessment	\$96.88 per EBU*

*EBU = Equivalent Benefit Unit method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit. Details for how the EBU applies to other land uses, such as apartments and businesses, is outlined in the Engineer's Report.

** When the assessment district was first established property owners were allowed to pay a pre-payment for the improvement cost. Parcels that have prepaid or paid off their full assessment lien (bonded obligation) are no longer levied for the Debt Service Assessment, but will continue to pay their proportionate share of the Non-Bonded Operation and Maintenance Assessment.

The proposed assessment of \$96.88 is the maximum allowed rate of \$96.88 for FY 2019-20 (taking into account the allowed increase of the greater of local area CPI or 3% each year), and the assessment district does not need to return to the voters of the assessment district for approval of the increase per Proposition 218.

A complete Operations and Maintenance budget for FY 2019-20 for the District is available in the Engineer's Report.

FISCAL IMPACT: All operation and maintenance reserve fund revenues and expenses are contained within the Point San Pedro Road Median Assessment District Fund (fund no. 234). All debt service revenues and expenses are contained within the Point San Pedro Road Median Assessment District Fund #714.

The Public Works Department does incur General Fund staff costs for personnel who execute and manage the landscaping maintenance contract. There are also staff costs associated with budgetary and financial management of the assessment district and coordination with the consultant who prepares the annual Engineer's report. Per the MOU from 2011, the City has agreed to offset the City staff time associated with maintaining the assessment district as a City contribution to the assessment district.

COMMUNITY OUTREACH: The City works extensively with community members who reside in the Assessment district.

Over the last two years the City, Roadway Committee members, and the maintenance Contractor met numerous times to resolve maintenance and irrigation issues. The result was several key improvements to the medians, including the new weekly reports, additional litter pick up, and an amendment to the contract (currently being finalized) to double the number of days a month the contractor is onsite. Most recently, the Roadway Committee was provided an opportunity to make suggestions directly to the draft Request for Proposals for the landscaping contractor that went out spring 2019.

The Roadway Committee was heavily involved in the decision to levy the maximum allowable assessment for FY 2019-20 to ensure the level and frequency of maintenance desired by the community could continue. The Roadway Committee posted a letter on NextDoor on May 28, 2019 explaining the proposed increase for FY 2019-20 to the community. The Committee also [posted the letter to their website](#) and also sent it out to their mailing list. The Committee has compiled community feedback from these posts and the City has provided the answers to additional questions they have received.

OPTIONS:

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 5

The City Council has the following options to consider relating to this item:

1. Conduct the public hearing and adopt the resolution, thus ordering the levy of assessments for FY 2019-20.
2. Do not adopt the resolution, which will result in no levy of assessments for FY 2019-20. This may result in an inability for the required maintenance on the Point San Pedro to be performed, as there will be no revenue for the assessment district collected in the coming year if the levy of assessments is not approved.

RECOMMENDED ACTION: Hold the public hearing and adopt the resolution.

ATTACHMENTS:

1. Resolution ordering the levy and collection of assessments for FY 2019-20
2. Engineer's Annual Report FY 2019-20
3. Public Hearing Notice

RESOLUTION NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL CONFIRMING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FY 2019-20

WHEREAS, the City Council, pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "1972 Act"), did by previous Resolution adopted on June 3, 2019, initiate proceedings for the annual levy of assessments for the San Rafael Pt. San Pedro Road Median Landscaping Assessment District (the "District") for the fiscal year commencing July 1, 2019 and ending June 30, 2020 (Fiscal Year 2019-20) for the special benefits received by properties therein from the improvements related thereto, and set a public hearing to be held on July 15, 2019; and

WHEREAS, an Engineer's Report, entitled "City of San Rafael Pt. San Pedro Road Median Landscaping Assessment District, Fiscal Year 2019-20 Engineer's Annual Levy Report", a copy of which is on file in the Office of the City Clerk and incorporated herein by reference, has been prepared, filed and presented to the City Council in connection with the proposed annual levy of assessments for parcels within the District for Fiscal Year 2019-20 as required by the 1972 Act and the Constitution; and

WHEREAS, at the public hearing, the City Council provided an opportunity for interested parties to comment on the annual report, either in writing or orally, and the City Council desires to proceed to levy and collect the annual assessments against parcels of land within the District for Fiscal Year 2019-20, to pay the costs and expenses determined to be of special benefit to the properties within the District, as described in the Engineer's Report.

NOW, THEREFORE IT IS HEREBY RESOLVED that the City Council does hereby confirm the diagram and assessments as set forth in the annual report of the Engineer of Work and does hereby levy the assessments set forth therein for Fiscal Year 2019-20.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, do hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**ENGINEER'S ANNUAL REPORT
FOR
POINT SAN PEDRO MEDIAN
ASSESSMENT DISTRICT**

2019 – 2020

**FOR THE CITY OF SAN RAFAEL
CALIFORNIA
COUNCIL MEETING
JULY 15, 2019**

**Prepared By:
CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949**

**ENGINEER'S ANNUAL REPORT
2019-2020**

POINT SAN PEDRO MEDIAN ASSESSMENT DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2019

CSW/STUBER-STROEH ENGINEERING GROUP, INC.
Engineer of Work

By _____
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on _____, 2019 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

**ENGINEER'S ANNUAL REPORT
2019-2020**

POINT SAN PEDRO MEDIAN ASSESSMENT DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

The City of San Rafael engaged CSW/Stuber-Stroeh Engineering Group, Inc., to provide the Annual Engineer's Report for the Point San Pedro Median Assessment District (PSPMAD) in April, 2019. The prior Engineer of Work, Wildan Financial Services (Wildan), had provided the formation report for PSPMAD and previous Annual Reports since PSPMAD's formation in 2011. As the Engineer of work for PSPMAD, San Rafael, Marin County, California, we are submitting this annual report, as directed by the City Council, by its Resolution No. _____, adopted _____, 2019.

The prior Engineer of Work, Wildan, prepared detailed annual reports from the 2011-2012 year through 2018-2019 year. We have included the 2018-2019 report as an appendix and included in this report to maintain continuity for year-to-year annual reports. The improvements which are the subject of this report are briefly described as follows:

The original landscaping for the twenty-nine (29) median islands along Point San Pedro Road and Third Street (hereafter, referred to collectively as the "Pt. San Pedro Road Medians" or "Medians") were installed in connection with and for the benefit of the surrounding developments and properties that are directly adjacent to Point San Pedro Road and Third Street and/or serve as the primary access streets to those developments and properties. Pt San Pedro Road traverses both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin. No local funding source was established to ensure the ongoing maintenance of those improvements. Ultimately, without a direct source of revenue pledged for repair, reconstruction and maintenance of the landscaping within these Medians, it was necessary for both the County and City to limit the servicing of what landscaping remained to occasional trimming to control over-growth and the landscaping fell into disrepair. The District was formed in 2011 to address the deteriorating condition and improve the medians.

This report consists of six parts and four appendices, as follows:

PART A – Introduction, purpose, current status and improvement Plans (POINT SAN PEDRO ROAD LANDSCAPING PLANS, consisting of 19 sheets of directional plans describing the planting to be done in the median islands along Third Street and Point San Pedro Road) for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference. A reduced version is included with Appendix A, 2018-2019 Annual Engineers Report

PART B - An Amended Estimated Cost of the Assessment District.

PART C - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

PART D - Method of Apportionment of Assessment and Annual Maximum Increases allowed by the District - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

PART E - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

PART F - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

APPENDIX A 2018-2019 Wildan Engineer's Report

APPENDIX B Annual Calculations of Allowable Assessment Increase

APPENDIX C-1 Assessor's Parcel Maps of Merged Parcels

APPENDIX C-2 Assessor's Parcel Maps of Village at Loch Lomond Marina, a re-subdivision of Assessment Numbers 545, 546, 547, 548, 549 and 2626.

APPENDIX D Assessment Diagram

Respectfully submitted,
CSW/Stuber-Stroeh Engineering Group, Inc.

By _____
Alan G. Cornwell, Engineer of Work

PART A

INTRODUCTION

Due in part to a severe drought in 1976, and the subsequent deterioration of the irrigation system, the landscape improvements within the median islands along Point San Pedro Road and Third Street east of Union Street significantly declined to a point that very little of the original landscaping remained other than some of the trees and vegetation that were able to survive with little water. Although the original landscaping for the twenty-nine (29) median islands along Point San Pedro Road and Third Street (hereafter, referred to collectively as the “Pt. San Pedro Road Medians” or “Medians”) were installed in connection with and for the benefit of the surrounding developments and properties that are directly adjacent to Point San Pedro Road and Third Street and/or serve as the primary access streets to those developments and properties, no local funding source was established to ensure the ongoing maintenance of those improvements. Ultimately, without a direct source of revenue pledged for repair, reconstruction and maintenance of the landscaping within these Medians (located, both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin), it was necessary for both the County and City to limit the servicing of what landscaping remained to occasional trimming to control over-growth.

PURPOSE

As a result many property owners in close proximity to Point San Pedro Road both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin, organized an effort to facilitate the formation of an assessment district in the area to fund the capital costs associated with construction and restoration of the landscaping within the Pt. San Pedro Road Medians, as well as the ongoing maintenance and operation of those improvements. Because these Medians and the properties that derive a direct and special benefit from those improvements (properties immediately adjacent to and/or directly access the streets where the medians are located), encompasses an area (territory) that includes properties and improvement areas within both the City of San Rafael and unincorporated portions of the County of Marin, in order to establish such an assessment district the two agencies entered into a Memorandum of Understanding (MOU) concerning the formation of an assessment district for the purpose of funding in whole or in part through annual assessments, the capital costs and ongoing maintenance and operation of the landscaping within the Pt. San Pedro Road Medians. Pursuant to the MOU between the City of San Rafael (hereafter, referred to as the “City”) and the County of Marin (hereafter, referred to as the “County”), adopted by both the County Board of Supervisors and by the City Council, the City was designated as the lead agency with the City Council being the legislative body for the proposed assessment district.

Ultimately in 2011, the City Council initiated proceedings and declared their intention to establish a special benefit assessment district pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code commencing with §22500 (hereafter referred to as the “1972 Act”), and as applicable for the issuance of related bonds, pursuant to the Improvement Bond Act of 1915 Part 1 of Division 10 of the California Streets and Highways Code commencing with §8500 (hereafter referred to as the “1915 Act”), said district to be designated as the:

Pt. San Pedro Road Median Landscaping Assessment District

PART A

(hereafter referred to as “District”), for the purpose of providing a revenue source to fund the annual debt service obligation for bonds issued to finance the construction, installation, enhancement, renovation and rehabilitation of the landscaping and related facilities; as well as the annual costs and expenses for the ongoing operation, maintenance, and servicing of those improvements including administration and other incidental expenses.

In accordance with the 1972 Act and the requirements of the California Constitution, Article XIII D (hereafter referred to as the “Constitution”), the City Council called for an Engineer’s Report to be prepared regarding the formation of the District and proposed assessments. As part of this District formation, in accordance with the Constitution Article XIII D Section 4 and the provisions of Government Code, Section 53753, the City conducted a property owner protest ballot proceeding for the proposed District special benefit assessments. In conjunction with this ballot proceeding, a noticed public hearing was held on June 20, 2011 to consider public testimonies, comments and written protests regarding the formation of the District and the levy of assessments. Upon conclusion of the public hearing, protest ballots received were opened and tabulated to determine whether majority protest existed (with ballots weighted based on proportional assessment amounts), and on June 22, 2011 the City Council confirmed the results of that ballot tabulation, with approximately 61.4% of the weighted ballots being in favor of the assessments and 38.61% being opposed. Finding that majority protest did not exist, the City Council approved and adopted the formation of the District and ordered the levy and collection of assessments for fiscal year 2011/2012 (first year’s annual assessments).

The assessment rate, method of apportionment and assessments including the assessment range formula established in the Engineer’s Report at the time of formation of the District and as described herein, became effective commencing in Fiscal Year 2011/2012 and may be levied annually pursuant to the provisions of the 1972 Act and as applicable to the provisions of the 1915 Act. The annual assessments each fiscal year shall be based on the estimated revenues needed to support the annual debt service obligation for bonds or other financing issued to fund the construction, installation, enhancement, renovation and rehabilitation of the landscaping and related facilities; as well as the annual costs and expenses for the ongoing operation, maintenance, and servicing of those improvements including administration and other incidental expenses as authorized pursuant to the 1972 Act and the 1915 Act.

This Engineer’s Annual Report (hereafter referred to as “Report”) has been prepared in connection with the annual levy and collection of assessments of said District to be collected on the County Tax Rolls for fiscal year 2019/2020, pursuant to Chapter 3, beginning with §22620 of the 1972 Act. The District includes all lots and parcels of land within a defined boundary as shown on the District Diagram included in this Report as Part IV and further identified by the Marin County Assessor’s Office Assessor’s Parcel Numbers (parcels), a listing of which along with the 2019/2020 annual assessment amount for each is contained in Appendix C in this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Marin County Assessor’s Office. The Marin County Auditor/Controller uses Assessor’s Parcel Numbers and a specific Fund Number to identify properties to be assessed on the tax roll for the special benefit assessments described herein.

This Report describes the District and identifies the improvements, including any proposed substantial changes to such improvements to be provided, the estimated expenditures, and the resulting special benefit assessments to be levied and collected on the County tax rolls for fiscal year 2019/2020. The total District annual assessment presented herein is based on an estimated budget that reflects the

PART A

revenues required to fund, in whole or in part, the capital costs associated with construction and restoration of the landscaping within the Pt. San Pedro Road Medians, as well as the ongoing maintenance and operation of those improvements. While the proposed total annual assessment for each property will be comprised of two components, one for debt service on Bonds or other financing issued for the initial capital construction costs and the second for the annual operation and maintenance of the improvements, all annual assessment revenues, including those budgeted for operation and maintenance, shall be pledged first to the repayment of the capital improvement costs (debt service on bonds or other financing) with the remaining annual assessment revenues (not applied to debt service and associated administrative expenses) being applied to maintenance and authorized incidental expenses.

Each fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District, any changes to the District or improvements, the proposed budget and assessments for that fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and adopting the annual levy of assessments. At the conclusion of the public hearing the City Council may, by resolution, adopt this Report (as submitted or amended) including the assessment diagram; any changes to the improvements to be made, and order the levy and collection of the assessments as described herein. In such case, the assessments (as provided herein or as amended) shall be submitted to the County Auditor/Controller for inclusion on the property tax roll for fiscal year 2019/2020.

ADDITIONAL ACTIVITIES FOR THE FISCAL YEAR 2018-2019:

Maintenance continued as scheduled

Change in contractors to address complaints

Replacement of plants

New proposals requested in April, 2019

PLANS

The Plans showing the improvements to the medians are included in Appendix A.

PART B
ESTIMATE OF COSTS

Estimated Annual Operation and Maintenance Costs (Non Bonded)
Fiscal Year 2019-2020

SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2018		\$ 104,738.00
2018-2019 Revenue		
Assessment Proceeds 2018-2019	\$ 85,000.00	
Available Funds / Surplus (& Reserve Fund) to Carry Forward		\$ <u>189,738.00</u>
Direct Expenditures 2018-2019		
Uncollected Assessments	\$ 1,900.00	
Monthly Contractual Maintenance	\$ 59,955.00	
Landscaping Rehabilitation/Repair Fund	\$ 1,500.00	
Irrigation Repair Fund	\$ 550.00	
Utilities (Water + Electricity)	\$ <u>32,443.98</u>	
Total Direct Expenditures	\$ 96,348.98	
Incidental Expenditures 2018-2019		
Engineers Report	\$ 8,936.28	
County Fee	\$ <u>5,733.81</u>	
Total Indirect Expenditures	\$ 14,670.09	
Total Expenditures 2018-2019	\$ 111,019.07	
Available Funds / Surplus to Carry Forward (June 1, 2019)		\$ 78,718.93
Expenditures 2019-2020		
Uncollected Assessments (2019-2020)	\$ 2000.00	
Monthly Contractual Maintenance	\$ 80,000.00	
Landscape Rehabilitation / Repair Fund	\$ 10,000.00	
Irrigation Repair Fund	\$ 9,550.00	
Utilities (Water + Electricity)	\$ 33,093.00	
Engineer's Report	\$ 9,700.00	
County/City Administrative Fee	\$ <u>5,900.00</u>	
	\$ 150,243.00	
Contingencies (Future Additional Capital Reserve and Maintenance Takeover Costs)	\$ <u>64,473.01</u>	
	\$ 64,473.01	
2019-2020 Capital Reserve Contribution	<u>0.00</u>	
TOTAL ANTICIPATED THIRD YEAR EXPENSES AND ALLOCATIONS:	\$ 214,716.01	
THIRD YEAR ASSESSMENT FUNDING		<u>\$ 135,997.08</u>
Total estimated Second Year Available Funds:		\$ 214,716.01

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

Assessor's Parcel Number	Assessment #	Sheet #	Operations & Maintenance EBU	Operations & Maintenance Assessment	Debt Service EBU	Debt Service Assessment	Total Assessments ⁽¹⁾
016-070-12	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-070-13	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-78	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-79	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-80	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-81	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-82	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-83	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-84	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-85	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-86	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-87	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-88	0	#N/A	0.0	0.00	0.0	0.00	0.00
016-341-89	0	#N/A	0.0	0.00	0.0	0.00	0.00
015-241-21	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-041-96	0	#N/A	1.0	\$44.11	0.0	0.00	44.11
016-070-15	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-070-17	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-070-18	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-19	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-20	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-21	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-22	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-341-01	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-02	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-03	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-04	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-05	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-06	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-07	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-08	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-09	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-10	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-11	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-12	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-13	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-14	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-15	0	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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016-341-16	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-17	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-18	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-19	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-20	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-21	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-22	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-23	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-24	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-25	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-26	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-27	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-28	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-29	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-30	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-31	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-32	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-33	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-34	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-35	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-36	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-37	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-38	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-39	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-40	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-41	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-42	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-43	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-44	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-45	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-46	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-47	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-48	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-49	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-50	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-51	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-52	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-53	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-54	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-55	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-56	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-57	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-58	0	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-341-59	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-60	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-61	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-62	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-63	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-64	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-65	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-66	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-67	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-68	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-69	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-70	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-71	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-72	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-73	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-74	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-75	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-76	0	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-341-77	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-341-90	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-341-91	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-14	0	#N/A	2.12	93.51	2.12	111.87	205.39
016-070-16	0	#N/A	2.16	95.28	2.16	113.98	209.26
016-341-92	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-10	0	#N/A	0.0	\$0.00	0.0	0.00	0.00
016-070-09	0	#N/A	42.0	1852.62	42.0	2216.34	4068.96
008-010-04	1	3	1.0	\$44.11	1.0	\$52.77	\$96.88
008-010-05	2	3	1.0	\$44.11	1.0	52.77	96.88
008-010-08	3	3	0.0	0.00	0.0	0.00	0.00
008-010-09	4	3	1.0	\$44.11	1.0	52.77	96.88
008-010-14	5	3	1.0	\$44.11	1.0	52.77	96.88
008-010-16	6	3	9.24	407.58	9.25	488.12	895.70
008-010-19	7	3	1.5	66.17	1.5	79.16	145.32
008-010-20	8	3	1.5	66.17	1.5	79.16	145.32
008-010-21	9	3	1.5	66.17	1.5	79.16	145.32
008-010-22	10	3	1.0	\$44.11	1.0	52.77	96.88
008-010-26	11	2	1.0	\$44.11	1.0	52.77	96.88
008-010-27	12	2	1.0	\$44.11	1.0	52.77	96.88
008-010-28	13	2	1.5	66.17	1.5	79.16	145.32
008-010-31	14	2	2.25	99.25	2.25	118.73	217.98
008-010-34	15	3	17.56	774.57	17.56	926.64	1701.21
008-010-35	16	3	1.0	\$44.11	1.0	52.77	96.88
008-010-36	17	3	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

008-010-43	21	3	1.0	\$44.11	1.0	52.77	96.88
008-010-45	22	3	0.0	0.00	0.0	0.00	0.00
008-010-46	23	3	1.5	66.17	0.0	0.00	66.17
008-010-47	24	3	1.5	66.17	1.5	79.16	145.32
008-010-48	25	3	1.5	66.17	1.5	79.16	145.32
008-010-49	26	3	1.0	\$44.11	1.0	52.77	96.88
008-010-50	27	3	1.0	\$44.11	1.0	52.77	96.88
008-010-51	28	3	1.0	\$44.11	1.0	52.77	96.88
008-010-52	29	3	1.0	\$44.11	1.0	52.77	96.88
008-010-53	30	3	1.0	\$44.11	1.0	52.77	96.88
008-010-55	31	3	1.0	\$44.11	1.0	52.77	96.88
008-010-56	32	3	1.0	\$44.11	1.0	52.77	96.88
008-140-01	33	2	1.0	\$44.11	1.0	52.77	96.88
008-140-02	34	2	1.0	\$44.11	1.0	52.77	96.88
008-140-03	35	2	1.0	\$44.11	1.0	52.77	96.88
008-140-04	36	2	1.0	\$44.11	1.0	52.77	96.88
008-140-05	37	2	1.0	\$44.11	1.0	52.77	96.88
008-140-06	38	2	1.0	\$44.11	1.0	52.77	96.88
009-031-09	39	6	5.32	234.67	5.32	280.74	515.40
009-031-11	40	6	0.0	0.00	0.0	0.00	0.00
009-031-12	41	6	34.18	1507.68	34.17	1803.15	3310.83
009-031-13	42	4	0.0	0.00	0.0	0.00	0.00
009-031-14	43	3	0.0	0.00	0.0	0.00	0.00
009-041-03	44	6	0.0	0.00	0.0	0.00	0.00
009-041-04	45	6	1.0	\$44.11	1.0	52.77	96.88
009-041-06	46	6	1.0	\$44.11	1.0	52.77	96.88
009-041-07	47	6	1.0	\$44.11	1.0	52.77	96.88
009-041-08	48	6	1.0	\$44.11	1.0	52.77	96.88
009-042-01	49	6	1.0	\$44.11	0.0	0.00	44.11
009-042-02	50	6	1.0	\$44.11	1.0	52.77	96.88
009-042-03	51	6	1.0	\$44.11	1.0	52.77	96.88
009-042-07	52	6	0.0	0.00	0.0	0.00	0.00
009-042-08	53	6	1.0	\$44.11	0.0	0.00	44.11
009-042-09	54	6	1.0	\$44.11	1.0	52.77	96.88
009-042-10	55	6	1.0	\$44.11	1.0	52.77	96.88
009-042-11	56	6	1.0	\$44.11	1.0	52.77	96.88
009-042-12	57	6	1.0	\$44.11	1.0	52.77	96.88
009-042-13	58	6	1.0	\$44.11	1.0	52.77	96.88
009-042-14	59	6	1.0	\$44.11	1.0	52.77	96.88
009-042-15	60	6	1.0	\$44.11	1.0	52.77	96.88
009-042-16	61	6	1.0	\$44.11	0.0	0.00	44.11
009-042-17	62	6	1.0	\$44.11	1.0	52.77	96.88
009-042-18	63	6	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

009-042-21	65	6	1.0	\$44.11	1.0	52.77	96.88
009-051-01	66	6	1.0	\$44.11	1.0	52.77	96.88
009-051-02	67	6	1.0	\$44.11	1.0	52.77	96.88
009-051-03	68	6	0.0	0.00	0.0	0.00	0.00
009-051-04	69	6	0.0	0.00	0.0	0.00	0.00
009-051-05	70	6	0.0	0.00	0.0	0.00	0.00
009-051-06	71	6	0.0	0.00	0.0	0.00	0.00
009-051-07	72	6	0.0	0.00	0.0	0.00	0.00
009-051-08	73	6	1.0	\$44.11	0.0	0.00	44.11
009-052-01	74	6	1.0	\$44.11	1.0	52.77	96.88
009-052-02	75	6	1.0	\$44.11	1.0	52.77	96.88
009-052-03	76	6	1.0	\$44.11	1.0	52.77	96.88
009-052-04	77	6	1.0	\$44.11	1.0	52.77	96.88
009-052-05	78	6	1.0	\$44.11	1.0	52.77	96.88
009-052-06	79	6	1.0	\$44.11	1.0	52.77	96.88
009-052-07	80	6	1.0	\$44.11	1.0	52.77	96.88
009-052-08	81	6	0.0	0.00	0.0	0.00	0.00
009-052-09	82	6	1.0	\$44.11	1.0	52.77	96.88
009-052-10	83	6	1.0	\$44.11	0.0	0.00	44.11
009-052-11	84	6	1.0	\$44.11	1.0	52.77	96.88
009-052-12	85	6	1.0	\$44.11	0.0	0.00	44.11
009-052-13	86	6	1.0	\$44.11	1.0	52.77	96.88
009-052-14	87	6	1.0	\$44.11	1.0	52.77	96.88
009-052-15	88	6	1.0	\$44.11	1.0	52.77	96.88
009-052-16	89	6	1.0	\$44.11	1.0	52.77	96.88
009-061-01	90	3	1.0	\$44.11	1.0	52.77	96.88
009-061-02	91	3	1.0	\$44.11	1.0	52.77	96.88
009-061-03	92	3	1.0	\$44.11	1.0	52.77	96.88
009-061-04	93	3	1.0	\$44.11	1.0	52.77	96.88
009-061-05	94	3	1.0	\$44.11	1.0	52.77	96.88
009-061-06	95	3	1.0	\$44.11	1.0	52.77	96.88
009-061-07	96	3	1.0	\$44.11	1.0	52.77	96.88
009-061-08	97	3	1.0	\$44.11	1.0	52.77	96.88
009-061-09	98	3	1.0	\$44.11	1.0	52.77	96.88
009-061-10	99	3	1.0	\$44.11	1.0	52.77	96.88
009-061-11	100	3	1.0	\$44.11	1.0	52.77	96.88
009-061-12	101	3	1.0	\$44.11	1.0	52.77	96.88
009-061-13	102	3	1.0	\$44.11	1.0	52.77	96.88
009-061-14	103	3	1.0	\$44.11	1.0	52.77	96.88
009-061-15	104	3	1.0	\$44.11	1.0	52.77	96.88
009-061-16	105	3	1.0	\$44.11	1.0	52.77	96.88
009-061-17	106	3	1.0	\$44.11	1.0	52.77	96.88
009-061-18	107	3	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

009-061-19	108	3	1.0	\$44.11	0.0	0.00	44.11
009-061-20	109	3	1.0	\$44.11	1.0	52.77	96.88
009-061-21	110	3	1.0	\$44.11	1.0	52.77	96.88
009-061-22	111	3	1.0	\$44.11	1.0	52.77	96.88
009-061-23	112	3	1.0	\$44.11	1.0	52.77	96.88
009-061-24	113	3	1.0	\$44.11	1.0	52.77	96.88
009-061-25	114	3	1.0	\$44.11	1.0	52.77	96.88
009-061-26	115	3	1.0	\$44.11	0.0	0.00	44.11
009-061-27	116	3	1.0	\$44.11	1.0	52.77	96.88
009-061-28	117	3	1.0	\$44.11	1.0	52.77	96.88
009-061-29	118	3	1.0	\$44.11	0.0	0.00	44.11
009-061-30	119	3	1.0	\$44.11	1.0	52.77	96.88
009-061-31	120	3	1.0	\$44.11	1.0	52.77	96.88
009-061-32	121	3	1.0	\$44.11	1.0	52.77	96.88
009-061-33	122	3	1.0	\$44.11	1.0	52.77	96.88
009-061-34	123	3	1.0	\$44.11	1.0	52.77	96.88
009-181-01	124	3	1.0	\$44.11	1.0	52.77	96.88
009-181-02	125	3	1.0	\$44.11	1.0	52.77	96.88
009-181-03	126	3	1.0	\$44.11	1.0	52.77	96.88
009-181-04	127	3	1.0	\$44.11	1.0	52.77	96.88
009-181-05	128	3	1.0	\$44.11	1.0	52.77	96.88
009-181-06	129	3	1.0	\$44.11	1.0	52.77	96.88
009-181-07	130	3	1.0	\$44.11	1.0	52.77	96.88
009-181-08	131	3	1.0	\$44.11	1.0	52.77	96.88
009-181-09	132	3	1.0	\$44.11	1.0	52.77	96.88
009-181-10	133	3	1.0	\$44.11	0.0	0.00	44.11
009-181-11	134	3	1.0	\$44.11	1.0	52.77	96.88
009-181-12	135	3	1.0	\$44.11	1.0	52.77	96.88
009-181-13	136	3	1.0	\$44.11	1.0	52.77	96.88
009-181-14	137	3	1.0	\$44.11	1.0	52.77	96.88
009-181-15	138	3	1.0	\$44.11	1.0	52.77	96.88
009-181-16	139	3	1.0	\$44.11	1.0	52.77	96.88
009-181-17	140	3	1.0	\$44.11	1.0	52.77	96.88
009-181-18	141	3	1.0	\$44.11	1.0	52.77	96.88
009-181-19	142	3	0.0	0.00	0.0	0.00	0.00
014-042-05	143	5	1.0	\$44.11	1.0	52.77	96.88
014-042-06	144	5	0.0	0.00	0.0	0.00	0.00
014-042-17	145	4	0.0	0.00	0.0	0.00	0.00
014-042-18	146	4	1.0	\$44.11	1.0	52.77	96.88
014-042-19	147	4	0.0	0.00	0.0	0.00	0.00
014-042-20	148	4	1.0	\$44.11	1.0	52.77	96.88
014-042-22	149	4	1.0	\$44.11	1.0	52.77	96.88
014-042-26	150	4	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

014-042-27	151	4	0.0	0.00	0.0	0.00	0.00
014-072-04	152	4	1.0	\$44.11	1.0	52.77	96.88
014-072-20	153	4	1.0	\$44.11	1.0	52.77	96.88
014-072-21	154	2	1.0	\$44.11	1.0	52.77	96.88
014-072-33	155	4	1.0	\$44.11	1.0	52.77	96.88
014-072-34	156	4	0.0	0.00	0.0	0.00	0.00
014-073-05	157	4	1.0	\$44.11	1.0	52.77	96.88
014-073-06	158	4	0.0	0.00	0.0	0.00	0.00
014-073-07	159	4	1.0	\$44.11	1.0	52.77	96.88
014-073-08	160	4	0.0	0.00	0.0	0.00	0.00
014-073-09	161	4	1.0	\$44.11	1.0	52.77	96.88
014-073-10	162	4	0.0	0.00	0.0	0.00	0.00
014-101-09	163	2	16.0	0.00	0.0	0.00	0.00
014-101-11	164	2	0.76	0.00	0.0	0.00	0.00
014-111-01	165	2	1.0	\$44.11	1.0	52.77	96.88
014-111-02	166	2	1.0	\$44.11	1.0	52.77	96.88
014-111-03	167	2	1.0	\$44.11	1.0	52.77	96.88
014-111-14	168	2	1.0	\$44.11	1.0	52.77	96.88
014-111-15	169	2	1.0	\$44.11	1.0	52.77	96.88
014-111-17	170	2	1.0	\$44.11	1.0	52.77	96.88
014-111-21	171	2	1.0	\$44.11	1.0	52.77	96.88
014-111-34	172	2	1.0	\$44.11	1.0	52.77	96.88
014-151-11	174	2	1.0	\$44.11	1.0	52.77	96.88
014-151-12	175	2	0.0	0.00	0.0	0.00	0.00
014-151-17	176	2	20.02	883.08	20.02	1056.46	1939.54
014-161-02	177	2	5.16	227.61	5.18	273.35	500.96
014-161-07	178	2	1.0	\$44.11	1.0	52.77	96.88
014-161-19	181	2	1.5	66.17	0.0	0.00	66.17
014-161-20	182	2	1.56	68.81	1.57	82.85	151.66
014-161-21	183	2	1.5	66.17	1.5	79.16	145.32
014-161-28	184	2	3.28	144.68	3.26	172.03	316.71
014-161-30	185	2	5.0	220.55	5.0	263.85	484.40
014-161-32	186	2	4.08	179.97	4.07	214.77	394.74
014-161-33	187	2	1.0	\$44.11	1.0	52.77	96.88
014-171-01	188	2	1.0	\$44.11	1.0	52.77	96.88
014-171-02	189	2	1.0	\$44.11	1.0	52.77	96.88
014-171-03	190	2	1.0	\$44.11	1.0	52.77	96.88
014-171-04	191	2	1.0	\$44.11	1.0	52.77	96.88
014-171-19	192	2	1.0	\$44.11	1.0	52.77	96.88
014-171-20	193	2	0.0	0.00	0.0	0.00	0.00
014-171-21	194	2	1.0	\$44.11	1.0	52.77	96.88
014-171-27	195	2	4.375	192.98	4.38	231.13	424.11
014-171-28	196	2	1.5	66.17	1.5	79.16	145.32

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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014-171-29	197	2	1.0	\$44.11	1.0	52.77	96.88
014-171-30	198	2	1.0	\$44.11	1.0	52.77	96.88
014-171-32	199	2	1.0	\$44.11	1.0	52.77	96.88
014-171-33	200	2	1.0	\$44.11	1.0	52.77	96.88
014-171-36	201	2	1.0	\$44.11	1.0	52.77	96.88
014-172-04	202	2	1.0	\$44.11	1.0	52.77	96.88
014-172-05	203	2	1.0	\$44.11	1.0	52.77	96.88
014-172-06	204	2	1.0	\$44.11	1.0	52.77	96.88
014-172-07	205	2	1.0	\$44.11	1.0	52.77	96.88
014-172-08	206	2	1.0	\$44.11	1.0	52.77	96.88
014-172-09	207	2	1.0	\$44.11	1.0	52.77	96.88
014-172-10	208	2	1.0	\$44.11	1.0	52.77	96.88
014-172-11	209	2	1.0	\$44.11	1.0	52.77	96.88
014-172-12	210	2	0.0	0.00	0.0	0.00	0.00
014-172-13	211	2	1.0	\$44.11	1.0	52.77	96.88
014-172-16	214	2	1.0	\$44.11	1.0	52.77	96.88
014-172-17	215	2	1.0	\$44.11	0.0	0.00	44.11
014-172-18	216	2	1.0	\$44.11	1.0	52.77	96.88
014-173-01	217	2	1.0	\$44.11	1.0	52.77	96.88
014-173-02	218	2	1.0	\$44.11	1.0	52.77	96.88
014-173-03	219	2	1.0	\$44.11	1.0	52.77	96.88
014-173-04	220	2	1.0	\$44.11	1.0	52.77	96.88
014-173-05	221	2	1.0	\$44.11	1.0	52.77	96.88
014-173-15	222	2	0.0	0.00	0.0	0.00	0.00
014-173-16	223	2	1.0	\$44.11	1.0	52.77	96.88
014-173-17	224	2	1.0	\$44.11	1.0	52.77	96.88
014-173-18	225	2	1.0	\$44.11	1.0	52.77	96.88
015-231-12	226	5	1.0	\$44.11	1.0	52.77	96.88
015-231-13	227	5	1.0	\$44.11	1.0	52.77	96.88
015-231-18	228	5	1.0	\$44.11	1.0	52.77	96.88
015-231-19	229	5	1.0	\$44.11	1.0	52.77	96.88
015-241-01	230	9	1.0	\$44.11	1.0	52.77	96.88
015-241-02	231	9	1.0	\$44.11	1.0	52.77	96.88
015-241-03	232	9	0.0	0.00	0.0	0.00	0.00
015-241-04	233	9	1.0	\$44.11	1.0	52.77	96.88
015-241-05	234	9	0.0	0.00	0.0	0.00	0.00
015-241-07	236	9	1.0	\$44.11	1.0	52.77	96.88
015-241-12	237	9	1.0	\$44.11	1.0	52.77	96.88
015-241-14	238	9	0.0	0.00	0.0	0.00	0.00
015-241-17	241	9	1.0	\$44.11	1.0	52.77	96.88
015-241-18	242	9	1.0	\$44.11	1.0	52.77	96.88
016-011-01	243	9	1.0	\$44.11	1.0	52.77	96.88
016-011-05	244	9	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-011-08	245	10	1.0	\$44.11	0.0	0.00	44.11
016-011-10	246	9	1.0	\$44.11	0.0	0.00	44.11
016-011-11	247	9	1.0	\$44.11	1.0	52.77	96.88
016-011-12	248	9	1.0	\$44.11	0.0	0.00	44.11
016-011-13	249	9	1.0	\$44.11	1.0	52.77	96.88
016-011-14	250	9	1.0	\$44.11	1.0	52.77	96.88
016-011-15	251	9	1.0	\$44.11	0.0	0.00	44.11
016-011-18	252	9	1.0	\$44.11	1.0	52.77	96.88
016-011-19	253	9	1.0	\$44.11	1.0	52.77	96.88
016-011-20	254	9	1.0	\$44.11	1.0	52.77	96.88
016-011-21	255	10	1.0	\$44.11	1.0	52.77	96.88
016-011-23	256	9	1.0	\$44.11	0.0	0.00	44.11
016-011-24	257	10	1.0	\$44.11	1.0	52.77	96.88
016-011-28	258	10	1.0	\$44.11	1.0	52.77	96.88
016-011-29	259	10	1.0	\$44.11	1.0	52.77	96.88
016-011-30	260	9	1.0	\$44.11	1.0	52.77	96.88
016-012-03	261	9	1.0	\$44.11	1.0	52.77	96.88
016-012-05	262	10	1.0	\$44.11	0.0	0.00	44.11
016-012-12	263	10	1.0	\$44.11	0.0	0.00	44.11
016-012-13	264	10	1.0	\$44.11	1.0	52.77	96.88
016-012-14	265	10	0.0	0.00	0.0	0.00	0.00
016-012-16	266	12	1.0	\$44.11	1.0	52.77	96.88
016-012-17	267	12	1.0	\$44.11	1.0	52.77	96.88
016-012-18	268	12	1.0	\$44.11	1.0	52.77	96.88
016-012-19	269	12	1.0	\$44.11	1.0	52.77	96.88
016-012-23	270	10	1.0	\$44.11	1.0	52.77	96.88
016-012-26	271	10	1.0	\$44.11	0.0	0.00	44.11
016-012-27	272	12	1.0	\$44.11	1.0	52.77	96.88
016-012-32	273	10	1.0	\$44.11	1.0	52.77	96.88
016-012-33	274	10	1.0	\$44.11	1.0	52.77	96.88
016-012-34	275	10	0.0	0.00	0.0	0.00	0.00
016-012-37	276	12	1.0	\$44.11	1.0	52.77	96.88
016-012-38	277	12	1.0	\$44.11	1.0	52.77	96.88
016-012-46	278	10	1.0	\$44.11	1.0	52.77	96.88
016-012-54	279	10	1.0	\$44.11	1.0	52.77	96.88
016-012-55	280	10	1.0	\$44.11	1.0	52.77	96.88
016-012-59	281	10	1.0	\$44.11	1.0	52.77	96.88
016-012-64	282	9	1.0	\$44.11	1.0	52.77	96.88
016-012-65	283	9	1.0	\$44.11	0.0	0.00	44.11
016-012-67	284	10	1.0	\$44.11	0.0	0.00	44.11
016-012-68	285	10	1.0	\$44.11	1.0	52.77	96.88
016-021-01	286	5	1.0	\$44.11	1.0	52.77	96.88
016-021-02	287	9	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-021-08	288	9	1.0	\$44.11	1.0	52.77	96.88
016-021-10	289	9	1.0	\$44.11	1.0	52.77	96.88
016-021-11	290	9	1.0	\$44.11	0.0	0.00	44.11
016-021-14	291	5	1.0	\$44.11	1.0	52.77	96.88
016-021-15	292	5	1.0	\$44.11	1.0	52.77	96.88
016-021-16	293	5	1.0	\$44.11	1.0	52.77	96.88
016-021-20	294	5	1.0	\$44.11	1.0	52.77	96.88
016-021-22	295	5	1.0	\$44.11	1.0	52.77	96.88
016-021-25	296	9	1.0	\$44.11	1.0	52.77	96.88
016-021-30	297	9	0.0	0.00	0.0	0.00	0.00
016-021-35	298	5	1.0	\$44.11	1.0	52.77	96.88
016-021-36	299	5	1.0	\$44.11	1.0	52.77	96.88
016-021-37	300	5	1.0	\$44.11	1.0	52.77	96.88
016-021-43	301	9	1.0	\$44.11	1.0	52.77	96.88
016-021-46	302	9	1.0	\$44.11	1.0	52.77	96.88
016-021-49	303	9	1.0	\$44.11	0.0	0.00	44.11
016-021-50	304	9	1.0	\$44.11	1.0	52.77	96.88
016-021-51	305	9	1.0	\$44.11	1.0	52.77	96.88
016-021-52	306	5	1.0	\$44.11	1.0	52.77	96.88
016-021-53	307	5	0.0	0.00	0.0	0.00	0.00
016-021-54	308	9	1.0	\$44.11	1.0	52.77	96.88
016-021-55	309	9	0.0	0.00	0.0	0.00	0.00
016-021-58	310	9	1.0	\$44.11	1.0	52.77	96.88
016-021-61	311	9	1.0	\$44.11	1.0	52.77	96.88
016-021-64	312	9	1.0	\$44.11	0.0	0.00	44.11
016-021-65	313	9	1.0	\$44.11	1.0	52.77	96.88
016-021-73	314	5	1.0	\$44.11	1.0	52.77	96.88
016-021-74	315	5	1.0	\$44.11	0.0	0.00	44.11
016-021-75	316	5	1.0	\$44.11	1.0	52.77	96.88
016-031-01	317	5	1.0	\$44.11	1.0	52.77	96.88
016-031-02	318	5	1.0	\$44.11	1.0	52.77	96.88
016-031-03	319	5	1.0	\$44.11	0.0	0.00	44.11
016-031-04	320	5	1.0	\$44.11	0.0	0.00	44.11
016-031-05	321	5	1.0	\$44.11	0.0	0.00	44.11
016-031-06	322	5	1.0	\$44.11	1.0	52.77	96.88
016-031-07	323	5	1.0	\$44.11	1.0	52.77	96.88
016-031-08	324	5	1.0	\$44.11	1.0	52.77	96.88
016-031-09	325	5	1.0	\$44.11	1.0	52.77	96.88
016-031-10	326	5	1.0	\$44.11	1.0	52.77	96.88
016-031-11	327	5	1.0	\$44.11	1.0	52.77	96.88
016-031-12	328	5	1.0	\$44.11	1.0	52.77	96.88
016-031-13	329	5	1.0	\$44.11	0.0	0.00	44.11
016-031-14	330	5	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-031-15	331	5	1.0	\$44.11	1.0	52.77	96.88
016-031-16	332	5	1.0	\$44.11	1.0	52.77	96.88
016-031-17	333	5	1.0	\$44.11	1.0	52.77	96.88
016-031-18	334	5	1.0	\$44.11	1.0	52.77	96.88
016-031-19	335	5	1.0	\$44.11	1.0	52.77	96.88
016-031-20	336	5	1.0	\$44.11	1.0	52.77	96.88
016-031-21	337	5	1.0	\$44.11	0.0	0.00	44.11
016-031-22	338	12	1.0	\$44.11	1.0	52.77	96.88
016-031-23	339	5	1.0	\$44.11	1.0	52.77	96.88
016-031-25	340	12	1.0	\$44.11	1.0	52.77	96.88
016-031-26	341	12	1.0	\$44.11	1.0	52.77	96.88
016-031-27	342	12	1.0	\$44.11	1.0	52.77	96.88
016-031-28	343	12	1.0	\$44.11	1.0	52.77	96.88
016-031-29	344	6	1.5	66.17	0.0	0.00	66.17
016-031-30	345	5	1.0	\$44.11	1.0	52.77	96.88
016-031-31	346	5	1.0	\$44.11	0.0	0.00	44.11
016-031-32	347	5	1.0	\$44.11	1.0	52.77	96.88
016-031-33	348	5	1.0	\$44.11	0.0	0.00	44.11
016-031-34	349	5	1.0	\$44.11	0.0	0.00	44.11
016-031-35	350	5	1.0	\$44.11	1.0	52.77	96.88
016-031-37	352	5	0.0	0.00	0.0	0.00	0.00
016-031-38	353	5	1.0	\$44.11	1.0	52.77	96.88
016-031-39	354	12	1.5	66.17	1.5	79.16	145.32
016-031-40	355	12	0.0	0.00	0.0	0.00	0.00
016-032-02	356	12	1.0	\$44.11	1.0	52.77	96.88
016-032-03	357	12	1.0	\$44.11	1.0	52.77	96.88
016-032-05	358	12	1.0	\$44.11	1.0	52.77	96.88
016-032-06	359	12	1.0	\$44.11	1.0	52.77	96.88
016-032-09	360	12	1.0	\$44.11	1.0	52.77	96.88
016-032-10	361	12	1.0	\$44.11	1.0	52.77	96.88
016-032-11	362	12	1.0	\$44.11	1.0	52.77	96.88
016-033-01	363	6	1.0	\$44.11	1.0	52.77	96.88
016-033-02	364	6	1.0	\$44.11	1.0	52.77	96.88
016-033-03	365	6	1.0	\$44.11	1.0	52.77	96.88
016-033-04	366	6	1.0	\$44.11	1.0	52.77	96.88
016-033-05	367	12	1.0	\$44.11	1.0	52.77	96.88
016-033-06	368	12	1.0	\$44.11	1.0	52.77	96.88
016-033-07	369	12	1.0	\$44.11	1.0	52.77	96.88
016-033-15	370	6	1.0	\$44.11	1.0	52.77	96.88
016-033-16	371	6	1.0	\$44.11	1.0	52.77	96.88
016-033-17	372	6	1.0	\$44.11	1.0	52.77	96.88
016-033-18	373	6	1.0	\$44.11	1.0	52.77	96.88
016-033-19	374	6	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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016-033-20	375	12	1.0	\$44.11	1.0	52.77	96.88
016-041-01	376	5	1.0	\$44.11	1.0	52.77	96.88
016-041-02	377	5	1.0	\$44.11	1.0	52.77	96.88
016-041-03	378	5	1.0	\$44.11	1.0	52.77	96.88
016-041-04	379	5	1.0	\$44.11	1.0	52.77	96.88
016-041-05	380	5	1.0	\$44.11	1.0	52.77	96.88
016-041-06	381	4	1.0	\$44.11	1.0	52.77	96.88
016-041-10	384	4	1.0	\$44.11	1.0	52.77	96.88
016-041-11	385	4	1.0	\$44.11	1.0	52.77	96.88
016-041-12	386	4	1.0	\$44.11	1.0	52.77	96.88
016-041-13	387	4	1.0	\$44.11	1.0	52.77	96.88
016-041-16	388	4	1.0	\$44.11	1.0	52.77	96.88
016-041-17	389	4	1.0	\$44.11	1.0	52.77	96.88
016-041-20	390	4	1.0	\$44.11	1.0	52.77	96.88
016-041-21	391	4	1.0	\$44.11	1.0	52.77	96.88
016-041-22	392	4	1.0	\$44.11	0.0	0.00	44.11
016-041-23	393	4	1.0	\$44.11	1.0	52.77	96.88
016-041-24	394	4	1.0	\$44.11	1.0	52.77	96.88
016-041-25	395	5	1.0	\$44.11	1.0	52.77	96.88
016-041-26	396	5	1.0	\$44.11	1.0	52.77	96.88
016-041-27	397	5	1.0	\$44.11	0.0	0.00	44.11
016-041-28	398	5	1.0	\$44.11	1.0	52.77	96.88
016-041-29	399	5	1.0	\$44.11	1.0	52.77	96.88
016-041-31	400	4	1.0	\$44.11	1.0	52.77	96.88
016-041-33	401	4	1.0	\$44.11	1.0	52.77	96.88
016-041-34	402	4	1.0	\$44.11	1.0	52.77	96.88
016-041-46	403	4	1.0	\$44.11	1.0	52.77	96.88
016-041-51	404	4	0.0	0.00	0.0	0.00	0.00
016-041-52	405	4	1.0	\$44.11	0.0	0.00	44.11
016-041-61	406	4	1.0	\$44.11	1.0	52.77	96.88
016-041-62	407	4	1.0	\$44.11	1.0	52.77	96.88
016-041-63	408	4	1.0	\$44.11	1.0	52.77	96.88
016-041-64	409	4	1.0	\$44.11	1.0	52.77	96.88
016-041-65	410	4	0.0	0.00	0.0	0.00	0.00
016-041-67	411	4	1.0	\$44.11	1.0	52.77	96.88
016-041-68	412	4	0.0	0.00	0.0	0.00	0.00
016-041-69	413	4	0.0	0.00	0.0	0.00	0.00
016-041-70	414	4	1.0	\$44.11	0.0	0.00	44.11
016-041-72	415	4	1.0	\$44.11	1.0	52.77	96.88
016-041-73	416	4	0.0	0.00	0.0	0.00	0.00
016-041-74	417	5	0.0	0.00	0.0	0.00	0.00
016-041-75	418	5	0.0	0.00	0.0	0.00	0.00
016-041-77	420	6	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-041-79	422	4	1.0	\$44.11	1.0	52.77	96.88
016-041-80	423	4	1.0	\$44.11	1.0	52.77	96.88
016-041-81	424	4	1.0	\$44.11	1.0	52.77	96.88
016-041-82	425	4	1.0	\$44.11	0.0	0.00	44.11
016-041-83	426	6	1.0	\$44.11	1.0	52.77	96.88
016-041-84	427	6	1.0	\$44.11	1.0	52.77	96.88
016-041-85	428	4	1.0	\$44.11	1.0	52.77	96.88
016-041-86	429	4	1.0	\$44.11	1.0	52.77	96.88
016-041-88	431	5	0.0	0.00	0.0	0.00	0.00
016-041-89	432	5	0.0	0.00	0.0	0.00	0.00
016-041-90	433	4	1.0	\$44.11	0.0	0.00	44.11
016-041-92	434	4	0.0	0.00	0.0	0.00	0.00
016-041-93	435	4	1.0	\$44.11	1.0	52.77	96.88
016-041-94	436	4	0.0	0.00	0.0	0.00	0.00
016-051-05	437	3	0.0	0.00	0.0	0.00	0.00
016-051-06	438	3	0.0	0.00	0.0	0.00	0.00
016-052-02	439	4	1.0	\$44.11	1.0	52.77	96.88
016-052-03	440	4	0.0	0.00	0.0	0.00	0.00
016-052-04	441	4	1.0	\$44.11	1.0	52.77	96.88
016-052-05	442	4	1.0	\$44.11	1.0	52.77	96.88
016-052-06	443	4	1.0	\$44.11	1.0	52.77	96.88
016-052-07	444	4	1.0	\$44.11	1.0	52.77	96.88
016-052-08	445	4	1.0	\$44.11	1.0	52.77	96.88
016-052-09	446	4	1.0	\$44.11	1.0	52.77	96.88
016-052-13	447	3	1.0	\$44.11	1.0	52.77	96.88
016-052-15	448	4	1.0	\$44.11	1.0	52.77	96.88
016-052-18	449	4	1.0	\$44.11	1.0	52.77	96.88
016-052-20	450	4	1.0	\$44.11	1.0	52.77	96.88
016-052-21	451	3	1.0	\$44.11	1.0	52.77	96.88
016-052-22	452	3	1.0	\$44.11	1.0	52.77	96.88
016-052-23	453	4	1.0	\$44.11	1.0	52.77	96.88
016-052-24	454	4	1.0	\$44.11	1.0	52.77	96.88
016-052-25	455	4	1.0	\$44.11	1.0	52.77	96.88
016-052-26	456	4	1.0	\$44.11	1.0	52.77	96.88
016-052-27	457	3	1.0	\$44.11	1.0	52.77	96.88
016-052-28	458	4	1.0	\$44.11	1.0	52.77	96.88
016-052-29	459	4	1.0	\$44.11	1.0	52.77	96.88
016-053-01	460	4	1.0	\$44.11	1.0	52.77	96.88
016-053-02	461	4	1.0	\$44.11	1.0	52.77	96.88
016-053-03	462	4	1.0	\$44.11	1.0	52.77	96.88
016-053-06	463	4	1.0	\$44.11	0.0	0.00	44.11
016-053-07	464	4	1.0	\$44.11	1.0	52.77	96.88
016-053-08	465	4	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-053-09	466	3	1.0	\$44.11	1.0	52.77	96.88
016-053-10	467	3	1.0	\$44.11	1.0	52.77	96.88
016-053-12	468	3	1.0	\$44.11	1.0	52.77	96.88
016-054-02	469	4	1.0	\$44.11	1.0	52.77	96.88
016-054-08	470	4	1.0	\$44.11	1.0	52.77	96.88
016-054-10	471	4	1.0	\$44.11	1.0	52.77	96.88
016-054-12	472	4	1.0	\$44.11	0.0	0.00	44.11
016-054-13	473	4	1.0	\$44.11	1.0	52.77	96.88
016-054-14	474	4	0.0	0.00	0.0	0.00	0.00
016-054-15	475	4	1.0	\$44.11	1.0	52.77	96.88
016-054-16	476	4	1.0	\$44.11	1.0	52.77	96.88
016-054-17	477	4	1.0	\$44.11	1.0	52.77	96.88
016-054-18	478	4	1.0	\$44.11	1.0	52.77	96.88
016-054-19	479	4	1.0	\$44.11	1.0	52.77	96.88
016-054-24	480	3	0.0	0.00	0.0	0.00	0.00
016-054-25	481	3	1.0	\$44.11	1.0	52.77	96.88
016-061-01	482	2	1.0	\$44.11	1.0	52.77	96.88
016-062-01	483	2	1.0	\$44.11	1.0	52.77	96.88
016-062-02	484	2	1.0	\$44.11	1.0	52.77	96.88
016-062-03	485	2	1.0	\$44.11	1.0	52.77	96.88
016-064-01	486	3	1.0	\$44.11	1.0	52.77	96.88
016-064-02	487	3	1.0	\$44.11	1.0	52.77	96.88
016-064-03	488	3	1.0	\$44.11	1.0	52.77	96.88
016-064-04	489	3	1.0	\$44.11	1.0	52.77	96.88
016-064-08	490	2	1.0	\$44.11	1.0	52.77	96.88
016-064-09	491	2	1.0	\$44.11	0.0	0.00	44.11
016-064-10	492	2	1.0	\$44.11	1.0	52.77	96.88
016-064-13	493	2	1.0	\$44.11	1.0	52.77	96.88
016-064-14	494	3	1.0	\$44.11	1.0	52.77	96.88
016-064-15	495	3	1.0	\$44.11	1.0	52.77	96.88
016-064-16	496	3	1.0	\$44.11	1.0	52.77	96.88
016-064-17	497	3	1.0	\$44.11	1.0	52.77	96.88
016-064-18	498	3	1.0	\$44.11	1.0	52.77	96.88
016-064-19	499	3	1.0	\$44.11	0.0	0.00	44.11
016-064-20	500	3	1.0	\$44.11	0.0	0.00	44.11
016-064-21	501	3	1.0	\$44.11	1.0	52.77	96.88
016-064-22	502	3	1.0	\$44.11	0.0	0.00	44.11
016-064-23	503	3	1.0	\$44.11	1.0	52.77	96.88
016-064-24	504	3	1.0	\$44.11	1.0	52.77	96.88
016-064-25	505	3	1.0	\$44.11	1.0	52.77	96.88
016-064-26	506	2	1.0	\$44.11	1.0	52.77	96.88
016-064-27	507	2	1.0	\$44.11	1.0	52.77	96.88
016-064-28	508	2	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-064-29	509	2	1.0	\$44.11	1.0	52.77	96.88
016-064-30	510	2	1.0	\$44.11	0.0	0.00	44.11
016-064-31	511	2	1.0	\$44.11	0.0	0.00	44.11
016-064-32	512	2	1.0	\$44.11	0.0	0.00	44.11
016-064-33	513	2	1.0	\$44.11	1.0	52.77	96.88
016-064-34	514	2	1.0	\$44.11	1.0	52.77	96.88
016-064-35	515	2	0.0	0.00	0.0	0.00	0.00
016-064-36	516	2	1.0	\$44.11	1.0	52.77	96.88
016-064-37	517	2	1.0	\$44.11	1.0	52.77	96.88
016-064-38	518	2	1.0	\$44.11	1.0	52.77	96.88
016-064-39	519	2	1.0	\$44.11	0.0	0.00	44.11
016-064-40	520	2	1.0	\$44.11	1.0	52.77	96.88
016-064-41	521	2	1.0	\$44.11	1.0	52.77	96.88
016-064-42	522	2	1.0	\$44.11	1.0	52.77	96.88
016-064-43	523	2	1.0	\$44.11	1.0	52.77	96.88
016-064-44	524	2	1.0	\$44.11	1.0	52.77	96.88
016-064-45	525	2	1.0	\$44.11	1.0	52.77	96.88
016-064-46	526	2	1.0	\$44.11	1.0	52.77	96.88
016-064-47	527	2	1.0	\$44.11	1.0	52.77	96.88
016-064-48	528	2	1.0	\$44.11	1.0	52.77	96.88
016-064-49	529	2	1.0	\$44.11	1.0	52.77	96.88
016-064-50	530	2	1.0	\$44.11	1.0	52.77	96.88
016-064-51	531	2	1.0	\$44.11	1.0	52.77	96.88
016-064-52	532	3	1.0	\$44.11	1.0	52.77	96.88
016-064-53	533	3	1.0	\$44.11	1.0	52.77	96.88
016-064-54	534	3	1.0	\$44.11	1.0	52.77	96.88
016-064-55	535	3	1.0	\$44.11	1.0	52.77	96.88
016-064-56	536	3	1.0	\$44.11	1.0	52.77	96.88
016-064-57	537	3	1.0	\$44.11	1.0	52.77	96.88
016-064-58	538	2	1.0	\$44.11	0.0	0.00	44.11
016-064-59	539	2	1.0	\$44.11	1.0	52.77	96.88
016-064-60	540	2	1.0	\$44.11	1.0	52.77	96.88
016-064-61	541	2	1.0	\$44.11	1.0	52.77	96.88
016-064-68	542	3	1.0	\$44.11	1.0	52.77	96.88
016-064-69	543	3	1.0	\$44.11	1.0	52.77	96.88
016-064-70	544	2	1.0	\$44.11	1.0	52.77	96.88
016-091-12	550	13	1.0	\$44.11	1.0	52.77	96.88
016-091-13	551	13	1.0	\$44.11	1.0	52.77	96.88
016-091-14	552	13	1.0	\$44.11	1.0	52.77	96.88
016-091-15	553	13	1.0	\$44.11	1.0	52.77	96.88
016-091-16	554	13	1.0	\$44.11	1.0	52.77	96.88
016-091-17	555	13	1.0	\$44.11	1.0	52.77	96.88
016-091-18	556	13	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-091-23	557	13	1.0	\$44.11	1.0	52.77	96.88
016-091-25	558	13	1.0	\$44.11	1.0	52.77	96.88
016-091-26	559	13	1.0	\$44.11	1.0	52.77	96.88
016-091-27	560	13	1.0	\$44.11	1.0	52.77	96.88
016-091-34	561	13	1.0	\$44.11	1.0	52.77	96.88
016-091-35	562	13	0.0	0.00	0.0	0.00	0.00
016-091-36	563	13	1.0	\$44.11	1.0	52.77	96.88
016-091-37	564	13	1.0	\$44.11	1.0	52.77	96.88
016-091-38	565	13	1.0	\$44.11	1.0	52.77	96.88
016-091-39	566	13	1.0	\$44.11	1.0	52.77	96.88
016-091-40	567	13	1.0	\$44.11	1.0	52.77	96.88
016-091-41	568	13	1.0	\$44.11	1.0	52.77	96.88
016-091-47	570	13	1.0	\$44.11	1.0	52.77	96.88
016-091-48	571	13	1.0	\$44.11	1.0	52.77	96.88
016-091-50	572	13	0.0	0.00	0.0	0.00	0.00
016-091-51	573	13	0.0	0.00	0.0	0.00	0.00
016-091-52	574	13	1.0	\$44.11	1.0	52.77	96.88
016-091-54	575	13	1.0	\$44.11	1.0	52.77	96.88
016-091-55	576	13	0.0	0.00	0.0	0.00	0.00
016-091-58	577	13	1.0	\$44.11	1.0	52.77	96.88
016-091-60	578	13	1.0	\$44.11	1.0	52.77	96.88
016-091-62	580	13	1.0	\$44.11	1.0	52.77	96.88
016-092-01	581	13	1.0	\$44.11	1.0	52.77	96.88
016-092-02	582	13	1.0	\$44.11	0.0	0.00	44.11
016-093-01	583	13	1.0	\$44.11	1.0	52.77	96.88
016-093-02	584	13	1.0	\$44.11	1.0	52.77	96.88
016-093-04	585	13	0.0	0.00	0.0	0.00	0.00
016-093-05	586	13	1.0	\$44.11	1.0	52.77	96.88
016-094-01	587	8	1.0	\$44.11	1.0	52.77	96.88
016-094-02	588	8	1.0	\$44.11	1.0	52.77	96.88
016-094-04	589	13	1.0	\$44.11	1.0	52.77	96.88
016-094-05	590	13	1.0	\$44.11	1.0	52.77	96.88
016-101-12	591	12	1.0	\$44.11	1.0	52.77	96.88
016-101-13	592	11	1.0	\$44.11	1.0	52.77	96.88
016-101-15	593	11	0.0	0.00	0.0	0.00	0.00
016-101-16	594	11	1.0	\$44.11	1.0	52.77	96.88
016-101-23	595	10	1.0	\$44.11	1.0	52.77	96.88
016-101-28	596	11	1.0	\$44.11	1.0	52.77	96.88
016-101-30	597	10	1.0	\$44.11	1.0	52.77	96.88
016-101-32	598	10	1.0	\$44.11	1.0	52.77	96.88
016-101-33	599	10	1.0	\$44.11	1.0	52.77	96.88
016-101-34	600	11	1.0	\$44.11	1.0	52.77	96.88
016-101-35	601	11	0.0	0.00	0.0	0.00	0.00

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-101-36	602	12	1.0	\$44.11	1.0	52.77	96.88
016-102-02	603	11	1.0	\$44.11	1.0	52.77	96.88
016-102-03	604	11	1.0	\$44.11	0.0	0.00	44.11
016-102-04	605	12	1.0	\$44.11	1.0	52.77	96.88
016-102-05	606	12	1.0	\$44.11	1.0	52.77	96.88
016-102-06	607	12	1.0	\$44.11	0.0	0.00	44.11
016-102-07	608	12	1.0	\$44.11	1.0	52.77	96.88
016-102-09	609	12	1.0	\$44.11	1.0	52.77	96.88
016-102-10	610	12	1.0	\$44.11	1.0	52.77	96.88
016-102-12	611	12	0.0	0.00	0.0	0.00	0.00
016-102-13	612	12	1.0	\$44.11	1.0	52.77	96.88
016-102-16	613	11	0.0	0.00	0.0	0.00	0.00
016-102-17	614	12	1.0	\$44.11	0.0	0.00	44.11
016-102-18	615	11	1.0	\$44.11	1.0	52.77	96.88
016-111-04	618	12	1.0	\$44.11	0.0	0.00	44.11
016-111-07	619	12	1.0	\$44.11	1.0	52.77	96.88
016-111-08	620	11	1.0	\$44.11	1.0	52.77	96.88
016-111-09	621	11	1.0	\$44.11	1.0	52.77	96.88
016-111-10	622	11	0.0	0.00	0.0	0.00	0.00
016-111-11	623	11	1.0	\$44.11	1.0	52.77	96.88
016-111-14	624	12	1.0	\$44.11	0.0	0.00	44.11
016-111-15	625	12	1.0	\$44.11	1.0	52.77	96.88
016-111-16	626	11	1.0	\$44.11	1.0	52.77	96.88
016-111-18	627	11	1.0	\$44.11	1.0	52.77	96.88
016-111-19	628	11	0.0	0.00	0.0	0.00	0.00
016-111-24	629	12	1.0	\$44.11	0.0	0.00	44.11
016-111-25	630	12	1.0	\$44.11	1.0	52.77	96.88
016-111-26	631	12	1.0	\$44.11	1.0	52.77	96.88
016-111-27	632	12	0.0	0.00	0.0	0.00	0.00
016-111-28	633	12	1.0	\$44.11	1.0	52.77	96.88
016-112-01	634	12	1.0	\$44.11	1.0	52.77	96.88
016-112-02	635	12	1.0	\$44.11	1.0	52.77	96.88
016-112-03	636	12	1.0	\$44.11	0.0	0.00	44.11
016-112-04	637	12	1.0	\$44.11	1.0	52.77	96.88
016-112-05	638	12	1.0	\$44.11	1.0	52.77	96.88
016-112-06	639	12	1.0	\$44.11	1.0	52.77	96.88
016-112-07	640	12	1.0	\$44.11	1.0	52.77	96.88
016-112-09	641	12	1.0	\$44.11	1.0	52.77	96.88
016-112-11	642	12	1.0	\$44.11	1.0	52.77	96.88
016-112-16	643	13	0.0	0.00	0.0	0.00	0.00
016-112-17	644	13	1.0	\$44.11	1.0	52.77	96.88
016-113-01	645	12	1.0	\$44.11	1.0	52.77	96.88
016-113-02	646	12	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-113-03	647	12	1.0	\$44.11	1.0	52.77	96.88
016-113-04	648	11	1.0	\$44.11	1.0	52.77	96.88
016-113-05	649	11	1.0	\$44.11	1.0	52.77	96.88
016-113-06	650	11	1.0	\$44.11	0.0	0.00	44.11
016-113-07	651	11	1.0	\$44.11	1.0	52.77	96.88
016-113-11	652	12	1.0	\$44.11	1.0	52.77	96.88
016-113-12	653	12	1.0	\$44.11	1.0	52.77	96.88
016-113-13	654	12	1.0	\$44.11	1.0	52.77	96.88
016-113-14	655	12	1.0	\$44.11	1.0	52.77	96.88
016-113-15	656	12	1.0	\$44.11	1.0	52.77	96.88
016-113-20	657	11	1.0	\$44.11	1.0	52.77	96.88
016-114-01	658	12	1.0	\$44.11	0.0	0.00	44.11
016-121-04	659	13	1.0	\$44.11	1.0	52.77	96.88
016-121-06	660	12	1.0	\$44.11	1.0	52.77	96.88
016-121-07	661	12	1.0	\$44.11	1.0	52.77	96.88
016-121-08	662	13	1.0	\$44.11	0.0	0.00	44.11
016-121-10	663	13	1.0	\$44.11	1.0	52.77	96.88
016-121-11	664	13	1.0	\$44.11	1.0	52.77	96.88
016-121-12	665	12	1.0	\$44.11	0.0	0.00	44.11
016-121-17	666	13	1.0	\$44.11	0.0	0.00	44.11
016-121-18	667	13	1.0	\$44.11	1.0	52.77	96.88
016-122-01	668	8	1.0	\$44.11	1.0	52.77	96.88
016-122-02	669	8	1.0	\$44.11	1.0	52.77	96.88
016-122-03	670	8	1.0	\$44.11	1.0	52.77	96.88
016-122-04	671	13	1.0	\$44.11	1.0	52.77	96.88
016-122-05	672	13	1.0	\$44.11	1.0	52.77	96.88
016-122-06	673	13	1.0	\$44.11	0.0	0.00	44.11
016-122-07	674	13	1.0	\$44.11	1.0	52.77	96.88
016-122-08	675	13	1.0	\$44.11	1.0	52.77	96.88
016-122-09	676	13	1.0	\$44.11	1.0	52.77	96.88
016-122-11	677	13	1.0	\$44.11	0.0	0.00	44.11
016-131-02	678	12	1.0	\$44.11	1.0	52.77	96.88
016-131-03	679	12	1.0	\$44.11	1.0	52.77	96.88
016-131-04	680	12	1.0	\$44.11	1.0	52.77	96.88
016-131-09	681	12	0.0	0.00	0.0	0.00	0.00
016-131-10	682	12	1.0	\$44.11	1.0	52.77	96.88
016-131-11	683	12	1.0	\$44.11	1.0	52.77	96.88
016-131-13	684	12	0.0	0.00	0.0	0.00	0.00
016-131-14	685	12	1.0	\$44.11	1.0	52.77	96.88
016-132-01	686	12	1.0	\$44.11	1.0	52.77	96.88
016-132-02	687	12	1.0	\$44.11	1.0	52.77	96.88
016-132-03	688	12	1.0	\$44.11	1.0	52.77	96.88
016-132-04	689	12	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-132-09	690	12	1.0	\$44.11	1.0	52.77	96.88
016-132-10	691	12	1.0	\$44.11	0.0	0.00	44.11
016-132-11	692	12	1.0	\$44.11	0.0	0.00	44.11
016-132-13	693	12	1.0	\$44.11	1.0	52.77	96.88
016-132-14	694	12	1.0	\$44.11	1.0	52.77	96.88
016-132-15	695	12	1.0	\$44.11	1.0	52.77	96.88
016-133-01	696	12	1.0	\$44.11	1.0	52.77	96.88
016-133-02	697	12	1.0	\$44.11	1.0	52.77	96.88
016-133-03	698	12	1.0	\$44.11	1.0	52.77	96.88
016-133-04	699	12	1.0	\$44.11	1.0	52.77	96.88
016-133-05	700	12	1.0	\$44.11	1.0	52.77	96.88
016-133-06	701	12	1.0	\$44.11	1.0	52.77	96.88
016-133-07	702	12	1.0	\$44.11	1.0	52.77	96.88
016-133-08	703	12	1.0	\$44.11	1.0	52.77	96.88
016-134-02	704	12	1.0	\$44.11	1.0	52.77	96.88
016-134-03	705	12	1.0	\$44.11	1.0	52.77	96.88
016-134-04	706	12	1.0	\$44.11	0.0	0.00	44.11
016-134-05	707	12	1.0	\$44.11	0.0	0.00	44.11
016-134-06	708	12	1.0	\$44.11	1.0	52.77	96.88
016-134-07	709	12	1.0	\$44.11	1.0	52.77	96.88
016-134-09	710	12	1.0	\$44.11	1.0	52.77	96.88
016-134-12	711	12	1.0	\$44.11	1.0	52.77	96.88
016-141-01	712	12	1.0	\$44.11	1.0	52.77	96.88
016-141-02	713	12	1.0	\$44.11	1.0	52.77	96.88
016-141-03	714	12	1.0	\$44.11	1.0	52.77	96.88
016-141-04	715	12	1.0	\$44.11	1.0	52.77	96.88
016-141-05	716	12	1.0	\$44.11	1.0	52.77	96.88
016-141-09	717	8	1.0	\$44.11	1.0	52.77	96.88
016-141-10	718	8	1.0	\$44.11	1.0	52.77	96.88
016-141-11	719	8	1.0	\$44.11	1.0	52.77	96.88
016-141-12	720	12	1.0	\$44.11	0.0	0.00	44.11
016-141-13	721	12	1.0	\$44.11	0.0	0.00	44.11
016-141-14	722	12	1.0	\$44.11	0.0	0.00	44.11
016-141-15	723	12	1.0	\$44.11	1.0	52.77	96.88
016-141-18	724	8	1.0	\$44.11	1.0	52.77	96.88
016-141-21	725	8	1.0	\$44.11	1.0	52.77	96.88
016-141-22	726	8	1.0	\$44.11	1.0	52.77	96.88
016-141-24	727	8	1.0	\$44.11	1.0	52.77	96.88
016-142-03	728	8	1.0	\$44.11	1.0	52.77	96.88
016-142-04	729	8	1.0	\$44.11	1.0	52.77	96.88
016-142-05	730	12	1.0	\$44.11	1.0	52.77	96.88
016-142-11	731	12	1.0	\$44.11	1.0	52.77	96.88
016-142-12	732	12	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-142-13	733	12	1.0	\$44.11	1.0	52.77	96.88
016-142-15	734	8	1.0	\$44.11	1.0	52.77	96.88
016-142-16	735	8	1.0	\$44.11	1.0	52.77	96.88
016-142-17	736	12	1.0	\$44.11	1.0	52.77	96.88
016-142-18	737	12	1.0	\$44.11	1.0	52.77	96.88
016-142-19	738	12	1.0	\$44.11	0.0	0.00	44.11
016-142-20	739	12	1.0	\$44.11	1.0	52.77	96.88
016-142-23	741	12	1.0	\$44.11	1.0	52.77	96.88
016-151-01	743	8	1.0	\$44.11	1.0	52.77	96.88
016-151-03	744	8	1.0	\$44.11	1.0	52.77	96.88
016-151-04	745	8	1.0	\$44.11	1.0	52.77	96.88
016-151-05	746	8	1.0	\$44.11	1.0	52.77	96.88
016-151-06	747	8	1.0	\$44.11	0.0	0.00	44.11
016-151-07	748	8	1.0	\$44.11	1.0	52.77	96.88
016-151-08	749	8	1.0	\$44.11	1.0	52.77	96.88
016-152-01	750	8	1.0	\$44.11	1.0	52.77	96.88
016-152-02	751	8	1.0	\$44.11	1.0	52.77	96.88
016-152-03	752	8	1.0	\$44.11	1.0	52.77	96.88
016-152-04	753	8	1.0	\$44.11	1.0	52.77	96.88
016-152-05	754	8	1.0	\$44.11	1.0	52.77	96.88
016-152-06	755	8	1.0	\$44.11	1.0	52.77	96.88
016-152-07	756	8	1.0	\$44.11	1.0	52.77	96.88
016-152-08	757	8	1.0	\$44.11	1.0	52.77	96.88
016-152-09	758	8	1.0	\$44.11	1.0	52.77	96.88
016-152-10	759	8	1.0	\$44.11	1.0	52.77	96.88
016-152-13	760	8	1.0	\$44.11	1.0	52.77	96.88
016-152-14	761	8	1.0	\$44.11	1.0	52.77	96.88
016-152-15	762	8	1.0	\$44.11	1.0	52.77	96.88
016-152-16	763	8	1.0	\$44.11	1.0	52.77	96.88
016-152-17	764	8	1.0	\$44.11	1.0	52.77	96.88
016-152-18	765	8	1.0	\$44.11	1.0	52.77	96.88
016-152-19	766	8	1.0	\$44.11	1.0	52.77	96.88
016-152-20	767	8	1.0	\$44.11	1.0	52.77	96.88
016-152-21	768	8	1.0	\$44.11	1.0	52.77	96.88
016-152-22	769	8	1.0	\$44.11	1.0	52.77	96.88
016-152-23	770	8	1.0	\$44.11	1.0	52.77	96.88
016-153-01	771	8	1.0	\$44.11	1.0	52.77	96.88
016-153-02	772	8	1.0	\$44.11	1.0	52.77	96.88
016-153-03	773	8	1.0	\$44.11	1.0	52.77	96.88
016-153-04	774	8	1.0	\$44.11	1.0	52.77	96.88
016-153-05	775	8	1.0	\$44.11	1.0	52.77	96.88
016-153-06	776	8	1.0	\$44.11	1.0	52.77	96.88
016-153-07	777	8	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-153-08	778	8	1.0	\$44.11	0.0	0.00	44.11
016-153-09	779	8	1.0	\$44.11	1.0	52.77	96.88
016-153-10	780	8	1.0	\$44.11	1.0	52.77	96.88
016-153-11	781	8	1.0	\$44.11	0.0	0.00	44.11
016-154-04	782	8	1.0	\$44.11	1.0	52.77	96.88
016-154-05	783	8	1.0	\$44.11	1.0	52.77	96.88
016-154-06	784	8	1.0	\$44.11	1.0	52.77	96.88
016-154-07	785	8	1.0	\$44.11	1.0	52.77	96.88
016-154-08	786	8	1.0	\$44.11	1.0	52.77	96.88
016-161-01	787	8	1.0	\$44.11	1.0	52.77	96.88
016-161-07	789	12	1.0	\$44.11	0.0	0.00	44.11
016-161-15	790	12	1.0	\$44.11	1.0	52.77	96.88
016-161-16	791	12	1.0	\$44.11	1.0	52.77	96.88
016-161-17	792	12	1.0	\$44.11	1.0	52.77	96.88
016-161-18	793	12	1.0	\$44.11	1.0	52.77	96.88
016-161-19	794	12	1.0	\$44.11	1.0	52.77	96.88
016-161-20	795	12	1.0	\$44.11	1.0	52.77	96.88
016-161-21	796	12	1.0	\$44.11	1.0	52.77	96.88
016-161-22	797	8	1.0	\$44.11	1.0	52.77	96.88
016-161-27	798	12	1.0	\$44.11	1.0	52.77	96.88
016-161-28	799	12	1.0	\$44.11	1.0	52.77	96.88
016-161-29	800	12	1.0	\$44.11	1.0	52.77	96.88
016-161-34	801	12	0.0	0.00	0.0	0.00	0.00
016-161-36	802	12	0.0	0.00	0.0	0.00	0.00
016-161-39	803	8	0.0	0.00	0.0	0.00	0.00
016-161-42	805	12	1.0	\$44.11	1.0	52.77	96.88
016-161-46	806	12	0.0	0.00	0.0	0.00	0.00
016-161-48	807	12	1.0	\$44.11	1.0	52.77	96.88
016-161-49	808	12	1.0	\$44.11	1.0	52.77	96.88
016-161-50	809	12	1.0	\$44.11	1.0	52.77	96.88
016-161-51	810	12	1.0	\$44.11	1.0	52.77	96.88
016-161-52	811	12	1.0	\$44.11	1.0	52.77	96.88
016-161-53	812	12	1.0	\$44.11	1.0	52.77	96.88
016-161-54	813	12	1.0	\$44.11	1.0	52.77	96.88
016-162-01	814	12	0.0	0.00	0.0	0.00	0.00
016-162-02	815	12	1.0	\$44.11	1.0	52.77	96.88
016-163-01	816	12	1.0	\$44.11	1.0	52.77	96.88
016-163-02	817	12	1.0	\$44.11	1.0	52.77	96.88
016-163-03	818	12	1.0	\$44.11	1.0	52.77	96.88
016-163-04	819	12	1.0	\$44.11	1.0	52.77	96.88
016-163-05	820	12	1.0	\$44.11	1.0	52.77	96.88
016-163-06	821	12	1.0	\$44.11	1.0	52.77	96.88
016-163-07	822	12	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-163-08	823	12	1.0	\$44.11	1.0	52.77	96.88
016-163-09	824	12	1.0	\$44.11	1.0	52.77	96.88
016-163-10	825	12	1.0	\$44.11	0.0	0.00	44.11
016-163-11	826	12	1.0	\$44.11	0.0	0.00	44.11
016-163-12	827	12	1.0	\$44.11	1.0	52.77	96.88
016-163-13	828	12	1.0	\$44.11	1.0	52.77	96.88
016-172-01	829	8	1.0	\$44.11	0.0	0.00	44.11
016-172-02	830	8	0.0	0.00	0.0	0.00	0.00
016-173-01	831	8	1.0	\$44.11	1.0	52.77	96.88
016-173-02	832	8	1.0	\$44.11	0.0	0.00	44.11
016-173-03	833	8	1.0	\$44.11	1.0	52.77	96.88
016-173-04	834	8	1.0	\$44.11	1.0	52.77	96.88
016-173-05	835	8	1.0	\$44.11	0.0	0.00	44.11
016-173-06	836	8	1.0	\$44.11	1.0	52.77	96.88
016-173-07	837	8	1.0	\$44.11	0.0	0.00	44.11
016-173-08	838	8	1.0	\$44.11	1.0	52.77	96.88
016-173-09	839	8	1.0	\$44.11	1.0	52.77	96.88
016-173-10	840	8	1.0	\$44.11	1.0	52.77	96.88
016-173-11	841	8	1.0	\$44.11	1.0	52.77	96.88
016-173-12	842	8	1.0	\$44.11	1.0	52.77	96.88
016-173-13	843	8	1.0	\$44.11	1.0	52.77	96.88
016-173-14	844	8	1.0	\$44.11	0.0	0.00	44.11
016-173-15	845	8	0.0	0.00	0.0	0.00	0.00
016-174-01	846	8	1.0	\$44.11	1.0	52.77	96.88
016-174-02	847	8	1.0	\$44.11	1.0	52.77	96.88
016-174-03	848	8	1.0	\$44.11	1.0	52.77	96.88
016-174-04	849	8	1.0	\$44.11	1.0	52.77	96.88
016-174-05	850	8	1.0	\$44.11	1.0	52.77	96.88
016-174-06	851	8	1.0	\$44.11	1.0	52.77	96.88
016-174-07	852	8	1.0	\$44.11	1.0	52.77	96.88
016-174-08	853	8	1.0	\$44.11	1.0	52.77	96.88
016-174-09	854	8	1.0	\$44.11	1.0	52.77	96.88
016-174-10	855	8	1.0	\$44.11	1.0	52.77	96.88
016-174-11	856	8	1.0	\$44.11	1.0	52.77	96.88
016-174-12	857	8	1.0	\$44.11	1.0	52.77	96.88
016-174-13	858	8	1.0	\$44.11	0.0	0.00	44.11
016-174-14	859	8	1.0	\$44.11	1.0	52.77	96.88
016-174-15	860	8	1.0	\$44.11	1.0	52.77	96.88
016-174-16	861	8	1.0	\$44.11	1.0	52.77	96.88
016-174-17	862	8	1.0	\$44.11	1.0	52.77	96.88
016-174-18	863	8	1.0	\$44.11	1.0	52.77	96.88
016-174-19	864	8	1.0	\$44.11	1.0	52.77	96.88
016-174-20	865	8	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-175-01	866	8	1.0	\$44.11	1.0	52.77	96.88
016-175-02	867	8	1.0	\$44.11	1.0	52.77	96.88
016-175-03	868	8	1.0	\$44.11	0.0	0.00	44.11
016-181-01	869	13	1.0	\$44.11	1.0	52.77	96.88
016-181-02	870	13	1.0	\$44.11	1.0	52.77	96.88
016-181-06	871	8	1.0	\$44.11	1.0	52.77	96.88
016-181-10	872	13	1.0	\$44.11	1.0	52.77	96.88
016-181-12	873	8	1.0	\$44.11	1.0	52.77	96.88
016-181-15	874	8	1.0	\$44.11	1.0	52.77	96.88
016-181-16	875	8	1.0	\$44.11	1.0	52.77	96.88
016-181-17	876	8	1.0	\$44.11	1.0	52.77	96.88
016-181-18	877	13	1.0	\$44.11	1.0	52.77	96.88
016-181-19	878	13	1.0	\$44.11	1.0	52.77	96.88
016-181-20	879	8	0.0	0.00	0.0	0.00	0.00
016-181-21	880	8	1.0	\$44.11	1.0	52.77	96.88
016-181-22	881	8	1.0	\$44.11	1.0	52.77	96.88
016-181-23	882	8	1.0	\$44.11	1.0	52.77	96.88
016-181-25	883	13	1.0	\$44.11	1.0	52.77	96.88
016-182-01	884	8	1.0	\$44.11	1.0	52.77	96.88
016-182-02	885	8	1.0	\$44.11	1.0	52.77	96.88
016-182-03	886	8	1.0	\$44.11	0.0	0.00	44.11
016-182-04	887	8	1.0	\$44.11	1.0	52.77	96.88
016-182-05	888	8	1.0	\$44.11	1.0	52.77	96.88
016-182-06	889	8	1.0	\$44.11	1.0	52.77	96.88
016-182-07	890	8	1.0	\$44.11	1.0	52.77	96.88
016-182-08	891	8	1.0	\$44.11	1.0	52.77	96.88
016-182-10	892	8	0.0	0.00	0.0	0.00	0.00
016-183-01	893	8	1.0	\$44.11	1.0	52.77	96.88
016-183-02	894	8	1.0	\$44.11	0.0	0.00	44.11
016-191-09	895	8	1.0	\$44.11	1.0	52.77	96.88
016-191-10	896	8	1.0	\$44.11	1.0	52.77	96.88
016-191-13	897	8	1.0	\$44.11	1.0	52.77	96.88
016-191-14	898	8	1.0	\$44.11	1.0	52.77	96.88
016-191-15	899	8	1.0	\$44.11	0.0	0.00	44.11
016-191-16	900	8	1.0	\$44.11	1.0	52.77	96.88
016-191-17	901	8	1.0	\$44.11	1.0	52.77	96.88
016-191-18	902	8	1.0	\$44.11	1.0	52.77	96.88
016-191-19	903	8	1.0	\$44.11	1.0	52.77	96.88
016-191-20	904	8	1.0	\$44.11	1.0	52.77	96.88
016-191-21	905	8	1.0	\$44.11	1.0	52.77	96.88
016-191-22	906	8	1.0	\$44.11	1.0	52.77	96.88
016-191-24	907	8	1.0	\$44.11	1.0	52.77	96.88
016-201-01	908	8	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-201-02	909	8	1.0	\$44.11	1.0	52.77	96.88
016-201-03	910	8	1.0	\$44.11	1.0	52.77	96.88
016-201-13	911	8	1.0	\$44.11	1.0	52.77	96.88
016-201-15	913	8	1.0	\$44.11	0.0	0.00	44.11
016-201-16	914	8	1.0	\$44.11	1.0	52.77	96.88
016-201-20	916	8	1.0	\$44.11	0.0	0.00	44.11
016-201-21	917	8	1.0	\$44.11	1.0	52.77	96.88
016-202-01	918	8	1.0	\$44.11	0.0	0.00	44.11
016-202-02	919	8	1.0	\$44.11	1.0	52.77	96.88
016-202-03	920	8	1.0	\$44.11	1.0	52.77	96.88
016-203-01	921	8	1.0	\$44.11	1.0	52.77	96.88
016-203-08	922	8	1.0	\$44.11	1.0	52.77	96.88
016-203-09	923	8	0.0	0.00	0.0	0.00	0.00
016-203-10	924	8	1.0	\$44.11	1.0	52.77	96.88
016-203-11	925	8	1.0	\$44.11	1.0	52.77	96.88
016-203-12	926	8	1.0	\$44.11	1.0	52.77	96.88
016-203-13	927	8	1.0	\$44.11	1.0	52.77	96.88
016-203-14	928	8	1.0	\$44.11	1.0	52.77	96.88
016-203-15	929	8	1.0	\$44.11	1.0	52.77	96.88
016-203-16	930	8	1.0	\$44.11	1.0	52.77	96.88
016-203-18	931	8	1.0	\$44.11	1.0	52.77	96.88
016-213-03	932	6	1.0	\$44.11	0.0	0.00	44.11
016-213-05	933	6	1.0	\$44.11	1.0	52.77	96.88
016-213-06	934	6	1.0	\$44.11	0.0	0.00	44.11
016-213-07	935	6	1.0	\$44.11	1.0	52.77	96.88
016-213-08	936	6	1.0	\$44.11	1.0	52.77	96.88
016-213-09	937	6	1.0	\$44.11	1.0	52.77	96.88
016-213-12	938	7	2.975	131.23	2.97	156.73	287.95
016-213-13	939	7	7.54	0.00	0.0	0.00	0.00
016-213-14	940	6	1.0	\$44.11	0.0	0.00	44.11
016-213-15	941	6	0.0	0.00	0.0	0.00	0.00
016-231-05	942	6	0.0	0.00	0.0	0.00	0.00
016-241-06	943	7	1.0	\$44.11	1.0	52.77	96.88
016-241-09	945	6	1.0	\$44.11	1.0	52.77	96.88
016-241-21	949	6	1.0	\$44.11	1.0	52.77	96.88
016-242-08	950	7	1.0	\$44.11	1.0	52.77	96.88
016-242-09	951	7	0.0	0.00	0.0	0.00	0.00
016-242-12	952	7	1.0	\$44.11	1.0	52.77	96.88
016-242-13	953	7	0.0	0.00	0.0	0.00	0.00
016-242-23	954	6	0.0	0.00	0.0	0.00	0.00
016-242-25	956	6	1.0	\$44.11	1.0	52.77	96.88
016-242-32	957	6	1.0	\$44.11	1.0	52.77	96.88
016-242-27	958	6	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

016-242-28	959	6	1.0	\$44.11	1.0	52.77	96.88
016-242-30	960	6	1.0	\$44.11	1.0	52.77	96.88
016-242-31	961	6	1.5	66.17	1.5	79.16	145.32
016-261-02	962	6	1.0	\$44.11	1.0	52.77	96.88
016-261-03	963	7	1.0	\$44.11	1.0	52.77	96.88
016-261-05	964	7	0.0	0.00	0.0	0.00	0.00
016-261-06	965	7	0.0	0.00	0.0	0.00	0.00
016-261-09	966	7	0.0	0.00	0.0	0.00	0.00
016-261-10	967	7	1.0	\$44.11	1.0	52.77	96.88
016-261-11	968	7	1.0	\$44.11	1.0	52.77	96.88
016-271-10	969	7	1.0	\$44.11	1.0	52.77	96.88
016-271-11	970	7	0.0	0.00	0.0	0.00	0.00
016-271-16	971	7	0.0	0.00	0.0	0.00	0.00
016-281-01	972	3	1.0	\$44.11	0.0	0.00	44.11
016-281-02	973	3	1.0	\$44.11	1.0	52.77	96.88
016-281-03	974	3	1.0	\$44.11	1.0	52.77	96.88
016-281-04	975	3	1.0	\$44.11	1.0	52.77	96.88
016-281-05	976	3	1.0	\$44.11	1.0	52.77	96.88
016-281-06	977	3	1.0	\$44.11	1.0	52.77	96.88
016-281-07	978	3	1.0	\$44.11	1.0	52.77	96.88
016-281-08	979	3	1.0	\$44.11	1.0	52.77	96.88
016-281-09	980	3	1.0	\$44.11	1.0	52.77	96.88
016-281-10	981	3	1.0	\$44.11	0.0	0.00	44.11
016-281-11	982	4	1.0	\$44.11	1.0	52.77	96.88
016-281-12	983	4	1.0	\$44.11	1.0	52.77	96.88
016-281-13	984	4	1.0	\$44.11	1.0	52.77	96.88
016-281-14	985	4	1.0	\$44.11	1.0	52.77	96.88
016-281-15	986	4	1.0	\$44.11	1.0	52.77	96.88
016-281-16	987	3	1.0	\$44.11	1.0	52.77	96.88
016-281-17	988	3	1.0	\$44.11	1.0	52.77	96.88
016-281-18	989	3	1.0	\$44.11	1.0	52.77	96.88
016-281-19	990	3	1.0	\$44.11	1.0	52.77	96.88
016-281-20	991	3	1.0	\$44.11	1.0	52.77	96.88
016-281-21	992	3	1.0	\$44.11	0.0	0.00	44.11
016-281-22	993	3	1.0	\$44.11	1.0	52.77	96.88
016-281-23	994	3	1.0	\$44.11	1.0	52.77	96.88
016-281-24	995	4	1.0	\$44.11	0.0	0.00	44.11
016-281-25	996	4	1.0	\$44.11	1.0	52.77	96.88
016-281-26	997	3	1.0	\$44.11	1.0	52.77	96.88
016-281-27	998	3	1.0	\$44.11	1.0	52.77	96.88
016-281-28	999	3	1.0	\$44.11	1.0	52.77	96.88
016-281-29	1000	3	1.0	\$44.11	1.0	52.77	96.88
016-281-30	1001	3	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

016-281-31	1002	3	1.0	\$44.11	1.0	52.77	96.88
016-281-32	1003	3	1.0	\$44.11	0.0	0.00	44.11
016-282-01	1004	3	1.0	\$44.11	1.0	52.77	96.88
016-282-02	1005	3	1.0	\$44.11	1.0	52.77	96.88
016-282-03	1006	3	1.0	\$44.11	1.0	52.77	96.88
016-282-04	1007	3	1.0	\$44.11	1.0	52.77	96.88
016-282-05	1008	3	1.0	\$44.11	1.0	52.77	96.88
016-282-06	1009	3	1.0	\$44.11	1.0	52.77	96.88
016-282-07	1010	3	1.0	\$44.11	1.0	52.77	96.88
016-282-08	1011	3	1.0	\$44.11	1.0	52.77	96.88
016-283-01	1012	3	1.0	\$44.11	1.0	52.77	96.88
016-283-02	1013	3	1.0	\$44.11	1.0	52.77	96.88
016-283-03	1014	3	1.0	\$44.11	1.0	52.77	96.88
016-283-04	1015	3	1.0	\$44.11	1.0	52.77	96.88
016-283-05	1016	3	1.0	\$44.11	1.0	52.77	96.88
016-283-06	1017	3	1.0	\$44.11	1.0	52.77	96.88
016-283-07	1018	3	1.0	\$44.11	1.0	52.77	96.88
016-283-08	1019	3	1.0	\$44.11	1.0	52.77	96.88
016-283-09	1020	3	1.0	\$44.11	1.0	52.77	96.88
016-283-10	1021	3	1.0	\$44.11	1.0	52.77	96.88
016-283-11	1022	3	1.0	\$44.11	1.0	52.77	96.88
016-291-06	1023	7	1.0	\$44.11	0.0	0.00	44.11
016-291-07	1024	7	1.0	\$44.11	1.0	52.77	96.88
016-291-08	1025	7	1.0	\$44.11	1.0	52.77	96.88
016-291-09	1026	7	1.0	\$44.11	1.0	52.77	96.88
016-291-10	1027	7	1.0	\$44.11	1.0	52.77	96.88
016-291-11	1028	7	1.0	\$44.11	1.0	52.77	96.88
016-291-12	1029	7	1.0	\$44.11	1.0	52.77	96.88
016-291-13	1030	7	1.0	\$44.11	0.0	0.00	44.11
016-291-14	1031	7	1.0	\$44.11	1.0	52.77	96.88
016-291-16	1032	7	1.0	\$44.11	1.0	52.77	96.88
016-291-17	1033	7	1.0	\$44.11	1.0	52.77	96.88
016-291-18	1034	7	1.0	\$44.11	1.0	52.77	96.88
016-291-19	1035	7	1.0	\$44.11	1.0	52.77	96.88
016-291-20	1036	7	1.0	\$44.11	1.0	52.77	96.88
016-291-21	1037	7	1.0	\$44.11	0.0	0.00	44.11
016-291-22	1038	7	1.0	\$44.11	1.0	52.77	96.88
016-291-23	1039	7	1.0	\$44.11	1.0	52.77	96.88
016-291-24	1040	7	1.0	\$44.11	1.0	52.77	96.88
016-291-25	1041	7	1.0	\$44.11	0.0	0.00	44.11
016-291-29	1042	7	1.0	\$44.11	1.0	52.77	96.88
016-291-40	1043	7	1.0	\$44.11	1.0	52.77	96.88
016-291-41	1044	7	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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016-291-43	1045	7	1.0	\$44.11	1.0	52.77	96.88
016-291-46	1046	7	0.0	0.00	0.0	0.00	0.00
016-291-52	1047	7	1.0	\$44.11	1.0	52.77	96.88
016-291-54	1048	7	1.0	\$44.11	0.0	0.00	44.11
016-301-01	1049	6	1.0	\$44.11	1.0	52.77	96.88
016-301-02	1050	6	1.0	\$44.11	1.0	52.77	96.88
016-301-03	1051	6	1.0	\$44.11	1.0	52.77	96.88
016-301-04	1052	6	1.0	\$44.11	1.0	52.77	96.88
016-301-05	1053	6	1.0	\$44.11	1.0	52.77	96.88
016-301-06	1054	6	1.0	\$44.11	1.0	52.77	96.88
016-301-07	1055	6	1.0	\$44.11	1.0	52.77	96.88
016-301-08	1056	6	1.0	\$44.11	1.0	52.77	96.88
016-301-09	1057	6	1.0	\$44.11	0.0	0.00	44.11
016-301-10	1058	6	1.0	\$44.11	1.0	52.77	96.88
016-301-11	1059	6	1.0	\$44.11	1.0	52.77	96.88
016-301-12	1060	6	1.0	\$44.11	1.0	52.77	96.88
016-301-13	1061	6	1.0	\$44.11	1.0	52.77	96.88
016-301-14	1062	6	1.0	\$44.11	1.0	52.77	96.88
016-301-15	1063	6	1.0	\$44.11	1.0	52.77	96.88
016-301-16	1064	6	1.0	\$44.11	1.0	52.77	96.88
016-301-17	1065	6	1.0	\$44.11	0.0	0.00	44.11
016-301-18	1066	6	0.0	0.00	0.0	0.00	0.00
016-301-19	1067	6	1.0	\$44.11	0.0	0.00	44.11
016-301-20	1068	6	0.0	0.00	0.0	0.00	0.00
016-301-22	1069	6	1.0	\$44.11	1.0	52.77	96.88
016-301-23	1070	6	0.0	0.00	0.0	0.00	0.00
016-302-01	1071	6	1.0	\$44.11	1.0	52.77	96.88
016-302-02	1072	6	1.0	\$44.11	1.0	52.77	96.88
016-302-03	1073	6	1.0	\$44.11	1.0	52.77	96.88
016-302-04	1074	6	0.0	0.00	0.0	0.00	0.00
016-302-05	1075	6	1.0	\$44.11	1.0	52.77	96.88
016-302-06	1076	6	0.0	0.00	0.0	0.00	0.00
016-302-07	1077	6	1.0	\$44.11	1.0	52.77	96.88
016-302-08	1078	6	1.0	\$44.11	1.0	52.77	96.88
016-302-09	1079	6	1.0	\$44.11	1.0	52.77	96.88
016-302-10	1080	6	1.0	\$44.11	1.0	52.77	96.88
016-302-11	1081	6	0.0	0.00	0.0	0.00	0.00
016-302-14	1084	6	1.0	\$44.11	1.0	52.77	96.88
016-302-15	1085	6	1.0	\$44.11	1.0	52.77	96.88
016-302-20	1086	6	1.0	\$44.11	0.0	0.00	44.11
016-302-21	1087	6	1.0	\$44.11	1.0	52.77	96.88
016-302-22	1088	6	0.0	0.00	0.0	0.00	0.00
016-302-23	1089	6	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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016-302-24	1090	6	1.0	\$44.11	1.0	52.77	96.88
016-302-25	1091	6	0.0	0.00	0.0	0.00	0.00
016-302-26	1092	6	0.0	0.00	0.0	0.00	0.00
016-302-27	1093	6	1.0	\$44.11	1.0	52.77	96.88
016-302-28	1094	6	0.0	0.00	0.0	0.00	0.00
016-302-29	1095	6	1.0	\$44.11	1.0	52.77	96.88
016-302-30	1096	6	1.0	\$44.11	1.0	52.77	96.88
016-310-01	1097	7	1.0	\$44.11	1.0	52.77	96.88
016-310-02	1098	7	1.0	\$44.11	1.0	52.77	96.88
016-310-03	1099	7	1.0	\$44.11	0.0	0.00	44.11
016-310-04	1100	7	1.0	\$44.11	1.0	52.77	96.88
016-310-05	1101	7	1.0	\$44.11	1.0	52.77	96.88
016-310-06	1102	7	1.0	\$44.11	1.0	52.77	96.88
016-310-07	1103	7	1.0	\$44.11	1.0	52.77	96.88
016-310-08	1104	7	1.0	\$44.11	1.0	52.77	96.88
016-310-09	1105	7	1.0	\$44.11	1.0	52.77	96.88
016-310-10	1106	7	1.0	\$44.11	1.0	52.77	96.88
016-310-11	1107	7	1.0	\$44.11	1.0	52.77	96.88
016-310-12	1108	7	1.0	\$44.11	1.0	52.77	96.88
016-310-13	1109	7	1.0	\$44.11	1.0	52.77	96.88
016-310-14	1110	7	1.0	\$44.11	1.0	52.77	96.88
016-310-15	1111	7	1.0	\$44.11	0.0	0.00	44.11
016-310-18	1112	7	1.0	\$44.11	1.0	52.77	96.88
016-310-19	1113	7	1.0	\$44.11	1.0	52.77	96.88
016-310-20	1114	7	1.0	\$44.11	0.0	0.00	44.11
016-310-24	1115	7	0.0	0.00	0.0	0.00	0.00
016-310-25	1116	7	0.0	0.00	0.0	0.00	0.00
016-310-26	1117	7	0.0	0.00	0.0	0.00	0.00
016-310-27	1118	7	0.0	0.00	0.0	0.00	0.00
016-310-28	1119	7	0.0	0.00	0.0	0.00	0.00
016-310-29	1120	7	0.0	0.00	0.0	0.00	0.00
016-310-30	1121	7	0.0	0.00	0.0	0.00	0.00
016-310-31	1122	7	0.0	0.00	0.0	0.00	0.00
016-310-32	1123	7	0.0	0.00	0.0	0.00	0.00
016-310-33	1124	7	1.0	\$44.11	1.0	52.77	96.88
016-310-34	1125	7	1.0	\$44.11	1.0	52.77	96.88
016-321-01	1126	13	1.0	\$44.11	1.0	52.77	96.88
016-321-02	1127	13	1.0	\$44.11	0.0	0.00	44.11
016-321-03	1128	13	1.0	\$44.11	1.0	52.77	96.88
016-321-04	1129	10	1.0	\$44.11	1.0	52.77	96.88
016-321-05	1130	10	1.0	\$44.11	1.0	52.77	96.88
016-321-06	1131	10	1.0	\$44.11	1.0	52.77	96.88
016-321-07	1132	13	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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016-321-08	1133	13	1.0	\$44.11	1.0	52.77	96.88
016-321-09	1134	10	1.0	\$44.11	1.0	52.77	96.88
016-321-10	1135	10	1.0	\$44.11	1.0	52.77	96.88
016-322-01	1136	13	1.0	\$44.11	1.0	52.77	96.88
016-322-02	1137	13	1.0	\$44.11	1.0	52.77	96.88
016-322-03	1138	13	1.0	\$44.11	1.0	52.77	96.88
016-322-04	1139	13	1.0	\$44.11	1.0	52.77	96.88
016-322-05	1140	13	1.0	\$44.11	0.0	0.00	44.11
016-322-06	1141	13	1.0	\$44.11	1.0	52.77	96.88
016-322-07	1142	13	1.0	\$44.11	1.0	52.77	96.88
016-330-01	1143	11	1.0	\$44.11	1.0	52.77	96.88
016-330-02	1144	11	1.0	\$44.11	1.0	52.77	96.88
016-330-03	1145	11	1.0	\$44.11	1.0	52.77	96.88
016-330-04	1146	11	1.0	\$44.11	1.0	52.77	96.88
016-330-05	1147	11	1.0	\$44.11	1.0	52.77	96.88
016-330-06	1148	10	1.0	\$44.11	1.0	52.77	96.88
016-330-07	1149	10	1.0	\$44.11	1.0	52.77	96.88
016-330-08	1150	10	1.0	\$44.11	1.0	52.77	96.88
016-330-10	1151	10	1.0	\$44.11	1.0	52.77	96.88
016-330-11	1152	10	1.0	\$44.11	1.0	52.77	96.88
017-181-01	1156	3	0.0	0.00	0.0	0.00	0.00
017-181-08	1157	3	0.0	0.00	0.0	0.00	0.00
017-181-09	1158	3	1.0	\$44.11	1.0	52.77	96.88
017-181-10	1159	3	1.0	\$44.11	1.0	52.77	96.88
017-181-11	1160	3	1.0	\$44.11	1.0	52.77	96.88
017-181-12	1161	3	1.0	\$44.11	1.0	52.77	96.88
017-181-16	1162	3	1.0	\$44.11	1.0	52.77	96.88
017-181-34	1163	3	1.0	\$44.11	0.0	0.00	44.11
017-181-35	1164	3	1.0	\$44.11	1.0	52.77	96.88
017-181-36	1165	3	1.0	\$44.11	1.0	52.77	96.88
017-181-39	1167	3	0.0	0.00	0.0	0.00	0.00
017-181-40	1168	3	1.0	\$44.11	1.0	52.77	96.88
017-181-41	1169	3	1.0	\$44.11	1.0	52.77	96.88
017-181-42	1170	3	1.0	\$44.11	1.0	52.77	96.88
017-181-44	1172	3	1.0	\$44.11	1.0	52.77	96.88
184-010-09	1173	18	0.0	0.00	0.0	0.00	0.00
184-010-15	1174	18	2.25	99.25	2.25	118.73	217.98
184-010-16	1175	18	1.0	\$44.11	1.0	52.77	96.88
184-010-49	1176	18	0.0	0.00	0.0	0.00	0.00
184-010-50	1177	18	0.0	0.00	0.0	0.00	0.00
184-010-51	1178	18	7.51	331.27	7.51	396.30	727.57
184-010-52	1179	18	42.0	1852.62	42.0	2216.34	4068.96
184-010-53	1180	18	0.0	0.00	0.0	0.00	0.00

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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184-020-03	1181	19	0.0	0.00	0.0	0.00	0.00
184-020-04	1182	20	0.0	0.00	0.0	0.00	0.00
184-020-05	1183	19	0.0	0.00	0.0	0.00	0.00
184-020-06	1184	21	1.0	\$44.11	1.0	52.77	96.88
184-020-07	1185	19	1.0	\$44.11	1.0	52.77	96.88
184-030-01	1186	19	1.0	\$44.11	1.0	52.77	96.88
184-030-04	1187	19	1.0	\$44.11	0.0	0.00	44.11
184-030-05	1188	19	0.0	0.00	0.0	0.00	0.00
184-030-16	1189	19	0.0	0.00	0.0	0.00	0.00
184-030-17	1190	18	0.0	0.00	0.0	0.00	0.00
184-041-01	1191	21	1.0	\$44.11	1.0	52.77	96.88
184-041-02	1192	21	1.0	\$44.11	1.0	52.77	96.88
184-041-03	1193	21	1.0	\$44.11	1.0	52.77	96.88
184-041-04	1194	21	1.0	\$44.11	0.0	0.00	44.11
184-041-05	1195	21	1.0	\$44.11	1.0	52.77	96.88
184-041-06	1196	21	1.0	\$44.11	1.0	52.77	96.88
184-041-07	1197	21	1.0	\$44.11	0.0	0.00	44.11
184-041-08	1198	21	1.0	\$44.11	1.0	52.77	96.88
184-041-09	1199	21	1.0	\$44.11	1.0	52.77	96.88
184-041-12	1200	21	1.0	\$44.11	1.0	52.77	96.88
184-041-13	1201	21	1.0	\$44.11	1.0	52.77	96.88
184-041-14	1202	21	1.0	\$44.11	1.0	52.77	96.88
184-041-15	1203	21	1.0	\$44.11	1.0	52.77	96.88
184-041-16	1204	21	1.0	\$44.11	1.0	52.77	96.88
184-041-17	1205	16	1.0	\$44.11	1.0	52.77	96.88
184-041-18	1206	16	1.0	\$44.11	1.0	52.77	96.88
184-041-20	1207	21	1.0	\$44.11	1.0	52.77	96.88
184-041-21	1208	21	1.0	\$44.11	1.0	52.77	96.88
184-042-01	1209	21	1.0	\$44.11	0.0	0.00	44.11
184-042-02	1210	21	0.0	0.00	0.0	0.00	0.00
184-042-03	1211	21	0.0	0.00	0.0	0.00	0.00
184-042-04	1212	21	0.0	0.00	0.0	0.00	0.00
184-042-05	1213	16	0.0	0.00	0.0	0.00	0.00
184-043-01	1214	21	1.0	\$44.11	0.0	0.00	44.11
184-043-02	1215	21	1.0	\$44.11	1.0	52.77	96.88
184-043-03	1216	21	1.0	\$44.11	1.0	52.77	96.88
184-043-04	1217	21	1.0	\$44.11	1.0	52.77	96.88
184-043-05	1218	21	0.0	0.00	0.0	0.00	0.00
184-043-07	1220	21	1.0	\$44.11	1.0	52.77	96.88
184-043-08	1221	21	1.0	\$44.11	1.0	52.77	96.88
184-043-09	1222	21	1.0	\$44.11	1.0	52.77	96.88
184-043-10	1223	21	1.0	\$44.11	0.0	0.00	44.11
184-043-11	1224	21	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-043-12	1225	21	1.0	\$44.11	1.0	52.77	96.88
184-043-13	1226	21	1.0	\$44.11	1.0	52.77	96.88
184-043-16	1228	21	1.0	\$44.11	1.0	52.77	96.88
184-043-17	1229	21	0.0	0.00	0.0	0.00	0.00
184-051-01	1230	21	1.0	\$44.11	1.0	52.77	96.88
184-051-02	1231	21	1.0	\$44.11	1.0	52.77	96.88
184-051-03	1232	21	1.0	\$44.11	1.0	52.77	96.88
184-051-04	1233	21	1.0	\$44.11	0.0	0.00	44.11
184-051-05	1234	21	1.0	\$44.11	1.0	52.77	96.88
184-051-06	1235	21	1.0	\$44.11	1.0	52.77	96.88
184-051-07	1236	21	1.0	\$44.11	1.0	52.77	96.88
184-052-01	1237	21	1.0	\$44.11	1.0	52.77	96.88
184-052-02	1238	21	1.0	\$44.11	1.0	52.77	96.88
184-052-03	1239	21	1.0	\$44.11	0.0	0.00	44.11
184-052-04	1240	21	1.0	\$44.11	1.0	52.77	96.88
184-052-05	1241	21	1.0	\$44.11	1.0	52.77	96.88
184-052-06	1242	21	1.0	\$44.11	1.0	52.77	96.88
184-052-07	1243	21	1.0	\$44.11	1.0	52.77	96.88
184-121-01	1244	20	1.0	\$44.11	1.0	52.77	96.88
184-121-02	1245	20	1.0	\$44.11	1.0	52.77	96.88
184-121-03	1246	23	1.0	\$44.11	1.0	52.77	96.88
184-121-04	1247	23	1.0	\$44.11	1.0	52.77	96.88
184-121-05	1248	23	1.0	\$44.11	1.0	52.77	96.88
184-121-06	1249	23	1.0	\$44.11	1.0	52.77	96.88
184-121-07	1250	23	1.0	\$44.11	1.0	52.77	96.88
184-131-01	1251	20	1.0	\$44.11	1.0	52.77	96.88
184-131-02	1252	20	1.0	\$44.11	1.0	52.77	96.88
184-131-03	1253	20	1.0	\$44.11	1.0	52.77	96.88
184-131-04	1254	20	1.0	\$44.11	1.0	52.77	96.88
184-131-05	1255	20	1.0	\$44.11	1.0	52.77	96.88
184-131-06	1256	20	1.0	\$44.11	1.0	52.77	96.88
184-131-07	1257	20	1.0	\$44.11	1.0	52.77	96.88
184-131-08	1258	20	1.0	\$44.11	1.0	52.77	96.88
184-131-09	1259	20	0.0	0.00	0.0	0.00	0.00
184-132-01	1260	20	0.0	0.00	0.0	0.00	0.00
184-132-02	1261	20	0.0	0.00	0.0	0.00	0.00
184-132-05	1262	20	0.0	0.00	0.0	0.00	0.00
184-132-06	1263	20	0.0	0.00	0.0	0.00	0.00
184-132-09	1264	20	1.0	\$44.11	1.0	52.77	96.88
184-132-10	1265	20	1.0	\$44.11	1.0	52.77	96.88
184-132-11	1266	20	1.0	\$44.11	1.0	52.77	96.88
184-132-12	1267	20	1.0	\$44.11	1.0	52.77	96.88
184-132-13	1268	20	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-132-14	1269	20	1.0	\$44.11	1.0	52.77	96.88
184-132-15	1270	20	1.0	\$44.11	1.0	52.77	96.88
184-132-16	1271	20	1.0	\$44.11	1.0	52.77	96.88
184-132-17	1272	20	1.0	\$44.11	1.0	52.77	96.88
184-132-18	1273	20	1.0	\$44.11	1.0	52.77	96.88
184-132-19	1274	20	1.0	\$44.11	1.0	52.77	96.88
184-132-20	1275	20	1.0	\$44.11	1.0	52.77	96.88
184-132-21	1276	20	1.0	\$44.11	1.0	52.77	96.88
184-132-22	1277	20	1.0	\$44.11	1.0	52.77	96.88
184-132-23	1278	20	1.0	\$44.11	1.0	52.77	96.88
184-132-24	1279	20	1.0	\$44.11	1.0	52.77	96.88
184-132-25	1280	20	1.0	\$44.11	1.0	52.77	96.88
184-132-26	1281	20	1.0	\$44.11	1.0	52.77	96.88
184-132-27	1282	20	1.0	\$44.11	1.0	52.77	96.88
184-132-28	1283	20	1.0	\$44.11	1.0	52.77	96.88
184-133-01	1284	20	1.0	\$44.11	1.0	52.77	96.88
184-133-02	1285	20	1.0	\$44.11	1.0	52.77	96.88
184-133-03	1286	20	1.0	\$44.11	0.0	0.00	44.11
184-133-04	1287	20	0.0	0.00	0.0	0.00	0.00
184-133-05	1288	20	1.0	\$44.11	1.0	52.77	96.88
184-133-06	1289	20	1.0	\$44.11	1.0	52.77	96.88
184-141-01	1290	23	1.0	\$44.11	1.0	52.77	96.88
184-141-02	1291	23	1.0	\$44.11	0.0	0.00	44.11
184-141-03	1292	23	1.0	\$44.11	1.0	52.77	96.88
184-141-04	1293	23	1.0	\$44.11	1.0	52.77	96.88
184-141-05	1294	23	1.0	\$44.11	1.0	52.77	96.88
184-141-06	1295	23	1.0	\$44.11	1.0	52.77	96.88
184-141-07	1296	23	1.0	\$44.11	1.0	52.77	96.88
184-141-08	1297	20	1.0	\$44.11	1.0	52.77	96.88
184-141-09	1298	20	1.0	\$44.11	1.0	52.77	96.88
184-142-01	1299	23	1.0	\$44.11	1.0	52.77	96.88
184-142-02	1300	23	1.0	\$44.11	1.0	52.77	96.88
184-142-03	1301	23	1.0	\$44.11	1.0	52.77	96.88
184-142-04	1302	23	1.0	\$44.11	1.0	52.77	96.88
184-142-05	1303	23	1.0	\$44.11	1.0	52.77	96.88
184-142-06	1304	23	1.0	\$44.11	0.0	0.00	44.11
184-142-07	1305	23	1.0	\$44.11	1.0	52.77	96.88
184-142-08	1306	23	1.0	\$44.11	1.0	52.77	96.88
184-142-09	1307	23	1.0	\$44.11	1.0	52.77	96.88
184-142-10	1308	23	1.0	\$44.11	1.0	52.77	96.88
184-142-11	1309	23	1.0	\$44.11	1.0	52.77	96.88
184-142-12	1310	23	1.0	\$44.11	1.0	52.77	96.88
184-142-13	1311	23	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-142-14	1312	23	1.0	\$44.11	1.0	52.77	96.88
184-142-15	1313	23	1.0	\$44.11	1.0	52.77	96.88
184-142-16	1314	23	1.0	\$44.11	1.0	52.77	96.88
184-142-17	1315	23	1.0	\$44.11	1.0	52.77	96.88
184-142-18	1316	23	1.0	\$44.11	1.0	52.77	96.88
184-142-19	1317	23	1.0	\$44.11	1.0	52.77	96.88
184-142-20	1318	23	1.0	\$44.11	1.0	52.77	96.88
184-142-21	1319	20	1.0	\$44.11	1.0	52.77	96.88
184-142-22	1320	23	1.0	\$44.11	1.0	52.77	96.88
184-142-23	1321	23	1.0	\$44.11	1.0	52.77	96.88
184-142-24	1322	23	1.0	\$44.11	1.0	52.77	96.88
184-142-25	1323	23	1.0	\$44.11	1.0	52.77	96.88
184-142-26	1324	23	1.0	\$44.11	1.0	52.77	96.88
184-142-27	1325	23	1.0	\$44.11	1.0	52.77	96.88
184-142-28	1326	23	1.0	\$44.11	1.0	52.77	96.88
184-142-29	1327	23	1.0	\$44.11	0.0	0.00	44.11
184-142-30	1328	23	1.0	\$44.11	1.0	52.77	96.88
184-142-31	1329	23	1.0	\$44.11	1.0	52.77	96.88
184-142-32	1330	23	1.0	\$44.11	1.0	52.77	96.88
184-142-33	1331	23	1.0	\$44.11	1.0	52.77	96.88
184-143-01	1332	23	0.0	0.00	0.0	0.00	0.00
184-143-02	1333	23	1.0	\$44.11	1.0	52.77	96.88
184-143-03	1334	23	1.0	\$44.11	1.0	52.77	96.88
184-143-04	1335	23	1.0	\$44.11	1.0	52.77	96.88
184-144-01	1338	23	1.0	\$44.11	1.0	52.77	96.88
184-144-03	1339	23	1.0	\$44.11	1.0	52.77	96.88
184-144-04	1340	23	1.0	\$44.11	1.0	52.77	96.88
184-144-05	1341	23	1.0	\$44.11	1.0	52.77	96.88
184-144-06	1342	23	1.0	\$44.11	1.0	52.77	96.88
184-144-07	1343	23	0.0	0.00	0.0	0.00	0.00
184-144-08	1344	23	0.0	0.00	0.0	0.00	0.00
184-144-10	1345	23	0.0	0.00	0.0	0.00	0.00
184-144-11	1346	23	1.0	\$44.11	1.0	52.77	96.88
184-151-01	1347	23	1.0	\$44.11	1.0	52.77	96.88
184-151-02	1348	23	1.0	\$44.11	1.0	52.77	96.88
184-151-03	1349	23	1.0	\$44.11	1.0	52.77	96.88
184-151-04	1350	23	1.0	\$44.11	1.0	52.77	96.88
184-151-05	1351	23	1.0	\$44.11	1.0	52.77	96.88
184-151-06	1352	23	1.0	\$44.11	0.0	0.00	44.11
184-151-07	1353	23	1.0	\$44.11	1.0	52.77	96.88
184-151-08	1354	21	1.0	\$44.11	1.0	52.77	96.88
184-151-09	1355	21	1.0	\$44.11	1.0	52.77	96.88
184-151-10	1356	21	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-151-11	1357	21	1.0	\$44.11	1.0	52.77	96.88
184-151-12	1358	21	1.0	\$44.11	1.0	52.77	96.88
184-151-13	1359	21	1.0	\$44.11	1.0	52.77	96.88
184-151-14	1360	21	1.0	\$44.11	1.0	52.77	96.88
184-151-15	1361	21	1.0	\$44.11	1.0	52.77	96.88
184-151-16	1362	21	1.0	\$44.11	1.0	52.77	96.88
184-151-17	1363	21	1.0	\$44.11	1.0	52.77	96.88
184-151-18	1364	21	1.0	\$44.11	1.0	52.77	96.88
184-151-19	1365	21	1.0	\$44.11	1.0	52.77	96.88
184-151-22	1366	21	1.0	\$44.11	1.0	52.77	96.88
184-151-23	1367	21	1.0	\$44.11	1.0	52.77	96.88
184-151-24	1368	21	1.0	\$44.11	1.0	52.77	96.88
184-151-26	1369	21	1.0	\$44.11	1.0	52.77	96.88
184-151-27	1370	21	1.0	\$44.11	1.0	52.77	96.88
184-152-01	1371	21	1.0	\$44.11	0.0	0.00	44.11
184-152-02	1372	21	1.0	\$44.11	1.0	52.77	96.88
184-152-03	1373	21	1.0	\$44.11	1.0	52.77	96.88
184-152-04	1374	21	1.0	\$44.11	0.0	0.00	44.11
184-152-05	1375	21	1.0	\$44.11	0.0	0.00	44.11
184-152-06	1376	21	1.0	\$44.11	0.0	0.00	44.11
184-152-07	1377	21	1.0	\$44.11	1.0	52.77	96.88
184-152-08	1378	21	1.0	\$44.11	1.0	52.77	96.88
184-152-09	1379	21	1.0	\$44.11	1.0	52.77	96.88
184-152-10	1380	21	1.0	\$44.11	0.0	0.00	44.11
184-152-11	1381	21	1.0	\$44.11	1.0	52.77	96.88
184-152-13	1382	21	1.0	\$44.11	1.0	52.77	96.88
184-152-15	1383	21	1.0	\$44.11	1.0	52.77	96.88
184-152-16	1384	23	1.0	\$44.11	0.0	0.00	44.11
184-152-21	1387	23	1.0	\$44.11	1.0	52.77	96.88
184-152-22	1388	23	1.0	\$44.11	1.0	52.77	96.88
184-152-23	1389	23	0.0	0.00	0.0	0.00	0.00
184-152-24	1390	23	0.0	0.00	0.0	0.00	0.00
184-152-29	1393	21	0.0	0.00	0.0	0.00	0.00
184-152-31	1394	21	0.0	0.00	0.0	0.00	0.00
184-152-33	1395	21	1.0	\$44.11	1.0	52.77	96.88
184-152-34	1396	23	1.0	\$44.11	0.0	0.00	44.11
184-152-35	1397	23	1.0	\$44.11	1.0	52.77	96.88
184-152-36	1398	21	1.0	\$44.11	1.0	52.77	96.88
184-161-01	1399	21	1.0	\$44.11	1.0	52.77	96.88
184-161-02	1400	21	1.0	\$44.11	1.0	52.77	96.88
184-161-03	1401	21	1.0	\$44.11	1.0	52.77	96.88
184-161-04	1402	21	1.0	\$44.11	1.0	52.77	96.88
184-161-05	1403	21	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-161-06	1404	21	1.0	\$44.11	1.0	52.77	96.88
184-161-07	1405	21	1.0	\$44.11	1.0	52.77	96.88
184-161-08	1406	21	1.0	\$44.11	1.0	52.77	96.88
184-161-09	1407	21	1.0	\$44.11	1.0	52.77	96.88
184-161-10	1408	21	1.0	\$44.11	1.0	52.77	96.88
184-161-11	1409	21	1.0	\$44.11	1.0	52.77	96.88
184-161-12	1410	21	1.0	\$44.11	1.0	52.77	96.88
184-162-01	1411	21	1.0	\$44.11	1.0	52.77	96.88
184-162-02	1412	21	1.0	\$44.11	1.0	52.77	96.88
184-162-03	1413	21	1.0	\$44.11	1.0	52.77	96.88
184-162-04	1414	21	1.0	\$44.11	1.0	52.77	96.88
184-162-05	1415	21	1.0	\$44.11	0.0	0.00	44.11
184-162-06	1416	21	1.0	\$44.11	1.0	52.77	96.88
184-162-07	1417	21	1.0	\$44.11	1.0	52.77	96.88
184-162-08	1418	21	1.0	\$44.11	1.0	52.77	96.88
184-162-09	1419	21	1.0	\$44.11	1.0	52.77	96.88
184-162-10	1420	21	1.0	\$44.11	1.0	52.77	96.88
184-162-11	1421	21	1.0	\$44.11	1.0	52.77	96.88
184-162-12	1422	21	1.0	\$44.11	1.0	52.77	96.88
184-162-13	1423	21	1.0	\$44.11	1.0	52.77	96.88
184-162-14	1424	21	1.0	\$44.11	1.0	52.77	96.88
184-162-15	1425	21	1.0	\$44.11	1.0	52.77	96.88
184-162-16	1426	21	1.0	\$44.11	1.0	52.77	96.88
184-162-17	1427	21	1.0	\$44.11	1.0	52.77	96.88
184-162-18	1428	21	1.0	\$44.11	1.0	52.77	96.88
184-162-19	1429	21	1.0	\$44.11	1.0	52.77	96.88
184-162-20	1430	21	1.0	\$44.11	1.0	52.77	96.88
184-162-21	1431	21	1.0	\$44.11	1.0	52.77	96.88
184-163-01	1432	21	1.0	\$44.11	1.0	52.77	96.88
184-163-02	1433	21	1.0	\$44.11	1.0	52.77	96.88
184-163-03	1434	21	1.0	\$44.11	0.0	0.00	44.11
184-163-04	1435	21	1.0	\$44.11	1.0	52.77	96.88
184-163-05	1436	21	1.0	\$44.11	1.0	52.77	96.88
184-163-06	1437	21	1.0	\$44.11	1.0	52.77	96.88
184-163-07	1438	21	1.0	\$44.11	1.0	52.77	96.88
184-163-08	1439	21	1.0	\$44.11	1.0	52.77	96.88
184-163-09	1440	21	1.0	\$44.11	1.0	52.77	96.88
184-163-10	1441	21	1.0	\$44.11	1.0	52.77	96.88
184-163-11	1442	21	1.0	\$44.11	1.0	52.77	96.88
184-163-12	1443	21	1.0	\$44.11	1.0	52.77	96.88
184-163-13	1444	21	1.0	\$44.11	1.0	52.77	96.88
184-163-14	1445	21	1.0	\$44.11	1.0	52.77	96.88
184-164-02	1446	21	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-164-03	1447	21	1.0	\$44.11	1.0	52.77	96.88
184-164-04	1448	21	1.0	\$44.11	1.0	52.77	96.88
184-164-10	1449	21	1.0	\$44.11	1.0	52.77	96.88
184-164-11	1450	21	0.0	0.00	0.0	0.00	0.00
184-171-01	1451	23	1.0	\$44.11	1.0	52.77	96.88
184-171-02	1452	23	1.0	\$44.11	1.0	52.77	96.88
184-171-03	1453	23	1.0	\$44.11	1.0	52.77	96.88
184-171-04	1454	23	1.0	\$44.11	1.0	52.77	96.88
184-171-05	1455	23	1.0	\$44.11	1.0	52.77	96.88
184-171-06	1456	23	1.0	\$44.11	1.0	52.77	96.88
184-171-07	1457	23	1.0	\$44.11	1.0	52.77	96.88
184-171-08	1458	23	1.0	\$44.11	1.0	52.77	96.88
184-171-09	1459	23	1.0	\$44.11	1.0	52.77	96.88
184-171-10	1460	23	0.0	0.00	0.0	0.00	0.00
184-171-11	1461	23	1.0	\$44.11	1.0	52.77	96.88
184-171-12	1462	23	1.0	\$44.11	1.0	52.77	96.88
184-171-13	1463	23	1.0	\$44.11	1.0	52.77	96.88
184-171-14	1464	23	1.0	\$44.11	1.0	52.77	96.88
184-171-15	1465	23	1.0	\$44.11	1.0	52.77	96.88
184-171-16	1466	23	1.0	\$44.11	1.0	52.77	96.88
184-171-17	1467	21	1.0	\$44.11	1.0	52.77	96.88
184-171-18	1468	21	1.0	\$44.11	1.0	52.77	96.88
184-172-01	1469	21	1.0	\$44.11	1.0	52.77	96.88
184-172-02	1470	21	1.0	\$44.11	0.0	0.00	44.11
184-172-03	1471	21	1.0	\$44.11	1.0	52.77	96.88
184-172-04	1472	21	1.0	\$44.11	1.0	52.77	96.88
184-172-05	1473	21	1.0	\$44.11	1.0	52.77	96.88
184-172-06	1474	21	1.0	\$44.11	1.0	52.77	96.88
184-172-07	1475	21	1.0	\$44.11	0.0	0.00	44.11
184-172-08	1476	21	1.0	\$44.11	1.0	52.77	96.88
184-172-09	1477	21	1.0	\$44.11	1.0	52.77	96.88
184-172-10	1478	21	1.0	\$44.11	1.0	52.77	96.88
184-172-11	1479	21	1.0	\$44.11	1.0	52.77	96.88
184-172-12	1480	21	1.0	\$44.11	1.0	52.77	96.88
184-172-13	1481	21	1.0	\$44.11	1.0	52.77	96.88
184-172-14	1482	21	1.0	\$44.11	1.0	52.77	96.88
184-172-15	1483	21	1.0	\$44.11	1.0	52.77	96.88
184-172-16	1484	21	1.0	\$44.11	1.0	52.77	96.88
184-172-17	1485	21	1.0	\$44.11	1.0	52.77	96.88
184-172-18	1486	21	1.0	\$44.11	1.0	52.77	96.88
184-172-19	1487	21	1.0	\$44.11	1.0	52.77	96.88
184-172-22	1488	23	1.0	\$44.11	1.0	52.77	96.88
184-172-23	1489	23	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-172-24	1490	23	1.0	\$44.11	1.0	52.77	96.88
184-172-25	1491	23	1.0	\$44.11	1.0	52.77	96.88
184-172-26	1492	23	1.0	\$44.11	1.0	52.77	96.88
184-172-27	1493	23	1.0	\$44.11	1.0	52.77	96.88
184-172-28	1494	23	1.0	\$44.11	1.0	52.77	96.88
184-172-29	1495	23	1.0	\$44.11	0.0	0.00	44.11
184-172-30	1496	23	1.0	\$44.11	1.0	52.77	96.88
184-172-31	1497	23	1.0	\$44.11	1.0	52.77	96.88
184-172-32	1498	23	1.0	\$44.11	1.0	52.77	96.88
184-172-33	1499	23	1.0	\$44.11	1.0	52.77	96.88
184-172-34	1500	23	1.0	\$44.11	1.0	52.77	96.88
184-172-35	1501	23	1.0	\$44.11	1.0	52.77	96.88
184-180-01	1502	20	1.0	\$44.11	1.0	52.77	96.88
184-180-02	1503	20	1.0	\$44.11	1.0	52.77	96.88
184-180-03	1504	20	1.0	\$44.11	1.0	52.77	96.88
184-180-04	1505	20	1.0	\$44.11	1.0	52.77	96.88
184-180-05	1506	20	1.0	\$44.11	1.0	52.77	96.88
184-180-06	1507	20	1.0	\$44.11	1.0	52.77	96.88
184-180-07	1508	20	1.0	\$44.11	1.0	52.77	96.88
184-180-08	1509	20	1.0	\$44.11	1.0	52.77	96.88
184-180-09	1510	20	1.0	\$44.11	0.0	0.00	44.11
184-180-10	1511	20	1.0	\$44.11	1.0	52.77	96.88
184-180-11	1512	20	1.0	\$44.11	1.0	52.77	96.88
184-180-12	1513	20	1.0	\$44.11	1.0	52.77	96.88
184-180-13	1514	20	1.0	\$44.11	1.0	52.77	96.88
184-180-14	1515	20	1.0	\$44.11	1.0	52.77	96.88
184-190-01	1516	20	1.0	\$44.11	1.0	52.77	96.88
184-190-02	1517	20	1.0	\$44.11	1.0	52.77	96.88
184-190-03	1518	20	1.0	\$44.11	0.0	0.00	44.11
184-190-04	1519	20	1.0	\$44.11	1.0	52.77	96.88
184-190-05	1520	20	1.0	\$44.11	1.0	52.77	96.88
184-190-06	1521	20	1.0	\$44.11	1.0	52.77	96.88
184-190-07	1522	20	1.0	\$44.11	0.0	0.00	44.11
184-190-08	1523	20	1.0	\$44.11	1.0	52.77	96.88
184-190-09	1524	20	1.0	\$44.11	1.0	52.77	96.88
184-190-10	1525	20	1.0	\$44.11	1.0	52.77	96.88
184-190-11	1526	20	1.0	\$44.11	1.0	52.77	96.88
184-190-12	1527	20	1.0	\$44.11	1.0	52.77	96.88
184-190-13	1528	20	1.0	\$44.11	1.0	52.77	96.88
184-190-14	1529	20	1.0	\$44.11	1.0	52.77	96.88
184-190-15	1530	20	1.0	\$44.11	1.0	52.77	96.88
184-190-16	1531	20	1.0	\$44.11	1.0	52.77	96.88
184-200-01	1532	20	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-200-02	1533	20	1.0	\$44.11	1.0	52.77	96.88
184-200-03	1534	20	1.0	\$44.11	1.0	52.77	96.88
184-200-04	1535	20	1.0	\$44.11	1.0	52.77	96.88
184-200-05	1536	20	1.0	\$44.11	1.0	52.77	96.88
184-200-06	1537	20	1.0	\$44.11	1.0	52.77	96.88
184-200-07	1538	20	1.0	\$44.11	1.0	52.77	96.88
184-200-08	1539	20	1.0	\$44.11	1.0	52.77	96.88
184-200-09	1540	20	1.0	\$44.11	0.0	0.00	44.11
184-200-10	1541	20	1.0	\$44.11	1.0	52.77	96.88
184-200-11	1542	20	1.0	\$44.11	0.0	0.00	44.11
184-200-12	1543	20	1.0	\$44.11	1.0	52.77	96.88
184-200-13	1544	20	1.0	\$44.11	1.0	52.77	96.88
184-200-14	1545	20	1.0	\$44.11	1.0	52.77	96.88
184-200-15	1546	20	1.0	\$44.11	1.0	52.77	96.88
184-200-16	1547	20	1.0	\$44.11	0.0	0.00	44.11
184-200-17	1548	20	1.0	\$44.11	1.0	52.77	96.88
184-200-18	1549	20	1.0	\$44.11	1.0	52.77	96.88
184-200-19	1550	20	1.0	\$44.11	1.0	52.77	96.88
184-200-20	1551	20	1.0	\$44.11	1.0	52.77	96.88
184-200-21	1552	20	1.0	\$44.11	1.0	52.77	96.88
184-200-22	1553	20	1.0	\$44.11	1.0	52.77	96.88
184-200-23	1554	20	1.0	\$44.11	1.0	52.77	96.88
184-200-24	1555	20	1.0	\$44.11	1.0	52.77	96.88
184-200-25	1556	20	1.0	\$44.11	1.0	52.77	96.88
184-200-26	1557	20	1.0	\$44.11	1.0	52.77	96.88
184-200-27	1558	20	1.0	\$44.11	1.0	52.77	96.88
184-200-28	1559	20	1.0	\$44.11	1.0	52.77	96.88
184-200-29	1560	20	1.0	\$44.11	1.0	52.77	96.88
184-200-30	1561	20	1.0	\$44.11	1.0	52.77	96.88
184-200-31	1562	20	0.0	0.00	0.0	0.00	0.00
184-210-01	1563	19	20.5	904.26	0.0	0.00	904.26
184-220-01	1564	20	1.0	\$44.11	1.0	52.77	96.88
184-220-02	1565	20	1.0	\$44.11	1.0	52.77	96.88
184-220-03	1566	20	1.0	\$44.11	1.0	52.77	96.88
184-220-04	1567	20	1.0	\$44.11	1.0	52.77	96.88
184-220-05	1568	20	1.0	\$44.11	1.0	52.77	96.88
184-220-06	1569	20	1.0	\$44.11	1.0	52.77	96.88
184-220-07	1570	20	1.0	\$44.11	1.0	52.77	96.88
184-220-08	1571	20	1.0	\$44.11	1.0	52.77	96.88
184-220-09	1572	20	1.0	\$44.11	1.0	52.77	96.88
184-220-10	1573	20	1.0	\$44.11	1.0	52.77	96.88
184-220-11	1574	20	1.0	\$44.11	1.0	52.77	96.88
184-220-12	1575	20	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-220-13	1576	20	1.0	\$44.11	1.0	52.77	96.88
184-220-14	1577	20	1.0	\$44.11	1.0	52.77	96.88
184-220-15	1578	20	1.0	\$44.11	0.0	0.00	44.11
184-220-16	1579	20	1.0	\$44.11	1.0	52.77	96.88
184-220-17	1580	20	1.0	\$44.11	1.0	52.77	96.88
184-220-18	1581	20	1.0	\$44.11	1.0	52.77	96.88
184-220-19	1582	20	1.0	\$44.11	1.0	52.77	96.88
184-220-20	1583	20	1.0	\$44.11	1.0	52.77	96.88
184-220-21	1584	20	1.0	\$44.11	1.0	52.77	96.88
184-220-22	1585	20	1.0	\$44.11	1.0	52.77	96.88
184-220-23	1586	20	1.0	\$44.11	1.0	52.77	96.88
184-220-24	1587	20	1.0	\$44.11	1.0	52.77	96.88
184-220-25	1588	20	1.0	\$44.11	1.0	52.77	96.88
184-220-26	1589	20	1.0	\$44.11	1.0	52.77	96.88
184-220-27	1590	20	1.0	\$44.11	1.0	52.77	96.88
184-220-28	1591	20	1.0	\$44.11	1.0	52.77	96.88
184-220-29	1592	20	1.0	\$44.11	1.0	52.77	96.88
184-220-30	1593	20	1.0	\$44.11	1.0	52.77	96.88
184-220-31	1594	20	1.0	\$44.11	1.0	52.77	96.88
184-220-32	1595	20	1.0	\$44.11	0.0	0.00	44.11
184-220-33	1596	20	1.0	\$44.11	1.0	52.77	96.88
184-220-34	1597	20	1.0	\$44.11	1.0	52.77	96.88
184-220-35	1598	20	1.0	\$44.11	1.0	52.77	96.88
184-220-36	1599	20	1.0	\$44.11	1.0	52.77	96.88
184-220-37	1600	20	1.0	\$44.11	1.0	52.77	96.88
184-220-38	1601	20	1.0	\$44.11	1.0	52.77	96.88
184-220-39	1602	20	1.0	\$44.11	1.0	52.77	96.88
184-220-40	1603	20	1.0	\$44.11	1.0	52.77	96.88
184-220-41	1604	20	1.0	\$44.11	1.0	52.77	96.88
184-220-42	1605	20	1.0	\$44.11	0.0	0.00	44.11
184-220-43	1606	20	1.0	\$44.11	1.0	52.77	96.88
184-220-44	1607	20	1.0	\$44.11	1.0	52.77	96.88
184-220-45	1608	20	1.0	\$44.11	1.0	52.77	96.88
184-220-46	1609	20	1.0	\$44.11	1.0	52.77	96.88
184-220-47	1610	20	1.0	\$44.11	1.0	52.77	96.88
184-220-48	1611	20	1.0	\$44.11	0.0	0.00	44.11
184-220-49	1612	20	1.0	\$44.11	1.0	52.77	96.88
184-220-50	1613	20	1.0	\$44.11	1.0	52.77	96.88
184-220-51	1614	20	1.0	\$44.11	1.0	52.77	96.88
184-220-52	1615	20	1.0	\$44.11	1.0	52.77	96.88
184-230-01	1616	19	1.0	\$44.11	1.0	52.77	96.88
184-230-02	1617	19	1.0	\$44.11	1.0	52.77	96.88
184-230-03	1618	19	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

184-230-04	1619	19	1.0	\$44.11	1.0	52.77	96.88
184-230-05	1620	19	1.0	\$44.11	1.0	52.77	96.88
184-230-06	1621	19	1.0	\$44.11	1.0	52.77	96.88
184-230-07	1622	19	1.0	\$44.11	1.0	52.77	96.88
184-230-08	1623	19	1.0	\$44.11	1.0	52.77	96.88
184-230-09	1624	19	1.0	\$44.11	1.0	52.77	96.88
184-230-10	1625	19	1.0	\$44.11	1.0	52.77	96.88
184-230-11	1626	19	1.0	\$44.11	1.0	52.77	96.88
184-230-12	1627	19	1.0	\$44.11	1.0	52.77	96.88
184-230-13	1628	19	1.0	\$44.11	1.0	52.77	96.88
184-230-14	1629	19	1.0	\$44.11	1.0	52.77	96.88
184-230-15	1630	19	1.0	\$44.11	0.0	0.00	44.11
184-230-16	1631	19	0.0	0.00	0.0	0.00	0.00
184-230-17	1632	19	0.0	0.00	0.0	0.00	0.00
184-230-18	1633	19	0.0	0.00	0.0	0.00	0.00
184-240-02	1634	19	0.0	0.00	0.0	0.00	0.00
184-240-03	1635	19	1.0	\$44.11	1.0	52.77	96.88
184-240-04	1636	19	1.0	\$44.11	1.0	52.77	96.88
184-240-05	1637	19	1.0	\$44.11	1.0	52.77	96.88
184-240-06	1638	19	1.0	\$44.11	0.0	0.00	44.11
184-240-07	1639	19	1.0	\$44.11	1.0	52.77	96.88
184-240-08	1640	19	1.0	\$44.11	1.0	52.77	96.88
184-240-09	1641	19	1.0	\$44.11	1.0	52.77	96.88
184-240-10	1642	19	1.0	\$44.11	1.0	52.77	96.88
184-240-11	1643	19	1.0	\$44.11	1.0	52.77	96.88
184-240-12	1644	19	1.0	\$44.11	1.0	52.77	96.88
184-240-14	1645	19	0.0	0.00	0.0	0.00	0.00
184-240-15	1646	19	1.0	\$44.11	1.0	52.77	96.88
184-250-01	1647	24	1.0	\$44.11	1.0	52.77	96.88
184-250-02	1648	24	1.0	\$44.11	1.0	52.77	96.88
184-250-03	1649	24	1.0	\$44.11	1.0	52.77	96.88
184-250-04	1650	24	1.0	\$44.11	1.0	52.77	96.88
184-250-05	1651	24	1.0	\$44.11	1.0	52.77	96.88
184-250-06	1652	24	1.0	\$44.11	1.0	52.77	96.88
184-250-07	1653	24	1.0	\$44.11	1.0	52.77	96.88
184-250-08	1654	24	1.0	\$44.11	1.0	52.77	96.88
184-250-09	1655	24	1.0	\$44.11	0.0	0.00	44.11
184-250-10	1656	24	1.0	\$44.11	0.0	0.00	44.11
184-250-11	1657	24	1.0	\$44.11	1.0	52.77	96.88
184-250-12	1658	24	1.0	\$44.11	1.0	52.77	96.88
184-250-13	1659	24	1.0	\$44.11	1.0	52.77	96.88
184-250-14	1660	24	1.0	\$44.11	1.0	52.77	96.88
184-250-15	1661	24	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

184-250-16	1662	24	1.0	\$44.11	1.0	52.77	96.88
184-250-17	1663	24	1.0	\$44.11	1.0	52.77	96.88
184-250-18	1664	24	1.0	\$44.11	1.0	52.77	96.88
184-250-19	1665	24	1.0	\$44.11	1.0	52.77	96.88
184-250-20	1666	24	1.0	\$44.11	1.0	52.77	96.88
184-250-21	1667	24	1.0	\$44.11	1.0	52.77	96.88
184-250-22	1668	24	1.0	\$44.11	1.0	52.77	96.88
184-250-23	1669	24	1.0	\$44.11	1.0	52.77	96.88
184-250-24	1670	24	1.0	\$44.11	0.0	0.00	44.11
184-250-25	1671	24	1.0	\$44.11	1.0	52.77	96.88
184-250-26	1672	24	1.0	\$44.11	1.0	52.77	96.88
184-250-27	1673	24	1.0	\$44.11	1.0	52.77	96.88
184-250-28	1674	24	1.0	\$44.11	1.0	52.77	96.88
184-250-29	1675	24	1.0	\$44.11	1.0	52.77	96.88
184-250-30	1676	24	1.0	\$44.11	1.0	52.77	96.88
184-250-31	1677	24	1.0	\$44.11	1.0	52.77	96.88
184-250-32	1678	24	1.0	\$44.11	1.0	52.77	96.88
184-250-33	1679	24	1.0	\$44.11	1.0	52.77	96.88
184-250-34	1680	24	1.0	\$44.11	1.0	52.77	96.88
184-250-35	1681	24	1.0	\$44.11	1.0	52.77	96.88
184-250-36	1682	24	1.0	\$44.11	1.0	52.77	96.88
184-250-37	1683	24	1.0	\$44.11	1.0	52.77	96.88
184-250-38	1684	24	1.0	\$44.11	1.0	52.77	96.88
184-250-39	1685	24	1.0	\$44.11	1.0	52.77	96.88
184-250-40	1686	24	1.0	\$44.11	1.0	52.77	96.88
184-250-41	1687	24	1.0	\$44.11	1.0	52.77	96.88
184-250-42	1688	24	1.0	\$44.11	1.0	52.77	96.88
184-250-43	1689	24	1.0	\$44.11	1.0	52.77	96.88
184-250-44	1690	24	1.0	\$44.11	1.0	52.77	96.88
184-250-45	1691	24	1.0	\$44.11	1.0	52.77	96.88
184-250-46	1692	24	1.0	\$44.11	1.0	52.77	96.88
184-250-47	1693	24	1.0	\$44.11	1.0	52.77	96.88
184-250-48	1694	24	1.0	\$44.11	1.0	52.77	96.88
184-250-49	1695	24	1.0	\$44.11	1.0	52.77	96.88
184-250-50	1696	24	1.0	\$44.11	1.0	52.77	96.88
184-250-51	1697	24	1.0	\$44.11	0.0	0.00	44.11
184-250-52	1698	24	1.0	\$44.11	1.0	52.77	96.88
184-250-53	1699	24	1.0	\$44.11	1.0	52.77	96.88
184-250-54	1700	24	1.0	\$44.11	1.0	52.77	96.88
184-250-55	1701	24	1.0	\$44.11	1.0	52.77	96.88
184-250-56	1702	24	1.0	\$44.11	1.0	52.77	96.88
184-250-57	1703	24	1.0	\$44.11	1.0	52.77	96.88
184-250-58	1704	24	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

184-250-59	1705	24	1.0	\$44.11	1.0	52.77	96.88
184-250-60	1706	24	1.0	\$44.11	1.0	52.77	96.88
184-250-62	1707	19	0.0	0.00	0.0	0.00	0.00
184-250-64	1708	19	0.0	0.00	0.0	0.00	0.00
184-260-01	1709	21	1.06	\$44.11	1.05	55.41	99.52
184-260-02	1710	21	1.0	\$44.11	1.0	52.77	96.88
184-260-04	1711	21	1.0	\$44.11	1.0	52.77	96.88
184-260-05	1712	21	1.0	\$44.11	1.0	52.77	96.88
184-260-06	1713	21	1.0	\$44.11	1.0	52.77	96.88
184-260-07	1714	21	1.0	\$44.11	1.0	52.77	96.88
184-260-08	1715	21	1.0	\$44.11	1.0	52.77	96.88
184-260-09	1716	21	0.0	0.00	0.0	0.00	0.00
184-260-10	1717	21	1.0	\$44.11	1.0	52.77	96.88
184-260-11	1718	21	1.0	\$44.11	1.0	52.77	96.88
184-260-12	1719	21	0.0	0.00	0.0	0.00	0.00
184-260-13	1720	21	1.0	\$44.11	1.0	52.77	96.88
184-260-14	1721	21	1.0	\$44.11	1.0	52.77	96.88
184-260-15	1722	21	1.0	\$44.11	1.0	52.77	96.88
184-260-16	1723	21	1.0	\$44.11	1.0	52.77	96.88
184-260-17	1724	21	1.0	\$44.11	1.0	52.77	96.88
184-260-19	1725	21	1.0	\$44.11	1.0	52.77	96.88
184-260-20	1726	21	1.0	\$44.11	1.0	52.77	96.88
184-260-21	1727	21	1.0	\$44.11	1.0	52.77	96.88
184-260-22	1728	21	0.0	0.00	0.0	0.00	0.00
185-010-01	1729	26	0.0	0.00	0.0	0.00	0.00
185-010-04	1730	26	0.0	0.00	0.0	0.00	0.00
185-010-10	1731	26	0.0	0.00	0.0	0.00	0.00
185-010-11	1732	26	1.0	\$44.11	0.0	0.00	44.11
185-010-12	1733	26	1.0	\$44.11	0.0	0.00	44.11
185-010-13	1734	26	1.0	\$44.11	1.0	52.77	96.88
185-010-14	1735	26	1.0	\$44.11	1.0	52.77	96.88
185-010-15	1736	26	1.0	\$44.11	1.0	52.77	96.88
185-010-16	1737	26	1.0	\$44.11	1.0	52.77	96.88
185-010-17	1738	26	1.0	\$44.11	1.0	52.77	96.88
185-010-18	1739	26	1.0	\$44.11	1.0	52.77	96.88
185-010-19	1740	26	1.0	\$44.11	1.0	52.77	96.88
185-010-20	1741	26	1.0	\$44.11	1.0	52.77	96.88
185-020-02	1742	10	16.0	0.00	0.0	0.00	0.00
185-020-03	1743	16	0.09	0.00	0.0	0.00	0.00
185-020-04	1744	16	3.03	0.00	0.0	0.00	0.00
185-030-02	1745	16	1.0	\$44.11	1.0	52.77	96.88
185-030-04	1746	16	1.0	\$44.11	1.0	52.77	96.88
185-030-05	1747	16	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-030-06	1748	17	1.0	\$44.11	1.0	52.77	96.88
185-030-07	1749	17	1.0	\$44.11	0.0	0.00	44.11
185-030-08	1750	16	1.0	\$44.11	1.0	52.77	96.88
185-030-09	1751	17	1.0	\$44.11	1.0	52.77	96.88
185-041-01	1752	15	1.0	\$44.11	1.0	52.77	96.88
185-041-02	1753	15	1.0	\$44.11	0.0	0.00	44.11
185-041-03	1754	15	1.0	\$44.11	1.0	52.77	96.88
185-041-04	1755	15	1.0	\$44.11	1.0	52.77	96.88
185-041-05	1756	15	1.0	\$44.11	1.0	52.77	96.88
185-041-06	1757	15	1.0	\$44.11	1.0	52.77	96.88
185-041-07	1758	15	1.0	\$44.11	1.0	52.77	96.88
185-041-08	1759	15	1.0	\$44.11	1.0	52.77	96.88
185-041-09	1760	15	1.0	\$44.11	1.0	52.77	96.88
185-041-10	1761	15	1.0	\$44.11	1.0	52.77	96.88
185-041-11	1762	15	1.0	\$44.11	1.0	52.77	96.88
185-041-12	1763	15	1.0	\$44.11	1.0	52.77	96.88
185-041-13	1764	15	1.0	\$44.11	1.0	52.77	96.88
185-041-14	1765	15	1.0	\$44.11	1.0	52.77	96.88
185-041-15	1766	15	1.0	\$44.11	1.0	52.77	96.88
185-041-16	1767	15	1.0	\$44.11	0.0	0.00	44.11
185-041-17	1768	15	1.0	\$44.11	1.0	52.77	96.88
185-041-18	1769	15	1.0	\$44.11	1.0	52.77	96.88
185-041-19	1770	15	1.0	\$44.11	1.0	52.77	96.88
185-041-20	1771	15	1.0	\$44.11	1.0	52.77	96.88
185-041-21	1772	15	1.0	\$44.11	1.0	52.77	96.88
185-041-22	1773	15	1.0	\$44.11	1.0	52.77	96.88
185-041-23	1774	15	1.0	\$44.11	1.0	52.77	96.88
185-041-24	1775	15	1.0	\$44.11	1.0	52.77	96.88
185-041-25	1776	15	1.0	\$44.11	1.0	52.77	96.88
185-041-26	1777	15	1.0	\$44.11	1.0	52.77	96.88
185-041-27	1778	15	1.0	\$44.11	1.0	52.77	96.88
185-041-28	1779	15	1.0	\$44.11	1.0	52.77	96.88
185-041-29	1780	15	1.0	\$44.11	1.0	52.77	96.88
185-041-32	1781	15	0.0	0.00	0.0	0.00	0.00
185-041-33	1782	15	0.0	0.00	0.0	0.00	0.00
185-041-34	1783	15	1.0	\$44.11	0.0	0.00	44.11
185-041-35	1784	15	1.0	\$44.11	1.0	52.77	96.88
185-042-01	1785	15	1.0	\$44.11	1.0	52.77	96.88
185-042-02	1786	15	1.0	\$44.11	1.0	52.77	96.88
185-042-03	1787	15	1.0	\$44.11	1.0	52.77	96.88
185-042-04	1788	15	1.0	\$44.11	1.0	52.77	96.88
185-042-05	1789	15	1.0	\$44.11	1.0	52.77	96.88
185-042-06	1790	15	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-042-07	1791	15	1.0	\$44.11	1.0	52.77	96.88
185-042-08	1792	15	1.0	\$44.11	1.0	52.77	96.88
185-042-09	1793	15	1.0	\$44.11	1.0	52.77	96.88
185-042-10	1794	15	1.0	\$44.11	1.0	52.77	96.88
185-051-01	1795	16	1.0	\$44.11	1.0	52.77	96.88
185-051-02	1796	16	1.0	\$44.11	1.0	52.77	96.88
185-051-03	1797	16	1.0	\$44.11	1.0	52.77	96.88
185-051-04	1798	16	1.0	\$44.11	1.0	52.77	96.88
185-051-05	1799	16	1.0	\$44.11	1.0	52.77	96.88
185-051-06	1800	16	1.0	\$44.11	1.0	52.77	96.88
185-051-07	1801	16	1.0	\$44.11	1.0	52.77	96.88
185-051-08	1802	16	1.0	\$44.11	1.0	52.77	96.88
185-051-09	1803	16	1.0	\$44.11	1.0	52.77	96.88
185-051-10	1804	16	1.0	\$44.11	1.0	52.77	96.88
185-051-11	1805	16	1.0	\$44.11	1.0	52.77	96.88
185-051-12	1806	16	1.0	\$44.11	1.0	52.77	96.88
185-052-02	1807	16	1.0	\$44.11	1.0	52.77	96.88
185-052-03	1808	16	1.0	\$44.11	1.0	52.77	96.88
185-052-04	1809	16	1.0	\$44.11	1.0	52.77	96.88
185-052-05	1810	16	1.0	\$44.11	0.0	0.00	44.11
185-052-06	1811	16	1.0	\$44.11	1.0	52.77	96.88
185-052-07	1812	16	1.0	\$44.11	1.0	52.77	96.88
185-052-08	1813	16	1.0	\$44.11	1.0	52.77	96.88
185-052-09	1814	16	1.0	\$44.11	0.0	0.00	44.11
185-052-10	1815	16	1.0	\$44.11	1.0	52.77	96.88
185-052-11	1816	16	1.0	\$44.11	1.0	52.77	96.88
185-052-12	1817	16	1.0	\$44.11	1.0	52.77	96.88
185-052-13	1818	16	1.0	\$44.11	1.0	52.77	96.88
185-052-14	1819	16	1.0	\$44.11	0.0	0.00	44.11
185-052-15	1820	16	1.0	\$44.11	0.0	0.00	44.11
185-052-16	1821	16	1.0	\$44.11	1.0	52.77	96.88
185-052-17	1822	16	1.0	\$44.11	1.0	52.77	96.88
185-052-18	1823	16	1.0	\$44.11	1.0	52.77	96.88
185-053-01	1824	16	1.0	\$44.11	1.0	52.77	96.88
185-053-02	1825	16	1.0	\$44.11	1.0	52.77	96.88
185-053-03	1826	16	1.0	\$44.11	1.0	52.77	96.88
185-053-04	1827	16	1.0	\$44.11	0.0	0.00	44.11
185-053-05	1828	16	1.0	\$44.11	1.0	52.77	96.88
185-053-06	1829	16	1.0	\$44.11	1.0	52.77	96.88
185-053-07	1830	16	1.0	\$44.11	1.0	52.77	96.88
185-053-08	1831	16	1.0	\$44.11	1.0	52.77	96.88
185-053-09	1832	16	1.0	\$44.11	1.0	52.77	96.88
185-061-03	1833	16	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-061-04	1834	16	0.65	0.00	0.0	0.00	0.00
185-061-05	1835	16	0.23	0.00	0.0	0.00	0.00
185-061-06	1836	16	0.14	0.00	0.0	0.00	0.00
185-061-07	1837	16	1.0	\$44.11	1.0	52.77	96.88
185-061-08	1838	16	1.0	\$44.11	1.0	52.77	96.88
185-061-09	1839	16	1.0	\$44.11	1.0	52.77	96.88
185-061-10	1840	16	1.0	\$44.11	1.0	52.77	96.88
185-061-11	1841	16	1.0	\$44.11	1.0	52.77	96.88
185-061-12	1842	16	1.0	\$44.11	1.0	52.77	96.88
185-061-13	1843	16	1.0	\$44.11	0.0	0.00	44.11
185-061-14	1844	16	1.0	\$44.11	0.0	0.00	44.11
185-061-15	1845	16	1.0	\$44.11	1.0	52.77	96.88
185-061-16	1846	16	1.0	\$44.11	1.0	52.77	96.88
185-061-17	1847	16	1.0	\$44.11	1.0	52.77	96.88
185-061-18	1848	16	1.0	\$44.11	0.0	0.00	44.11
185-061-19	1849	16	1.0	\$44.11	1.0	52.77	96.88
185-061-20	1850	16	1.0	\$44.11	1.0	52.77	96.88
185-061-22	1851	16	1.0	\$44.11	1.0	52.77	96.88
185-061-23	1852	16	1.0	\$44.11	1.0	52.77	96.88
185-062-01	1853	16	1.0	\$44.11	1.0	52.77	96.88
185-062-02	1854	16	1.0	\$44.11	1.0	52.77	96.88
185-062-03	1855	16	1.0	\$44.11	1.0	52.77	96.88
185-062-04	1856	16	1.0	\$44.11	1.0	52.77	96.88
185-062-05	1857	16	1.0	\$44.11	1.0	52.77	96.88
185-062-06	1858	16	1.0	\$44.11	1.0	52.77	96.88
185-062-07	1859	16	1.0	\$44.11	1.0	52.77	96.88
185-063-01	1860	16	1.0	\$44.11	1.0	52.77	96.88
185-071-01	1861	16	1.0	\$44.11	1.0	52.77	96.88
185-071-02	1862	16	1.0	\$44.11	1.0	52.77	96.88
185-071-03	1863	16	1.0	\$44.11	1.0	52.77	96.88
185-071-04	1864	16	1.0	\$44.11	1.0	52.77	96.88
185-071-05	1865	16	1.0	\$44.11	1.0	52.77	96.88
185-071-06	1866	16	1.0	\$44.11	0.0	0.00	44.11
185-071-07	1867	16	1.0	\$44.11	1.0	52.77	96.88
185-071-08	1868	16	1.0	\$44.11	1.0	52.77	96.88
185-071-09	1869	16	1.0	\$44.11	1.0	52.77	96.88
185-071-10	1870	16	0.0	0.00	0.0	0.00	0.00
185-071-11	1871	16	0.0	0.00	0.0	0.00	0.00
185-072-01	1872	16	1.0	\$44.11	1.0	52.77	96.88
185-072-02	1873	16	1.0	\$44.11	1.0	52.77	96.88
185-072-03	1874	16	1.0	\$44.11	1.0	52.77	96.88
185-072-04	1875	16	1.0	\$44.11	1.0	52.77	96.88
185-072-05	1876	16	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-072-06	1877	16	1.0	\$44.11	1.0	52.77	96.88
185-072-07	1878	16	1.0	\$44.11	1.0	52.77	96.88
185-072-08	1879	16	1.0	\$44.11	1.0	52.77	96.88
185-072-09	1880	16	1.0	\$44.11	1.0	52.77	96.88
185-072-10	1881	16	1.0	\$44.11	1.0	52.77	96.88
185-072-11	1882	16	1.0	\$44.11	1.0	52.77	96.88
185-072-12	1883	16	1.0	\$44.11	1.0	52.77	96.88
185-072-13	1884	16	1.0	\$44.11	0.0	0.00	44.11
185-072-14	1885	16	1.0	\$44.11	1.0	52.77	96.88
185-072-15	1886	16	1.0	\$44.11	1.0	52.77	96.88
185-072-16	1887	16	1.0	\$44.11	1.0	52.77	96.88
185-072-17	1888	16	1.0	\$44.11	1.0	52.77	96.88
185-072-18	1889	16	1.0	\$44.11	1.0	52.77	96.88
185-073-01	1890	16	1.0	\$44.11	1.0	52.77	96.88
185-073-02	1891	16	1.0	\$44.11	1.0	52.77	96.88
185-073-03	1892	16	1.0	\$44.11	1.0	52.77	96.88
185-073-04	1893	16	1.0	\$44.11	1.0	52.77	96.88
185-073-05	1894	16	1.0	\$44.11	1.0	52.77	96.88
185-073-06	1895	16	1.0	\$44.11	1.0	52.77	96.88
185-073-07	1896	16	1.0	\$44.11	1.0	52.77	96.88
185-081-01	1897	10	1.0	\$44.11	1.0	52.77	96.88
185-081-02	1898	10	1.0	\$44.11	1.0	52.77	96.88
185-081-03	1899	10	1.0	\$44.11	1.0	52.77	96.88
185-081-04	1900	10	1.0	\$44.11	1.0	52.77	96.88
185-081-05	1901	10	1.0	\$44.11	1.0	52.77	96.88
185-082-03	1902	16	1.0	\$44.11	1.0	52.77	96.88
185-082-04	1903	16	1.0	\$44.11	1.0	52.77	96.88
185-082-05	1904	16	1.0	\$44.11	1.0	52.77	96.88
185-082-06	1905	17	2.6	114.69	2.61	137.73	252.42
185-082-07	1906	16	1.0	\$44.11	1.0	52.77	96.88
185-083-01	1907	16	1.0	\$44.11	1.0	52.77	96.88
185-083-02	1908	16	1.0	\$44.11	1.0	52.77	96.88
185-083-03	1909	16	1.0	\$44.11	1.0	52.77	96.88
185-084-01	1910	16	1.0	\$44.11	1.0	52.77	96.88
185-084-02	1911	16	1.0	\$44.11	1.0	52.77	96.88
185-085-01	1912	17	1.0	\$44.11	1.0	52.77	96.88
185-085-02	1913	17	1.0	\$44.11	1.0	52.77	96.88
185-085-03	1914	17	1.0	\$44.11	1.0	52.77	96.88
185-085-04	1915	16	1.0	\$44.11	1.0	52.77	96.88
185-085-05	1916	16	1.0	\$44.11	1.0	52.77	96.88
185-086-01	1917	16	1.0	\$44.11	1.0	52.77	96.88
185-086-02	1918	16	1.0	\$44.11	1.0	52.77	96.88
185-086-03	1919	16	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-087-01	1920	16	1.0	\$44.11	0.0	0.00	44.11
185-087-02	1921	16	1.0	\$44.11	1.0	52.77	96.88
185-087-03	1922	16	1.0	\$44.11	1.0	52.77	96.88
185-087-04	1923	16	1.0	\$44.11	1.0	52.77	96.88
185-087-05	1924	16	1.0	\$44.11	1.0	52.77	96.88
185-087-06	1925	16	1.0	\$44.11	1.0	52.77	96.88
185-091-01	1926	17	1.0	\$44.11	1.0	52.77	96.88
185-092-01	1927	17	1.0	\$44.11	1.0	52.77	96.88
185-092-02	1928	16	1.0	\$44.11	1.0	52.77	96.88
185-092-03	1929	16	1.0	\$44.11	1.0	52.77	96.88
185-093-01	1930	17	1.0	\$44.11	1.0	52.77	96.88
185-093-02	1931	17	1.0	\$44.11	1.0	52.77	96.88
185-093-03	1932	17	1.0	\$44.11	1.0	52.77	96.88
185-093-04	1933	17	1.0	\$44.11	1.0	52.77	96.88
185-093-05	1934	17	1.0	\$44.11	1.0	52.77	96.88
185-093-06	1935	17	1.0	\$44.11	1.0	52.77	96.88
185-093-07	1936	17	1.0	\$44.11	1.0	52.77	96.88
185-093-08	1937	17	0.0	0.00	0.0	0.00	0.00
185-093-09	1938	17	1.0	\$44.11	1.0	52.77	96.88
185-093-10	1939	17	1.0	\$44.11	1.0	52.77	96.88
185-093-11	1940	17	1.0	\$44.11	0.0	0.00	44.11
185-094-01	1941	17	1.0	\$44.11	1.0	52.77	96.88
185-094-02	1942	17	1.0	\$44.11	1.0	52.77	96.88
185-094-03	1943	17	1.0	\$44.11	1.0	52.77	96.88
185-094-04	1944	17	1.0	\$44.11	1.0	52.77	96.88
185-094-05	1945	17	1.0	\$44.11	1.0	52.77	96.88
185-094-06	1946	17	1.0	\$44.11	1.0	52.77	96.88
185-094-07	1947	16	1.0	\$44.11	1.0	52.77	96.88
185-094-08	1948	16	1.0	\$44.11	1.0	52.77	96.88
185-094-09	1949	16	1.0	\$44.11	1.0	52.77	96.88
185-094-10	1950	16	1.0	\$44.11	1.0	52.77	96.88
185-094-11	1951	16	1.0	\$44.11	1.0	52.77	96.88
185-095-01	1952	17	1.0	\$44.11	1.0	52.77	96.88
185-095-02	1953	17	1.0	\$44.11	0.0	0.00	44.11
185-095-03	1954	17	1.0	\$44.11	1.0	52.77	96.88
185-101-01	1955	21	1.0	\$44.11	1.0	52.77	96.88
185-101-02	1956	21	1.0	\$44.11	1.0	52.77	96.88
185-101-03	1957	21	1.0	\$44.11	0.0	0.00	44.11
185-101-04	1958	21	1.0	\$44.11	1.0	52.77	96.88
185-101-05	1959	21	1.0	\$44.11	1.0	52.77	96.88
185-101-06	1960	21	1.0	\$44.11	1.0	52.77	96.88
185-101-07	1961	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-08	1962	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-101-09	1963	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-10	1964	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-11	1965	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-12	1966	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-13	1967	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-14	1968	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-15	1969	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-16	1970	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-17	1971	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-101-18	1972	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-19	1973	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-101-20	1974	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-21	1975	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-22	1976	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-23	1977	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-101-24	1978	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-01	1979	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-102-02	1980	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-03	1981	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-04	1982	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-05	1983	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-06	1984	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-07	1985	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-08	1986	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-09	1987	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-102-10	1988	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-102-11	1989	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-01	1990	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-02	1991	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-03	1992	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-04	1993	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-05	1994	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-06	1995	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-07	1996	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-08	1997	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-09	1998	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-12	1999	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-13	2000	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-14	2001	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-15	2002	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-16	2003	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-17	2004	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-18	2005	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-111-19	2006	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-20	2007	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-21	2008	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-22	2009	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-23	2010	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-24	2011	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-25	2012	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-26	2013	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-27	2014	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-28	2015	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-29	2016	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-30	2017	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-31	2018	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-32	2019	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-33	2020	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-36	2021	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-37	2022	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-38	2023	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-39	2024	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-40	2025	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-41	2026	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-42	2027	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-43	2028	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-111-44	2029	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-111-45	2030	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-112-01	2031	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-02	2032	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-03	2033	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-04	2034	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-05	2035	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-06	2036	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-07	2037	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-08	2038	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-112-09	2039	#N/A	0.0	0.00	0.0	0.00	0.00
185-121-01	2040	#N/A	0.0	0.00	0.0	0.00	0.00
185-121-02	2041	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-03	2042	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-04	2043	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-05	2044	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-06	2045	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-07	2046	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-08	2047	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-09	2048	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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185-121-10	2049	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-11	2050	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-12	2051	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-121-13	2052	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-121-14	2053	#N/A	0.0	0.00	0.0	0.00	0.00
185-131-01	2054	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-02	2055	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-03	2056	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-04	2057	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-05	2058	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-06	2059	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-07	2060	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-08	2061	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-09	2062	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-10	2063	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-11	2064	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-12	2065	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-13	2066	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-14	2067	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-131-15	2068	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-01	2069	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-02	2070	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-03	2071	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-04	2072	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-05	2073	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-06	2074	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-07	2075	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-08	2076	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-09	2077	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-10	2078	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-11	2079	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-12	2080	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-13	2081	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-14	2082	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-15	2083	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-16	2084	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-17	2085	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-18	2086	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-19	2087	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-20	2088	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-132-21	2089	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-02	2090	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-03	2091	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-133-04	2092	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-133-05	2093	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-133-06	2094	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-07	2095	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-08	2096	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-09	2097	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-10	2098	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-11	2099	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-12	2100	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-13	2101	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-133-14	2102	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-141-01	2103	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-141-02	2104	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-01	2105	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-02	2106	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-03	2107	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-04	2108	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-05	2109	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-06	2110	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-07	2111	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-08	2112	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-09	2113	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-142-10	2114	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-01	2115	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-02	2116	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-03	2117	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-04	2118	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-05	2119	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-06	2120	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-07	2121	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-08	2122	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-09	2123	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-10	2124	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-11	2125	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-12	2126	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-13	2127	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-14	2128	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-15	2129	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-16	2130	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-17	2131	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-18	2132	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-19	2133	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-20	2134	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-143-21	2135	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-22	2136	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-23	2137	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-24	2138	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-143-25	2139	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-01	2140	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-02	2141	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-03	2142	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-04	2143	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-144-05	2144	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-06	2145	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-07	2146	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-08	2147	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-09	2148	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-10	2149	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-11	2150	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-12	2151	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-13	2152	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-14	2153	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-144-15	2154	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-01	2155	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-02	2156	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-03	2157	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-04	2158	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-05	2159	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-06	2160	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-07	2161	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-08	2162	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-09	2163	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-10	2164	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-145-11	2165	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-01	2166	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-02	2167	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-03	2168	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-04	2169	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-05	2170	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-06	2171	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-07	2172	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-146-08	2173	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-146-09	2174	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-151-01	2175	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-151-02	2176	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-152-01	2177	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-152-04	2178	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-01	2179	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-02	2180	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-03	2181	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-153-04	2182	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-05	2183	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-06	2184	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-07	2185	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-08	2186	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-09	2187	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-10	2188	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-11	2189	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-153-12	2190	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-13	2191	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-14	2192	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-15	2193	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-153-16	2194	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-153-17	2195	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-18	2196	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-19	2197	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-20	2198	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-153-21	2199	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-01	2200	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-154-02	2201	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-03	2202	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-04	2203	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-05	2204	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-06	2205	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-07	2206	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-08	2207	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-11	2208	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-12	2209	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-13	2210	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-14	2211	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-15	2212	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-16	2213	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-17	2214	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-18	2215	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-19	2216	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-20	2217	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-21	2218	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-154-23	2219	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-155-01	2220	#N/A	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-155-02	2221	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-155-03	2222	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-156-01	2223	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-156-02	2224	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-156-03	2225	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-156-04	2226	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-156-05	2227	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-156-06	2228	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-157-01	2229	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-157-02	2230	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-157-03	2231	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-157-04	2232	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-157-05	2233	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-157-06	2234	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-157-07	2235	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-157-08	2236	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-158-01	2237	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-158-02	2238	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-161-01	2239	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-161-02	2240	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-03	2241	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-04	2242	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-05	2243	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-06	2244	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-07	2245	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-08	2246	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-09	2247	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-10	2248	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-11	2249	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-12	2250	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-13	2251	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-14	2252	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-15	2253	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-161-16	2254	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-161-17	2255	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-161-18	2256	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-162-01	2257	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-162-02	2258	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-162-03	2259	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-162-04	2260	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-162-05	2261	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-162-06	2262	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-162-07	2263	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-162-08	2264	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-01	2265	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-02	2266	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-03	2267	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-04	2268	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-05	2269	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-163-06	2270	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-07	2271	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-08	2272	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-163-09	2273	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-10	2274	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-11	2275	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-12	2276	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-13	2277	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-16	2278	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-163-17	2279	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-18	2280	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-19	2281	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-163-20	2282	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-164-01	2283	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-164-02	2284	#N/A	0.0	0.00	0.0	0.00	0.00
185-171-01	2285	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-171-02	2286	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-171-03	2287	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-171-04	2288	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-171-05	2289	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-171-06	2290	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-172-01	2291	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-172-02	2292	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-172-03	2293	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-172-04	2294	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-172-05	2295	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-01	2296	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-02	2297	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-03	2298	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-04	2299	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-05	2300	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-06	2301	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-07	2302	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-08	2303	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-09	2304	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-10	2305	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-173-14	2306	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-173-18	2307	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-173-19	2308	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-174-01	2309	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-174-02	2310	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-174-03	2311	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-174-04	2312	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-191-01	2313	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-191-02	2314	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-192-01	2315	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-192-02	2316	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-192-03	2317	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-192-04	2318	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-192-05	2319	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-193-01	2320	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-02	2321	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-03	2322	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-193-04	2323	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-05	2324	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-193-06	2325	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-07	2326	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-193-08	2327	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-09	2328	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-10	2329	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-11	2330	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-14	2331	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-15	2332	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-16	2333	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-17	2334	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-193-19	2335	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-01	2336	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-02	2337	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-194-03	2338	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-04	2339	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-05	2340	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-06	2341	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-194-07	2342	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-08	2343	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-09	2344	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-10	2345	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-11	2346	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-12	2347	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-194-13	2348	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-194-14	2349	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-195-01	2350	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-02	2351	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-03	2352	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-04	2353	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-05	2354	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-06	2355	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-07	2356	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-08	2357	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-09	2358	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-10	2359	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-11	2360	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-12	2361	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-13	2362	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-14	2363	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-15	2364	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-16	2365	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-17	2366	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-18	2367	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-195-19	2368	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-01	2369	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-02	2370	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-03	2371	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-06	2372	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-07	2373	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-08	2374	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-09	2375	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-196-10	2376	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-197-01	2377	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-197-02	2378	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-197-03	2379	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-197-04	2380	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-01	2381	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-02	2382	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-04	2383	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-06	2384	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-07	2385	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-08	2386	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-09	2387	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-10	2388	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-11	2389	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-12	2390	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-13	2391	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-14	2392	#N/A	0.0	0.00	0.0	0.00	0.00

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-201-15	2393	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-16	2394	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-201-17	2395	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-01	2396	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-02	2397	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-221-03	2398	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-04	2399	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-05	2400	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-06	2401	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-07	2402	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-09	2403	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-10	2404	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-13	2405	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-15	2406	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-16	2407	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-221-17	2408	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-221-18	2409	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-19	2410	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-20	2411	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-21	2412	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-22	2413	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-23	2414	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-221-25	2415	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-28	2416	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-221-30	2417	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-221-31	2418	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-01	2419	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-02	2420	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-03	2421	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-04	2422	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-05	2423	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-06	2424	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-07	2425	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-08	2426	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-222-09	2427	#N/A	0.0	0.00	0.0	0.00	0.00
185-251-01	2428	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-251-02	2429	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-251-03	2430	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-251-04	2431	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-251-05	2432	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-251-06	2433	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-252-01	2434	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-252-02	2435	#N/A	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

185-253-01	2436	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-253-02	2437	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-253-03	2438	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-253-04	2439	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-253-05	2440	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-253-06	2441	#N/A	1.0	\$44.11	0.0	0.00	44.11
185-253-07	2442	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-254-01	2443	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-254-02	2444	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-254-03	2445	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-254-04	2446	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-254-05	2447	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-255-01	2448	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-255-02	2449	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-255-03	2450	#N/A	1.0	\$44.11	1.0	52.77	96.88
185-255-04	2451	22	1.0	\$44.11	1.0	52.77	96.88
185-255-05	2452	22	1.0	\$44.11	1.0	52.77	96.88
185-255-06	2453	22	1.0	\$44.11	1.0	52.77	96.88
185-255-07	2454	22	1.0	\$44.11	1.0	52.77	96.88
185-255-08	2455	22	1.0	\$44.11	1.0	52.77	96.88
185-255-09	2456	22	1.0	\$44.11	1.0	52.77	96.88
185-255-10	2457	22	1.0	\$44.11	1.0	52.77	96.88
185-255-11	2458	22	1.0	\$44.11	1.0	52.77	96.88
185-255-12	2459	22	1.0	\$44.11	1.0	52.77	96.88
185-255-13	2460	22	1.0	\$44.11	1.0	52.77	96.88
185-256-01	2461	22	1.0	\$44.11	1.0	52.77	96.88
185-256-02	2462	22	1.0	\$44.11	1.0	52.77	96.88
185-256-03	2463	22	1.0	\$44.11	1.0	52.77	96.88
185-256-04	2464	22	1.0	\$44.11	1.0	52.77	96.88
185-256-05	2465	22	1.0	\$44.11	1.0	52.77	96.88
185-271-01	2466	22	1.0	\$44.11	1.0	52.77	96.88
185-271-02	2467	22	1.0	\$44.11	1.0	52.77	96.88
185-271-03	2468	22	1.0	\$44.11	1.0	52.77	96.88
185-271-04	2469	22	1.0	\$44.11	0.0	0.00	44.11
185-271-05	2470	22	1.0	\$44.11	1.0	52.77	96.88
185-271-06	2471	22	1.0	\$44.11	0.0	0.00	44.11
185-271-07	2472	22	1.0	\$44.11	1.0	52.77	96.88
185-271-08	2473	22	1.0	\$44.11	1.0	52.77	96.88
185-271-09	2474	22	1.0	\$44.11	0.0	0.00	44.11
185-271-10	2475	22	1.0	\$44.11	1.0	52.77	96.88
185-271-11	2476	22	1.0	\$44.11	0.0	0.00	44.11
185-271-12	2477	22	1.0	\$44.11	1.0	52.77	96.88
185-271-13	2478	22	1.0	\$44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

185-271-14	2479	22	1.0	\$44.11	1.0	52.77	96.88
185-271-15	2480	22	1.0	\$44.11	1.0	52.77	96.88
185-271-16	2481	22	0.0	0.00	0.0	0.00	0.00
185-272-01	2482	22	1.0	\$44.11	1.0	52.77	96.88
185-272-02	2483	22	1.0	\$44.11	1.0	52.77	96.88
185-272-03	2484	22	1.0	\$44.11	1.0	52.77	96.88
185-272-04	2485	22	1.0	\$44.11	1.0	52.77	96.88
185-272-05	2486	22	1.0	\$44.11	1.0	52.77	96.88
185-272-06	2487	22	1.0	\$44.11	1.0	52.77	96.88
185-272-07	2488	22	1.0	\$44.11	1.0	52.77	96.88
185-273-01	2489	22	1.0	\$44.11	1.0	52.77	96.88
185-273-02	2490	22	1.0	\$44.11	1.0	52.77	96.88
186-041-02	2491	10	1.455	64.18	1.45	76.52	140.70
186-041-03	2492	10	1.905	84.03	1.91	100.79	184.82
186-042-02	2493	10	1.0	\$44.11	1.0	52.77	96.88
186-042-03	2494	10	1.0	\$44.11	1.0	52.77	96.88
186-051-05	2495	10	1.0	\$44.11	1.0	52.77	96.88
186-051-06	2496	10	1.0	\$44.11	1.0	52.77	96.88
186-051-07	2497	10	1.0	\$44.11	1.0	52.77	96.88
186-051-08	2498	10	1.0	\$44.11	1.0	52.77	96.88
186-051-09	2499	10	1.0	\$44.11	0.0	0.00	44.11
186-051-10	2500	10	0.0	0.00	0.0	0.00	0.00
186-051-11	2501	10	1.0	\$44.11	1.0	52.77	96.88
186-051-12	2502	10	1.0	\$44.11	1.0	52.77	96.88
186-051-13	2503	10	1.0	\$44.11	1.0	52.77	96.88
186-071-03	2504	13	1.0	\$44.11	1.0	52.77	96.88
186-071-04	2505	10	1.455	64.18	1.46	77.04	141.22
186-071-05	2506	10	1.0	\$44.11	1.0	52.77	96.88
186-071-09	2507	10	1.0	\$44.11	1.0	52.77	96.88
186-072-01	2508	10	1.0	\$44.11	0.0	0.00	44.11
186-072-09	2509	10	0.0	0.00	0.0	0.00	0.00
186-072-10	2510	10	1.0	\$44.11	1.0	52.77	96.88
186-072-16	2511	10	1.0	\$44.11	1.0	52.77	96.88
186-072-17	2512	10	1.0	\$44.11	1.0	52.77	96.88
186-081-05	2513	10	1.0	\$44.11	0.0	0.00	44.11
186-081-07	2514	10	1.0	\$44.11	1.0	52.77	96.88
186-081-08	2515	10	1.0	\$44.11	1.0	52.77	96.88
186-081-09	2516	10	1.0	\$44.11	0.0	0.00	44.11
186-081-10	2517	10	1.0	\$44.11	1.0	52.77	96.88
186-081-15	2518	10	1.0	\$44.11	1.0	52.77	96.88
186-081-16	2519	10	1.0	\$44.11	1.0	52.77	96.88
186-081-17	2520	10	1.0	\$44.11	1.0	52.77	96.88
186-081-18	2521	10	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

186-081-19	2522	10	1.0	\$44.11	1.0	52.77	96.88
186-081-20	2523	10	1.0	\$44.11	1.0	52.77	96.88
186-081-21	2524	10	1.0	\$44.11	0.0	0.00	44.11
186-082-01	2525	10	1.0	\$44.11	1.0	52.77	96.88
186-082-02	2526	10	1.0	\$44.11	0.0	0.00	44.11
186-091-01	2527	13	1.0	\$44.11	0.0	0.00	44.11
186-091-02	2528	13	1.0	\$44.11	1.0	52.77	96.88
186-091-08	2529	13	1.0	\$44.11	0.0	0.00	44.11
186-091-10	2530	13	1.0	\$44.11	1.0	52.77	96.88
186-092-01	2531	10	1.5	66.17	1.5	79.16	145.32
186-092-02	2532	10	1.0	\$44.11	1.0	52.77	96.88
186-092-04	2533	10	1.0	\$44.11	1.0	52.77	96.88
186-092-05	2534	10	1.0	\$44.11	1.0	52.77	96.88
186-092-06	2535	10	1.0	\$44.11	1.0	52.77	96.88
186-092-08	2536	10	1.0	\$44.11	1.0	52.77	96.88
186-092-09	2537	10	1.0	\$44.11	0.0	0.00	44.11
186-092-10	2538	10	1.0	\$44.11	0.0	0.00	44.11
186-092-11	2539	10	1.0	\$44.11	1.0	52.77	96.88
186-092-12	2540	10	1.0	\$44.11	1.0	52.77	96.88
186-092-14	2541	10	1.0	\$44.11	1.0	52.77	96.88
186-101-02	2542	10	1.0	\$44.11	1.0	52.77	96.88
186-101-03	2543	10	1.0	\$44.11	1.0	52.77	96.88
186-101-04	2544	10	1.0	\$44.11	1.0	52.77	96.88
186-101-05	2545	10	1.0	\$44.11	1.0	52.77	96.88
186-101-06	2546	15	1.0	\$44.11	1.0	52.77	96.88
186-101-08	2547	15	1.0	\$44.11	1.0	52.77	96.88
186-101-09	2548	15	0.0	0.00	0.0	0.00	0.00
186-101-10	2549	15	1.0	\$44.11	1.0	52.77	96.88
186-101-13	2550	10	1.0	\$44.11	1.0	52.77	96.88
186-101-14	2551	10	1.0	\$44.11	1.0	52.77	96.88
186-101-15	2552	10	1.0	\$44.11	1.0	52.77	96.88
186-101-16	2553	10	1.0	\$44.11	1.0	52.77	96.88
186-101-17	2554	10	0.0	0.00	0.0	0.00	0.00
186-111-01	2555	13	1.0	\$44.11	1.0	52.77	96.88
186-111-02	2556	13	1.0	\$44.11	0.0	0.00	44.11
186-112-01	2557	13	1.5	66.17	1.5	79.16	145.32
186-112-02	2558	13	1.0	\$44.11	1.0	52.77	96.88
186-112-07	2560	15	1.0	\$44.11	1.0	52.77	96.88
186-112-08	2561	15	1.0	\$44.11	1.0	52.77	96.88
186-112-14	2562	14	1.0	\$44.11	1.0	52.77	96.88
186-112-15	2563	15	1.0	\$44.11	1.0	52.77	96.88
186-112-16	2564	14	1.0	\$44.11	1.0	52.77	96.88
186-112-18	2565	15	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

186-112-21	2568	15	5.4	238.19	0.0	0.00	238.19
186-112-22	2569	15	1.0	\$44.11	1.0	52.77	96.88
186-121-14	2570	15	1.0	\$44.11	0.0	0.00	44.11
186-121-17	2571	15	1.0	\$44.11	1.0	52.77	96.88
186-121-18	2572	15	1.0	\$44.11	1.0	52.77	96.88
186-121-21	2573	15	1.0	\$44.11	0.0	0.00	44.11
186-121-24	2574	14	1.0	\$44.11	1.0	52.77	96.88
186-121-25	2575	14	1.0	\$44.11	1.0	52.77	96.88
186-121-28	2576	14	1.0	\$44.11	1.0	52.77	96.88
186-121-29	2577	14	1.0	\$44.11	1.0	52.77	96.88
186-121-30	2578	14	0.0	0.00	0.0	0.00	0.00
186-121-31	2579	14	1.0	\$44.11	1.0	52.77	96.88
186-121-36	2582	14	1.0	\$44.11	1.0	52.77	96.88
186-122-07	2583	14	0.0	0.00	0.0	0.00	0.00
186-122-08	2584	14	1.0	\$44.11	1.0	52.77	96.88
186-131-03	2585	8	1.0	\$44.11	1.0	52.77	96.88
186-131-04	2586	8	1.0	\$44.11	1.0	52.77	96.88
186-132-04	2587	14	0.0	0.00	0.0	0.00	0.00
186-132-14	2588	14	1.0	\$44.11	1.0	52.77	96.88
186-132-15	2589	14	1.0	\$44.11	0.0	0.00	44.11
186-132-18	2590	14	0.0	0.00	0.0	0.00	0.00
186-132-22	2591	14	1.0	\$44.11	0.0	0.00	44.11
186-132-23	2592	14	1.0	\$44.11	1.0	52.77	96.88
186-132-24	2593	14	1.0	\$44.11	0.0	0.00	44.11
186-132-25	2594	14	1.0	\$44.11	1.0	52.77	96.88
186-132-26	2595	14	4.78	210.85	4.79	252.77	463.61
186-132-27	2596	14	1.0	\$44.11	1.0	52.77	96.88
186-132-40	2597	14	1.0	\$44.11	1.0	52.77	96.88
186-132-41	2598	14	1.0	\$44.11	1.0	52.77	96.88
186-132-42	2599	14	1.0	\$44.11	0.0	0.00	44.11
186-141-01	2600	27	0.0	0.00	0.0	0.00	0.00
186-141-02	2601	27	1.0	\$44.11	1.0	52.77	96.88
186-141-03	2602	27	1.0	\$44.11	1.0	52.77	96.88
186-141-04	2603	27	1.0	\$44.11	0.0	0.00	44.11
186-141-05	2604	27	1.0	\$44.11	1.0	52.77	96.88
186-141-06	2605	27	1.0	\$44.11	1.0	52.77	96.88
186-141-07	2606	27	1.0	\$44.11	1.0	52.77	96.88
186-141-09	2607	27	1.0	\$44.11	1.0	52.77	96.88
186-141-10	2608	27	1.0	\$44.11	0.0	0.00	44.11
186-141-11	2609	27	1.0	\$44.11	1.0	52.77	96.88
186-141-15	2610	27	1.0	\$44.11	0.0	0.00	44.11
186-141-16	2611	27	1.0	\$44.11	1.0	52.77	96.88
186-141-17	2612	27	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

186-141-20	2613	27	0.0	0.00	0.0	0.00	0.00
186-141-22	2614	27	1.0	\$44.11	1.0	52.77	96.88
186-141-23	2615	27	1.0	\$44.11	1.0	52.77	96.88
186-141-24	2616	27	1.0	\$44.11	1.0	52.77	96.88
186-141-26	2617	27	1.0	\$44.11	1.0	52.77	96.88
186-141-30	2618	27	0.0	0.00	0.0	0.00	0.00
186-141-31	2619	27	0.0	0.00	0.0	0.00	0.00
186-141-32	2620	27	0.0	0.00	0.0	0.00	0.00
186-141-33	2621	27	1.0	\$44.11	1.0	52.77	96.88
186-141-34	2622	27	1.0	\$44.11	1.0	52.77	96.88
186-142-01	2623	27	1.0	\$44.11	1.0	52.77	96.88
186-142-02	2624	27	1.0	\$44.11	1.0	52.77	96.88
186-142-05	2626	27	1.0	\$44.11	1.0	52.77	96.88
186-142-06	2627	27	1.0	\$44.11	1.0	52.77	96.88
186-142-07	2628	27	1.0	\$44.11	1.0	52.77	96.88
186-142-14	2630	27	1.0	\$44.11	0.0	0.00	44.11
186-142-15	2631	27	0.0	0.00	0.0	0.00	0.00
186-142-16	2632	27	1.0	\$44.11	1.0	52.77	96.88
186-142-17	2633	27	1.0	\$44.11	1.0	52.77	96.88
186-142-18	2634	27	1.0	\$44.11	1.0	52.77	96.88
186-142-19	2635	27	1.0	\$44.11	1.0	52.77	96.88
186-142-20	2636	27	1.0	\$44.11	1.0	52.77	96.88
186-142-25	2637	27	1.0	\$44.11	0.0	0.00	44.11
186-142-26	2638	27	1.0	\$44.11	0.0	0.00	44.11
186-142-27	2639	27	1.0	\$44.11	1.0	52.77	96.88
186-142-30	2640	27	0.0	0.00	0.0	0.00	0.00
186-142-31	2641	27	0.0	0.00	0.0	0.00	0.00
186-142-32	2642	27	1.0	\$44.11	1.0	52.77	96.88
186-142-33	2643	27	0.0	0.00	0.0	0.00	0.00
186-142-34	2644	27	1.0	\$44.11	1.0	52.77	96.88
186-142-35	2645	27	1.0	\$44.11	1.0	52.77	96.88
186-142-36	2646	27	1.0	\$44.11	1.0	52.77	96.88
186-152-02	2647	14	1.0	\$44.11	1.0	52.77	96.88
186-152-03	2648	14	1.0	\$44.11	1.0	52.77	96.88
186-152-10	2649	14	1.0	\$44.11	1.0	52.77	96.88
186-152-11	2650	14	1.0	\$44.11	1.0	52.77	96.88
186-153-01	2651	27	1.0	\$44.11	1.0	52.77	96.88
186-153-02	2652	27	1.0	\$44.11	1.0	52.77	96.88
186-153-03	2653	27	1.0	\$44.11	0.0	0.00	44.11
186-153-04	2654	27	1.0	\$44.11	1.0	52.77	96.88
186-153-05	2655	14	1.0	\$44.11	1.0	52.77	96.88
186-153-06	2656	14	1.0	\$44.11	1.0	52.77	96.88
186-153-21	2658	14	1.5	66.17	1.5	79.16	145.32

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

186-153-22	2659	14	1.0	\$44.11	1.0	52.77	96.88
186-153-23	2660	14	1.0	\$44.11	1.0	52.77	96.88
186-153-24	2661	14	0.0	0.00	0.0	0.00	0.00
186-153-26	2662	14	1.0	\$44.11	1.0	52.77	96.88
186-153-35	2663	14	1.0	\$44.11	1.0	52.77	96.88
186-153-36	2664	14	1.0	\$44.11	1.0	52.77	96.88
186-153-37	2665	14	1.0	\$44.11	1.0	52.77	96.88
186-153-38	2666	14	0.0	0.00	0.0	0.00	0.00
186-153-44	2667	14	1.0	\$44.11	0.0	0.00	44.11
186-153-45	2668	14	1.0	\$44.11	1.0	52.77	96.88
186-153-48	2669	14	1.0	\$44.11	1.0	52.77	96.88
186-153-49	2670	14	0.0	0.00	0.0	0.00	0.00
186-153-51	2671	14	1.0	\$44.11	1.0	52.77	96.88
186-153-52	2672	14	1.0	\$44.11	1.0	52.77	96.88
186-153-53	2673	14	1.0	\$44.11	1.0	52.77	96.88
186-153-55	2674	14	1.0	\$44.11	1.0	52.77	96.88
186-153-56	2675	14	1.0	\$44.11	1.0	52.77	96.88
186-153-57	2676	14	1.0	\$44.11	1.0	52.77	96.88
186-153-58	2677	14	1.0	\$44.11	1.0	52.77	96.88
186-153-59	2678	14	1.0	\$44.11	1.0	52.77	96.88
186-153-60	2679	14	1.0	\$44.11	1.0	52.77	96.88
186-153-61	2680	14	1.0	\$44.11	1.0	52.77	96.88
186-153-62	2681	14	1.0	\$44.11	1.0	52.77	96.88
186-153-69	2683	14	1.0	\$44.11	1.0	52.77	96.88
186-153-70	2684	14	1.0	\$44.11	1.0	52.77	96.88
186-470-65	2685	26	0.0	0.00	0.0	0.00	0.00
186-470-66	2686	26	0.0	0.00	0.0	0.00	0.00
186-470-81	2687	19	0.0	0.00	0.0	0.00	0.00
186-470-85	2688	22	1.0	\$44.11	1.0	52.77	96.88
186-470-87	2689	22	1.0	\$44.11	1.0	52.77	96.88
186-470-90	2690	19	0.0	0.00	0.0	0.00	0.00
186-470-91	2691	25	0.0	0.00	0.0	0.00	0.00
186-470-93	2692	19	0.0	0.00	0.0	0.00	0.00
186-470-99	2693	17	1.0	\$44.11	1.0	52.77	96.88
186-491-01	2694	22	1.0	\$44.11	1.0	52.77	96.88
186-491-02	2695	22	1.0	\$44.11	1.0	52.77	96.88
186-491-03	2696	22	1.0	\$44.11	1.0	52.77	96.88
186-491-04	2697	22	1.0	\$44.11	1.0	52.77	96.88
186-491-05	2698	22	1.0	\$44.11	1.0	52.77	96.88
186-491-06	2699	22	1.0	\$44.11	1.0	52.77	96.88
186-491-07	2700	22	1.0	\$44.11	1.0	52.77	96.88
186-492-01	2701	26	1.0	\$44.11	1.0	52.77	96.88
186-492-02	2702	26	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

186-492-03	2703	22	1.0	\$44.11	1.0	52.77	96.88
186-492-04	2704	22	1.0	\$44.11	1.0	52.77	96.88
186-492-05	2705	22	1.0	\$44.11	1.0	52.77	96.88
186-492-06	2706	22	1.0	\$44.11	1.0	52.77	96.88
186-492-07	2707	22	1.0	\$44.11	1.0	52.77	96.88
186-492-08	2708	22	1.0	\$44.11	1.0	52.77	96.88
186-492-09	2709	22	1.0	\$44.11	1.0	52.77	96.88
186-492-10	2710	22	1.0	\$44.11	1.0	52.77	96.88
186-492-11	2711	22	1.0	\$44.11	1.0	52.77	96.88
186-492-12	2712	26	1.0	\$44.11	1.0	52.77	96.88
186-492-13	2713	26	1.0	\$44.11	1.0	52.77	96.88
186-492-14	2714	26	1.0	\$44.11	1.0	52.77	96.88
186-493-01	2715	26	1.0	\$44.11	1.0	52.77	96.88
186-493-02	2716	26	1.0	\$44.11	1.0	52.77	96.88
186-493-03	2717	26	1.0	\$44.11	1.0	52.77	96.88
186-493-05	2718	26	1.0	\$44.11	1.0	52.77	96.88
186-493-06	2719	26	1.0	\$44.11	1.0	52.77	96.88
186-493-07	2720	26	1.0	\$44.11	1.0	52.77	96.88
186-493-08	2721	22	1.0	\$44.11	1.0	52.77	96.88
186-493-09	2722	22	1.0	\$44.11	1.0	52.77	96.88
186-493-10	2723	22	1.0	\$44.11	1.0	52.77	96.88
186-493-11	2724	22	1.0	\$44.11	1.0	52.77	96.88
186-493-12	2725	22	1.0	\$44.11	1.0	52.77	96.88
186-493-13	2726	22	1.0	\$44.11	1.0	52.77	96.88
186-493-14	2727	22	1.0	\$44.11	1.0	52.77	96.88
186-493-15	2728	22	1.0	\$44.11	1.0	52.77	96.88
186-493-16	2729	22	1.0	\$44.11	1.0	52.77	96.88
186-493-17	2730	22	1.0	\$44.11	1.0	52.77	96.88
186-493-18	2731	22	1.0	\$44.11	1.0	52.77	96.88
186-493-19	2732	22	1.0	\$44.11	0.0	0.00	44.11
186-493-21	2733	26	1.0	\$44.11	1.0	52.77	96.88
186-493-22	2734	26	1.0	\$44.11	1.0	52.77	96.88
186-493-23	2735	26	1.0	\$44.11	1.0	52.77	96.88
186-493-24	2736	26	1.0	\$44.11	1.0	52.77	96.88
186-493-25	2737	26	1.0	\$44.11	1.0	52.77	96.88
186-493-26	2738	26	1.0	\$44.11	1.0	52.77	96.88
186-493-27	2739	26	1.0	\$44.11	1.0	52.77	96.88
186-493-28	2740	26	1.0	\$44.11	1.0	52.77	96.88
186-493-29	2741	26	0.0	0.00	0.0	0.00	0.00
186-493-30	2742	26	1.0	\$44.11	1.0	52.77	96.88
186-494-01	2743	26	1.0	\$44.11	1.0	52.77	96.88
186-494-02	2744	26	1.0	\$44.11	1.0	52.77	96.88
186-494-03	2745	26	1.0	\$44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

186-494-04	2746	26	1.0	\$44.11	1.0	52.77	96.88
186-494-05	2747	26	1.0	\$44.11	1.0	52.77	96.88
186-495-01	2748	26	1.0	\$44.11	1.0	52.77	96.88
186-495-02	2749	26	1.0	\$44.11	1.0	52.77	96.88
186-495-03	2750	22	1.0	\$44.11	1.0	52.77	96.88
186-495-04	2751	22	1.0	\$44.11	1.0	52.77	96.88
186-495-05	2752	22	1.0	\$44.11	0.0	0.00	44.11
186-501-01	2753	22	1.0	\$44.11	1.0	52.77	96.88
186-501-02	2754	22	1.0	\$44.11	1.0	52.77	96.88
186-502-01	2755	22	1.0	\$44.11	1.0	52.77	96.88
186-502-02	2756	22	1.0	\$44.11	1.0	52.77	96.88
186-502-03	2757	22	1.0	\$44.11	0.0	0.00	44.11
186-502-06	2758	22	1.0	44.11	1.0	52.77	96.88
186-502-08	2759	22	1.0	44.11	1.0	52.77	96.88
186-502-09	2760	22	1.0	44.11	1.0	52.77	96.88
186-502-10	2761	22	1.0	44.11	0.0	0.00	44.11
186-502-11	2762	22	1.0	44.11	1.0	52.77	96.88
186-502-12	2763	22	1.0	44.11	1.0	52.77	96.88
186-502-13	2764	22	1.0	44.11	1.0	52.77	96.88
186-502-14	2765	22	1.0	44.11	1.0	52.77	96.88
186-502-15	2766	22	1.0	44.11	1.0	52.77	96.88
186-502-16	2767	22	1.0	44.11	1.0	52.77	96.88
186-502-17	2768	22	1.0	44.11	1.0	52.77	96.88
186-502-18	2769	22	1.0	44.11	0.0	0.00	44.11
186-502-19	2770	22	1.0	44.11	1.0	52.77	96.88
186-502-20	2771	22	1.0	44.11	1.0	52.77	96.88
186-502-22	2772	22	1.0	44.11	1.0	52.77	96.88
186-502-23	2773	22	1.0	44.11	1.0	52.77	96.88
186-502-25	2774	22	1.0	44.11	1.0	52.77	96.88
186-503-01	2775	22	1.0	44.11	1.0	52.77	96.88
186-503-02	2776	22	1.0	44.11	1.0	52.77	96.88
186-503-03	2777	22	1.0	44.11	1.0	52.77	96.88
186-503-04	2778	22	1.0	44.11	1.0	52.77	96.88
186-503-05	2779	22	1.0	44.11	1.0	52.77	96.88
186-503-06	2780	22	1.0	44.11	1.0	52.77	96.88
186-503-07	2781	22	1.0	44.11	1.0	52.77	96.88
186-504-02	2782	22	1.0	44.11	1.0	52.77	96.88
186-504-03	2783	22	1.0	44.11	1.0	52.77	96.88
186-504-04	2784	22	1.0	44.11	1.0	52.77	96.88
186-504-05	2785	22	1.0	44.11	1.0	52.77	96.88
186-504-06	2786	22	1.0	44.11	1.0	52.77	96.88
186-504-08	2787	22	1.0	44.11	1.0	52.77	96.88
186-510-01	2788	22	1.0	44.11	0.0	0.00	44.11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

186-510-02	2789	22	1.0	44.11	0.0	0.00	44.11
186-510-03	2790	22	1.0	44.11	1.0	52.77	96.88
186-510-04	2791	22	1.0	44.11	1.0	52.77	96.88
186-510-05	2792	22	1.0	44.11	1.0	52.77	96.88
186-520-01	2793	9	1.0	44.11	1.0	52.77	96.88
186-520-02	2794	9	1.0	44.11	1.0	52.77	96.88
186-520-03	2795	10	1.0	44.11	1.0	52.77	96.88
186-520-06	2796	10	8.0	352.88	0.0	0.00	352.88
186-520-09	2797	10	1.5	66.17	0.0	0.00	66.17
186-520-10	2798	10	0.0	0.00	0.0	0.00	0.00
186-520-11	2799	10	8.0	352.88	0.0	0.00	352.88
186-520-12	2800	10	1.0	44.11	1.0	52.77	96.88
186-520-13	2801	10	1.0	44.11	1.0	52.77	96.88
186-520-14	2802	10	1.0	44.11	0.0	0.00	44.11
186-520-15	2803	10	0.0	0.00	0.0	0.00	0.00
186-520-16	2804	10	0.0	0.00	0.0	0.00	0.00
186-520-19	2805	10	0.0	0.00	0.0	0.00	0.00
186-520-20	2806	10	0.0	0.00	0.0	0.00	0.00
186-530-01	2807	22	1.0	44.11	1.0	52.77	96.88
186-530-02	2808	22	1.0	44.11	1.0	52.77	96.88
186-530-03	2809	22	1.0	44.11	1.0	52.77	96.88
186-530-06	2810	22	1.0	44.11	1.0	52.77	96.88
186-530-07	2811	22	1.0	44.11	1.0	52.77	96.88
186-530-08	2812	22	1.0	44.11	1.0	52.77	96.88
186-530-09	2813	22	1.0	44.11	1.0	52.77	96.88
186-530-10	2814	22	1.0	44.11	1.0	52.77	96.88
186-530-11	2815	22	1.0	44.11	1.0	52.77	96.88
186-530-12	2816	22	1.0	44.11	1.0	52.77	96.88
186-530-13	2817	22	1.0	44.11	1.0	52.77	96.88
186-530-14	2818	22	1.0	44.11	1.0	52.77	96.88
186-530-15	2819	22	1.0	44.11	1.0	52.77	96.88
186-530-16	2820	22	1.0	44.11	1.0	52.77	96.88
186-530-17	2821	22	1.0	44.11	1.0	52.77	96.88
186-530-18	2822	22	1.0	44.11	1.0	52.77	96.88
186-530-19	2823	22	1.0	44.11	1.0	52.77	96.88
186-530-20	2824	22	1.0	44.11	1.0	52.77	96.88
186-530-21	2825	22	1.0	44.11	1.0	52.77	96.88
186-530-22	2826	22	1.0	44.11	1.0	52.77	96.88
186-530-23	2827	22	1.0	44.11	1.0	52.77	96.88
186-530-24	2828	22	1.0	44.11	1.0	52.77	96.88
186-530-25	2829	22	1.0	44.11	0.0	0.00	44.11
186-530-26	2830	22	1.0	44.11	1.0	52.77	96.88
186-530-27	2831	22	1.0	44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

186-530-28	2832	22	1.0	44.11	1.0	52.77	96.88
186-530-29	2833	22	1.0	44.11	1.0	52.77	96.88
186-530-30	2834	22	1.0	44.11	1.0	52.77	96.88
186-530-31	2835	22	1.0	44.11	1.0	52.77	96.88
186-530-32	2836	22	1.0	44.11	1.0	52.77	96.88
186-530-33	2837	22	1.0	44.11	1.0	52.77	96.88
186-530-34	2838	22	1.0	44.11	1.0	52.77	96.88
186-530-35	2839	22	1.0	44.11	1.0	52.77	96.88
186-530-36	2840	22	1.0	44.11	1.0	52.77	96.88
186-530-37	2841	22	1.0	44.11	1.0	52.77	96.88
186-530-38	2842	22	1.0	44.11	1.0	52.77	96.88
186-530-39	2843	22	1.0	44.11	1.0	52.77	96.88
186-530-40	2844	21	1.0	44.11	1.0	52.77	96.88
186-530-41	2845	21	1.0	44.11	1.0	52.77	96.88
186-530-42	2846	22	1.0	44.11	1.0	52.77	96.88
186-530-43	2847	22	1.0	44.11	1.0	52.77	96.88
186-530-44	2848	22	1.0	44.11	1.0	52.77	96.88
186-530-45	2849	22	1.0	44.11	1.0	52.77	96.88
186-530-46	2850	21	1.0	44.11	1.0	52.77	96.88
186-530-47	2851	21	1.0	44.11	0.0	0.00	44.11
186-530-48	2852	21	1.0	44.11	1.0	52.77	96.88
186-530-49	2853	21	1.0	44.11	1.0	52.77	96.88
186-530-50	2854	21	1.0	44.11	0.0	0.00	44.11
186-530-51	2855	21	1.0	44.11	1.0	52.77	96.88
186-530-52	2856	22	1.0	44.11	1.0	52.77	96.88
186-530-53	2857	22	1.0	44.11	1.0	52.77	96.88
186-530-54	2858	22	1.0	44.11	1.0	52.77	96.88
186-530-55	2859	22	1.0	44.11	1.0	52.77	96.88
186-530-56	2860	22	1.0	44.11	1.0	52.77	96.88
186-530-57	2861	22	1.0	44.11	1.0	52.77	96.88
186-530-58	2862	22	1.0	44.11	1.0	52.77	96.88
186-530-59	2863	22	1.0	44.11	1.0	52.77	96.88
186-530-60	2864	22	1.0	44.11	1.0	52.77	96.88
186-530-61	2865	22	1.0	44.11	1.0	52.77	96.88
186-530-64	2866	17	0.0	0.00	0.0	0.00	0.00
186-530-66	2867	22	1.0	44.11	1.0	52.77	96.88
186-530-67	2868	22	1.0	44.11	1.0	52.77	96.88
186-530-68	2869	19	0.0	0.00	0.0	0.00	0.00
186-540-01	2870	25	1.0	44.11	1.0	52.77	96.88
186-540-02	2871	25	1.0	44.11	1.0	52.77	96.88
186-540-03	2872	25	1.0	44.11	1.0	52.77	96.88
186-540-04	2873	25	1.0	44.11	1.0	52.77	96.88
186-540-05	2874	25	1.0	44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

186-540-06	2875	25	1.0	44.11	1.0	52.77	96.88
186-540-07	2876	25	1.0	44.11	1.0	52.77	96.88
186-540-08	2877	25	1.0	44.11	1.0	52.77	96.88
186-540-09	2878	25	1.0	44.11	1.0	52.77	96.88
186-540-10	2879	25	1.0	44.11	1.0	52.77	96.88
186-540-11	2880	25	1.0	44.11	0.0	0.00	44.11
186-540-12	2881	25	1.0	44.11	1.0	52.77	96.88
186-540-13	2882	25	1.0	44.11	1.0	52.77	96.88
186-540-14	2883	25	1.0	44.11	1.0	52.77	96.88
186-540-15	2884	25	1.0	44.11	1.0	52.77	96.88
186-540-16	2885	25	1.0	44.11	1.0	52.77	96.88
186-540-17	2886	25	1.0	44.11	1.0	52.77	96.88
186-540-18	2887	25	1.0	44.11	1.0	52.77	96.88
186-540-19	2888	25	1.0	44.11	1.0	52.77	96.88
186-540-20	2889	25	1.0	44.11	1.0	52.77	96.88
186-540-21	2890	25	1.0	44.11	1.0	52.77	96.88
186-540-22	2891	25	1.0	44.11	1.0	52.77	96.88
186-540-23	2892	25	1.0	44.11	1.0	52.77	96.88
186-540-24	2893	25	1.0	44.11	0.0	0.00	44.11
186-540-25	2894	25	1.0	44.11	0.0	0.00	44.11
186-540-26	2895	25	1.0	44.11	1.0	52.77	96.88
186-540-27	2896	25	1.0	44.11	1.0	52.77	96.88
186-540-28	2897	25	1.0	44.11	1.0	52.77	96.88
186-540-29	2898	25	1.0	44.11	1.0	52.77	96.88
186-540-30	2899	25	1.0	44.11	1.0	52.77	96.88
186-540-31	2900	25	1.0	44.11	0.0	0.00	44.11
186-540-32	2901	25	1.0	44.11	1.0	52.77	96.88
186-540-33	2902	25	1.0	44.11	1.0	52.77	96.88
186-540-34	2903	25	1.0	44.11	1.0	52.77	96.88
186-540-35	2904	25	1.0	44.11	0.0	0.00	44.11
186-540-36	2905	25	1.0	44.11	1.0	52.77	96.88
186-540-37	2906	25	1.0	44.11	1.0	52.77	96.88
186-540-38	2907	25	1.0	44.11	1.0	52.77	96.88
186-540-39	2908	25	1.0	44.11	1.0	52.77	96.88
186-540-40	2909	25	1.0	44.11	1.0	52.77	96.88
186-540-41	2910	25	1.0	44.11	1.0	52.77	96.88
186-540-42	2911	25	1.0	44.11	1.0	52.77	96.88
186-540-43	2912	25	1.0	44.11	1.0	52.77	96.88
186-540-44	2913	25	1.0	44.11	1.0	52.77	96.88
186-540-45	2914	25	1.0	44.11	1.0	52.77	96.88
186-540-46	2915	25	1.0	44.11	1.0	52.77	96.88
186-540-47	2916	25	1.0	44.11	1.0	52.77	96.88
186-540-48	2917	25	1.0	44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

186-540-49	2918	25	1.0	44.11	1.0	52.77	96.88
186-540-50	2919	25	1.0	44.11	1.0	52.77	96.88
186-540-51	2920	25	0.0	0.00	0.0	0.00	0.00
186-540-52	2921	25	0.0	0.00	0.0	0.00	0.00
186-551-01	2922	25	1.0	44.11	1.0	52.77	96.88
186-551-02	2923	25	1.0	44.11	1.0	52.77	96.88
186-551-03	2924	25	1.0	44.11	1.0	52.77	96.88
186-551-04	2925	25	1.0	44.11	1.0	52.77	96.88
186-551-05	2926	25	1.0	44.11	0.0	0.00	44.11
186-551-08	2927	25	1.0	44.11	1.0	52.77	96.88
186-551-09	2928	25	1.0	44.11	1.0	52.77	96.88
186-551-10	2929	25	1.0	44.11	1.0	52.77	96.88
186-551-12	2930	25	1.0	44.11	1.0	52.77	96.88
186-551-14	2931	25	1.0	44.11	1.0	52.77	96.88
186-551-15	2932	25	1.0	44.11	1.0	52.77	96.88
186-551-16	2933	25	1.0	44.11	0.0	0.00	44.11
186-551-20	2934	19	1.0	44.11	1.0	52.77	96.88
186-551-21	2935	19	1.0	44.11	0.0	0.00	44.11
186-551-22	2936	19	1.0	44.11	1.0	52.77	96.88
186-551-23	2937	19	1.0	44.11	1.0	52.77	96.88
186-551-24	2938	25	1.0	44.11	1.0	52.77	96.88
186-551-25	2939	25	1.0	44.11	1.0	52.77	96.88
186-551-26	2940	25	1.0	44.11	0.0	0.00	44.11
186-551-27	2941	25	1.0	44.11	1.0	52.77	96.88
186-551-28	2942	25	1.0	44.11	1.0	52.77	96.88
186-551-29	2943	25	1.0	44.11	1.0	52.77	96.88
186-551-30	2944	25	1.0	44.11	1.0	52.77	96.88
186-551-31	2945	25	1.0	44.11	1.0	52.77	96.88
186-551-32	2946	25	1.0	44.11	0.0	0.00	44.11
186-551-33	2947	25	1.0	44.11	1.0	52.77	96.88
186-551-34	2948	25	1.0	44.11	0.0	0.00	44.11
186-551-35	2949	25	1.0	44.11	1.0	52.77	96.88
186-551-36	2950	25	1.0	44.11	0.0	0.00	44.11
186-551-37	2951	25	0.0	0.00	0.0	0.00	0.00
186-551-38	2952	19	1.0	44.11	0.0	0.00	44.11
186-551-42	2953	19	1.0	44.11	1.0	52.77	96.88
186-551-43	2954	19	1.0	44.11	1.0	52.77	96.88
186-551-45	2955	25	1.0	44.11	1.0	52.77	96.88
186-551-47	2956	25	1.0	44.11	1.0	52.77	96.88
186-551-48	2957	25	1.0	44.11	1.0	52.77	96.88
186-551-49	2958	25	1.0	44.11	1.0	52.77	96.88
186-552-01	2959	25	0.0	0.00	0.0	0.00	0.00
186-552-02	2960	25	1.0	44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
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186-552-03	2961	25	0.0	0.00	0.0	0.00	0.00
186-552-05	2962	25	1.0	44.11	1.0	52.77	96.88
186-552-06	2963	25	1.0	44.11	1.0	52.77	96.88
186-552-07	2964	25	1.0	44.11	1.0	52.77	96.88
186-552-08	2965	25	1.0	44.11	1.0	52.77	96.88
186-560-01	2966	20	1.0	44.11	1.0	52.77	96.88
186-560-02	2967	20	1.0	44.11	1.0	52.77	96.88
186-560-03	2968	20	1.0	44.11	1.0	52.77	96.88
186-560-04	2969	20	1.0	44.11	1.0	52.77	96.88
186-560-05	2970	20	1.0	44.11	0.0	0.00	44.11
186-560-06	2971	20	1.0	44.11	1.0	52.77	96.88
186-560-07	2972	20	1.0	44.11	1.0	52.77	96.88
186-560-08	2973	20	1.0	44.11	0.0	0.00	44.11
186-560-09	2974	20	1.0	44.11	1.0	52.77	96.88
186-560-10	2975	20	1.0	44.11	1.0	52.77	96.88
186-560-11	2976	20	1.0	44.11	1.0	52.77	96.88
186-560-12	2977	20	1.0	44.11	1.0	52.77	96.88
186-560-13	2978	20	1.0	44.11	1.0	52.77	96.88
186-560-14	2979	20	1.0	44.11	1.0	52.77	96.88
186-560-15	2980	20	1.0	44.11	1.0	52.77	96.88
186-560-16	2981	20	1.0	44.11	1.0	52.77	96.88
186-560-17	2982	20	1.0	44.11	1.0	52.77	96.88
186-560-18	2983	20	1.0	44.11	1.0	52.77	96.88
186-560-19	2984	20	1.0	44.11	1.0	52.77	96.88
186-560-20	2985	20	1.0	44.11	1.0	52.77	96.88
186-560-21	2986	20	1.0	44.11	1.0	52.77	96.88
186-560-22	2987	20	1.0	44.11	1.0	52.77	96.88
186-560-23	2988	20	1.0	44.11	1.0	52.77	96.88
186-560-24	2989	20	1.0	44.11	1.0	52.77	96.88
186-560-25	2990	20	1.0	44.11	1.0	52.77	96.88
186-560-26	2991	20	1.0	44.11	1.0	52.77	96.88
186-560-27	2992	20	1.0	44.11	1.0	52.77	96.88
186-560-28	2993	19	0.0	0.00	0.0	0.00	0.00
186-571-01	2994	25	1.0	44.11	1.0	52.77	96.88
186-571-02	2995	25	1.0	44.11	1.0	52.77	96.88
186-571-03	2996	25	1.0	44.11	1.0	52.77	96.88
186-571-04	2997	25	1.0	44.11	0.0	0.00	44.11
186-571-09	2998	25	1.0	44.11	1.0	52.77	96.88
186-571-10	2999	25	1.0	44.11	1.0	52.77	96.88
186-571-11	3000	25	1.0	44.11	1.0	52.77	96.88
186-571-12	3001	25	1.0	44.11	1.0	52.77	96.88
186-571-22	3002	25	0.0	0.00	0.0	0.00	0.00
186-571-23	3003	25	1.0	44.11	1.0	52.77	96.88

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

186-571-24	3004	25	1.0	44.11	1.0	52.77	96.88
186-571-25	3005	25	1.0	44.11	1.0	52.77	96.88
186-571-26	3006	25	1.0	44.11	1.0	52.77	96.88
016-302-31	1082M	#N/A	1.0	\$44.11	1.0	52.77	96.88
017-181-45	1166M	#N/A	1.0	\$44.11	1.0	52.77	96.88
184-043-18	1219M	#N/A	1.0	\$44.11	1.0	52.77	96.88
184-143-07	1336M	#N/A	1.0	\$44.11	1.0	52.77	96.88
184-152-38	1385M	#N/A	1.0	\$44.11	1.0	52.77	96.88
184-152-37	1386M	#N/A	1.0	\$44.11	1.0	52.77	96.88
014-161-34	179M	#N/A	1.5	66.17	0.0	0.00	66.17
008-010-57	18M	#N/A	1.0	\$44.11	1.0	52.77	96.88
014-172-19	212M	#N/A	1.0	\$44.11	1.0	52.77	96.88
015-241-22	239M	#N/A	1.0	\$44.11	1.0	52.77	96.88
186-112-23	2559M	#N/A	1.0	\$44.11	1.0	52.77	96.88
186-121-37	2580M	#N/A	1.0	\$44.11	1.0	52.77	96.88
186-142-37	2625M	#N/A	1.0	\$44.11	1.0	52.77	96.88
186-153-71	2657M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-031-41	351M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-041-07	382M	5	1.0	\$44.11	1.0	52.77	96.88
016-041-95	421M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-091-63	569M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-111-29	616m	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-142-25	740M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-161-55	788M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-201-22	912M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-241-22	944M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-241-23	947M	#N/A	1.0	\$44.11	1.0	52.77	96.88
016-330-12	M	11	1.0	\$44.11	1.0	52.77	96.88
016-330-13	M	11	1.0	\$44.11	1.0	52.77	96.88
016-330-14	M	11	1.0	\$44.11	1.0	52.77	96.88
016-161-40	#N/A	8	0.0	0.00	0.0	0.00	0.00

Subtotal	3,127.64	135,997.08	2,728.81	143,999.30	279,996.39
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Parcel Count

Operations and Maintenance EBU's Charged **3,100.48**

Debt Service EBU's Charged **2,728.81**

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements including, the acquisition, construction, installation, maintenance and servicing of landscaping within public right-of-ways such as medians. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value: “The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and has been established pursuant to the provisions of the 1972 Act and California Constitution. The formulas used for calculating assessments reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion costs based on a determination of the proportional special benefits to each parcel.

PROPOSITION 218 BENEFIT ANALYSIS

The estimated annual cost of the improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties are assessed, have been identified as local amenities that provide a direct reflection and extension of the properties within the District and are considered by many property owners to be an essential component to the overall development and use of properties within the District.

This District was formed to provide and establish a local landscaping enhancement that affects the presentation of the surrounding properties and therefore directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape improvements within the existing Point San Pedro Road Medians as well as provide for the annual maintenance of those improvements, and the assessment revenues generated through the District will be used solely for such purposes.

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIII D addresses several key criteria for the levy of assessments, notably:

Article XIII D Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIII D Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit”.

Article XIII D Section 4a defines proportional special benefit assessments as follows:

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the median improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

General Benefits

Assessments are established on the basis of calculated proportional special benefit to properties within a district. Because general benefits are not assessable, the general benefit costs are excluded from the assessment calculation. With respect to this District, although the various median improvements installed and maintained are located within the street right-of-way that serve as the primary access and entryway to the properties within the District and these improvements are entirely within the proposed boundaries of the District (extending the length of the District), it is also recognized that these medians are certainly visible to the general public and may even be in proximity to and occasionally accessed by properties outside the District boundaries that are not assessed. The fact that these streets are accessible to the general public and maybe in proximity to some properties outside the District boundaries (those properties being the China Camp State Park or other public open space and some residential developments located northwest of the District that could, but would not typically be accessed via Point San Pedro Road) would suggest that at least a portion of the overall cost of these medians is of “General Benefit”, but not necessarily the proposed landscape improvements.

While Point San Pedro Road and Third Street are certainly accessible and may be used by the general public, various traffic circulation studies/evaluations conducted in conjunction with the developments in the area, collectively suggest that approximately ninety percent (90%) of the daily traffic circulation on these streets comes from the properties within the District, meaning that only about ten percent 10% would be considered traffic associated with the general public or properties outside the District. Per an August 2009 Average Daily Trip (“ADT”) study along Point San Pedro Road, while the average daily trips on Point San Pedro Road varies at different locations between Union Street and Biscayne Drive, the ADT on Point San Pedro Road collectively totaled approximately 44,000 trips. Based on the District’s residential density at the time of formation (single and multi-family residential) of approximately 2,743 units, and utilizing trip generation data as outlined by the Institute of Transportation Engineers Informational Report, Seventh Edition, the expected ADT for these

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residential properties is estimated to be 26,094 (approximately 60%) of the total ADT along Point San Pedro Road. An additional 13,340 (approximately 30%) of the total ADT is estimated for the various non-residential properties within the District (commercial, church, non-exempt public owned property), which represent approximately 21% of the District's total acreage. The remaining estimated ADT along Point San Pedro Road (approximately 10%) is reasonably attributed to be generated from external sources. In addition to these studies and analysis, although Point San Pedro Road and Third Street may be considered primary circulation streets for the area, these streets and the associated medians are more isolated than most traditional arterial or collector streets found in the City and County. The north-easterly boundaries of the District abuts the China Camp State Park; the easterly and south-easterly boundaries are adjacent to the San Pablo Bay; and the south-westerly boundary is adjacent to the San Rafael Canal; all of which limits direct access to Point San Rafael Road. Although the western and north-western boundaries of the District are comprised of other developed properties (residential and non-residential), neither Point San Pedro Road or that portion of Third Street within the boundaries of the District would typically be used by these properties as their primary access and certainly not as a direct connection to Highway 101 or the rest of the City.

In review of these facts, it was determined that while the landscape improvements may be visually appealing to the occasional motorist and visitor to the area or the State Park, such benefits are not quantifiable and are considered neither special or general benefit. However, it has also recognized that median islands are constructed for traffic mitigation reasons and as such, there is a measurable general benefit to the public at large and to properties outside the District afforded by the physical existence of these medians, but that benefit is not related to nor extends to the enhancement of those medians by the landscaping within those medians. Therefore, it has been determined that the general benefit to the public at large and properties outside the District is limited to those costs related to and associated with the repair, replacement, rehabilitation and maintenance of the physical median structure and traffic control devices (i.e. curbs, gutters, retaining walls, signage, striping and pavement), but not the actual landscape improvements. Furthermore, it has been determined that only about ten percent 10% of these costs are consider a general benefit to the public at large and properties outside the District.

In addition to the general benefit to properties outside the District and to the public at large noted above, it is reasonable to conclude that the physical medians also provide a general benefit to properties in the District. However, it must also be recognized that these medians were originally constructed and facilitated by the development and planned development of the properties within the District and would otherwise not have been necessary or required for traffic mitigation, and as such these physical medians certainly provide more than just a general benefit to those properties which routinely access Point San Pedro Road and Third Street and these medians, landscaped or not, clearly provide a direct and special benefit to those properties.

Based on the preceding discussion, it has been determined that the general benefit from the medians is limited to those costs related to and associated with the repair, replacement, rehabilitation and maintenance of the physical median structure and traffic control devices within or associated with the medians and not the proposed landscape improvements and amenities themselves. However, it is also recognized that not all costs associated with the renovation and maintenance of these physical medians are considered a general benefit, and although the City and County intend to fund the initial cost of the repair, replacement and rehabilitation of the median islands (curbs, gutters, retaining walls, signage, striping and pavement) in connection with the construction and installation of the landscape improvements, the need for such repairs, replacements, or rehabilitation and the ongoing maintenance

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of those median islands shall be addressed as part of the ongoing maintenance budgets, which will be addressed as a combination of City, County and assessment funding.

Special Benefits

The proposed Point San Pedro Road Median landscaping will expand and extend the aesthetic presentation of each property within the District by providing enhanced level of landscaping that is directly associated with each property and development along Point San Pedro Road/Third Street. The proposed landscape improvements will provide a physical extension of each private property's front yard or business frontage and creates an aesthetic continuity and cohesion between the various residential and non-residential properties within the District that could not be accomplished individually. These landscape improvements will create both a visual and physical local beautification and unification of the properties that will directly and proportionately benefit the properties to be assessed. The location and extent of the improvements in relationship to each of the properties in the proposed District clearly makes these improvements a direct and special benefit to these parcels. It has therefore been determined that the proposed improvements and the related cost and expenses to construct and maintain these landscape improvements (excluding those general benefit costs noted above) are entirely special benefits to the properties within the boundaries of the proposed District and the net annual cost to fund such improvements shall be proportionately shared by those properties receiving such special benefits.

METHOD OF ASSESSMENT

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a direct and special benefit from the improvements to be financed by the District assessments.

The total assessment amount for each parcel in the District shall consist of two parts: Each parcel's proportional share of the annual bond debt service that will be established each fiscal year, based on the amount of 1915 Act Bonds issued for the District ("Debt Service - Assessment"); and the parcel's proportional share of additional funding for operation & maintenance and other incidental expenses which have not been financed through the bond issuance ("Non-Bonded-Assessments") that will be collected in annual installments pursuant to the 1972 Act. The combined Debt Service Assessment and Non-Bonded Assessment for each parcel represent the parcel's Maximum Annual Assessment and obligation for the District. Once Bonds are issued, the Debt Service Obligation for a parcel will not change even if the land use of the property changes, and their portion of the annual debt service will be calculated based on the established debt service schedule for the bonds (fixed lien amount). The amount that may be collected for the non-bonded projects and incidental expenses shall not exceed the revenues that maybe levied at the approved Maximum Assessment Rate established in this Report (including the allowable annual inflationary adjustment), less the debt service payment. This calculation will establish the Non-Bonded Assessment Rate for that fiscal year.

The proportionate share and benefit for Non-Bonded Projects are calculated annually for each parcel based on current parcel development. The bonded debt service obligation for each parcel is based on the unpaid lien established at the time the bonds are issued. Parcels that have prepaid or paid off their full assessment lien (bonded obligation) are no longer levied for the Debt Service Assessment, but will continue to pay their proportionate share of the Non-Bonded Assessment at the assessment rate established each fiscal year and the method of apportionment described herein.

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Equivalent Benefit Units

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel’s actual land use or proposed development. All costs associated with the improvements are distributed among the parcels based upon a calculation of the proportional special benefit received by each parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the use and relative characteristics of each property as compared to other parcels that benefit from those specific improvements.

The Equivalent Benefit Unit (“EBU”) method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit.

For the purposes of this Engineer's Report and proportional annual assessment obligation, an EBU is the quantum of benefit derived from the funded improvements, programs and services by a single-family residential parcel (residential unit). Thus, the "benchmark" property (the single-family residential parcel/unit) derives one (1.0) EBU of benefit. All other land uses are proportionately weighted (assigned an EBU) based on an assessment formula that equates the property’s specific development to that of the benchmark property (single-family residential unit). This proportional weighting may be based on several factors that may include, but are not limited to: the various land uses associated with properties in the District; the estimated daily trips generated associated with these land uses; and the relative size (units or acreage) of each parcel. The following provides a discussion and summary of the EBU calculation and determination of proportional special benefit applicable to the various properties and land uses in the District.

Equivalent Benefit Unit Summary	
Total O&M Equivalent Benefit Units	
Paid Public Property EBU for O&M	44.44
Total EBU Assessed on Tax Rolls for O&M	3,100.48
Total Equivalent Benefit Units (“EBU”) for O&M	3,144.92
Total Debt Service Equivalent Benefit Units	
Prepaid Public Property EBU for Debt Service	44.44
Prepaid Cash Collection EBU for Debt Service	354.40
Total EBU Applied to Tax Roll for Debt Service	2,746.10
Total Equivalent Benefit Units (“EBU”) for Debt Service	3,144.94

Trip Generation Factors

Utilizing trip generation data outlined by the Institute of Transportation Engineers Informational Report (“ITEIR”), Seventh Edition; an initial (baseline) benefit comparison (trip generation ratio) can be established between the various types of land use classifications that are associated with the parcels in this District. While this data provides an overall comparison of typical traffic flow generated by

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different types of land uses and is certainly a reflection of the direct exposure the property owners, residents, tenants, and patrons of those properties would typically have to the median landscaping, as noted above, trip generation is only one indicator considered in developing each property's proportional benefits. The following table summarizes the average daily weekday trip generation data outlined in the ITEIR and provides a trip ratio using the average trips generated by single-family residential as the base unit:

Land Use	Average Daily	
	Trips	Trip Ratio
Single Family Residential	9.57	1.0
Multi-Family Residential	6.72	0.7
Non-Residential (General Commercial Use)	44.32	4.6

Development Density Factors

Single-family residential properties comprise almost ninety percent (90%) of the parcels within the District (2,727 parcels), with a median development density of approximately three and half (3.5) units per acre, representing approximately forty-nine percent (49%) of the total acreage of the parcels to be assessed. While the specific acreage of an individual residential parcel is not a relevant factor for establishing proportional benefit within this land use (the proportional special benefit to each single-family residential property is considered the same regardless of the size of the parcel), the average number of single-family residential units developed per acre, provides another proportional comparison (nexus) to other land uses including multi-family residential properties, developed non-residential properties and vacant-undeveloped properties. If such properties were developed as single-family residential developments rather than as multi-family residential or non-residential, their proportional benefit would have been between three and four units per acre.

Equivalent Benefit Units by Land Use

Utilizing a combination of trip ratio data, development densities and other property specific factors such as acreage; number of residential units; and development status (developed versus vacant) a fair and reasonable representation of each parcel's proportional special benefit and Equivalent Benefit Unit (EBU) can be established and ultimately each parcel's proportional share of the net cost to provide the improvements (assessment amount).

The following outlines the EBU calculations to be applied to each of the various land use classifications identified for this District:

Single-Family Residential Property

A single-family residential property is defined as any lot or property identified by the Marin County Assessor's Office with a residential land use or known by the City to have a residential land use that has been developed or may be developed as a single-family dwelling unit. This land use includes all developed single-family residential detached homes, mobile homes, condominiums/townhouses, residential estates, single-family residential attached homes on separate parcels and subdivided single-family residential lots within an approved residential subdivision whether that parcel is developed or vacant. For purposes of establishing equivalent benefit units for all other land uses in this District, the single-family residential land use is designated as the basic unit of assessment and shall be assigned 1.000 EBU per parcel (unit).

Single-family residential properties that are comprised of two or more individual parcels, but are in actuality a single lot (cannot be developed independently) are identified as either Bifurcated lots

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and/or Contiguous lots and shall collectively be treated and assessed as one single-family residential property.

- A Bifurcated lot is defined as one residential lot split into two or more separate parcels by a tax rate area code. For purposes of calculating the assessment obligation, Bifurcated parcels are treated as one residential property, and the entire assessment obligation is apportioned to only one of the parcels (the un-assessed parcel would be identified as exempt).
- A Contiguous lot is defined as two or more adjacent residential parcels with the same owner that together may only be developed as one residential lot due to certain development restrictions such as zoning or topography. For purposes of calculating the assessment obligation, parcels identified as Contiguous properties are treated as one residential property, and the entire assessment obligation is apportioned to only one of the parcels (the un-assessed parcel or parcels would be identified as exempt).

Multi-Family Residential Property

A multi-family residential property is defined as a fully subdivided residential parcel that has more than one residential unit developed on the parcel. (This land use includes apartments, duplexes, triplexes, etc., but does not include condominiums and town-homes which are typically assigned individual Assessor's Parcel Numbers and designated as single-family residential property). This multi-family residential property land use designation may also include properties identified by the County Assessor's Office as mixed use property for which there is more than one residential unit (known number of residential units) associated with the property and for which the parcel's primary use is residential, but may also include a non-residential component or unit.

Although multi-family residential properties receive similar special benefits to that of single-family residential property and an appropriate and comparative calculation of proportional special benefits is reasonably reflected by the parcel's total number of residential units, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that multi-family units impact public infrastructure at reduced levels compared to a single-family residence, which is reflective of their reduced structure size, development density and trip generation. Furthermore, as the density (number of units per parcel) increase, the average number of vehicular trips generated, tend to decline because the population density per unit tend to decrease (largely because of reduced unit sizes). Based collectively on these considerations, it has been determined that an appropriate weighting of the proportional special benefit per unit for multi-family residential properties as compared to a single-family residential is best represented by the following sliding scale: 0.750 EBU per unit for the first 5 units; plus 0.625 EBU per unit for units 6 through 25; plus 0.500 EBU per unit for units 26 through 50; plus 0.375 EBU per unit for units 51 through 100; plus 0.250 EBU per unit for units 101 and greater.

Developed Non-Residential Property (Commercial/Industrial):

This land use is defined as a developed property with structures or facilities that are used or may be used for commercial or industrial purposes, whether those structures or facilities are occupied or not. This land use designation includes all developed commercial/industrial properties (such as commercial retail; food services; banks; shopping centers; recreational facilities; office buildings; professional buildings; service centers; warehousing and manufacturing); and properties with specific commercial or recreational use, including but not limited to golf courses, marinas and quarries. Based on the trip generation information, these non-residential properties generate approximately 4.6 times more traffic activity than a single-family residential property; and using the median density of single-family residential properties of 3.5 units per acre as an indicator of the potential residential development per acre, non-residential properties would reasonably be assigned 4.00 EBU per Acre.

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Although an apportionment of 4.00 EBU per acre is an appropriate representation of the proportional; special benefit for most non-residential properties, because commercial/industrial parcels typically represent a separate and independent commercial enterprise or business, it has been determined that the proportional special benefit for any individual non-residential parcel is at least equal to that of a single-family residential property. Therefore, a non-residential parcel that is less than one-quarter of an acre in size shall be assigned 1.00 EBU (minimum EBU). Likewise, it is reasonable to conclude that the special benefit to a non-residential parcel does not proportionately increase as the acreage of that parcel increases. Therefore, non-residential Property is assigned EBU on a decreasing scale, with 4.00 EBU for the first four (4) acres; 3.00 EBU per Acre for the next four (4) acres (acreage between 4 and 8 acres); 2.00 EBU per Acre for the following four (4) acres (acreage between 8 and 12 acres), 1.00 EBU per Acre for the next four (4) acres (acreage between 12 and 16 acres), and 0.00 for acreage above sixteen (16) acres. The tiered EBU assignment reflects the expected decreased benefit derived by the property from the improvements in relation to the property's increase in size, as well as account for decreased development density (such as parking areas, private landscaped areas, outdoor storage, areas with development restrictions etc.) over larger properties. Therefore, a maximum number of assessable acres (benefiting acres) for any given land use has been limited to sixteen (16) acres. Thus, for any one non-residential Property the maximum EBU assigned would be 40.0 EBU

Lastly, for commercial properties consisting of large private recreational areas, such as golf properties, the acreage of outdoor recreation space (such as the golf course itself) will be excluded from the calculation of assessable acreage and the acreage will be limited to the clubhouse area. For mixed-used property (consisting of both residential and non-residential components), the non-residential EBU assignment discussed in the preceding paragraph will be applied for parcels with less than three (3) residential units, as these properties are assumed to function primarily as non-residential property, and the multi-family property EBU assignment (discussed in multi-family residential property section), will be applied for mixed-use properties with three (3) or more residential units as these property are reasonably assumed to be primarily used for residential purposes.

Private Institutional Property

Private institutional properties include those properties identified by the Marin County Assessor's Office or known by the City to be developed properties used for private institutional purposes, such as churches, hospitals, etc. Similar to non-residential properties, the special benefits these properties receive from the improvements are equated to the residential based upon parcel size (net-acreage), however, it is reasonable to conclude that private institutional properties receive less proportional special benefit from the improvements than typical non-residential properties. This conclusion is based on the fewer weekly trip generations and general lower average density of development per acre. Similar to non-residential properties, the maximum number of assessable acres (benefiting acres) for any given parcel has been limited to sixteen (16) acres. Private Institutional Property will be assigned 2.00 EBU for the first four (4) acres with a minimum of 1.00 EBU assignment; 1.50 EBU per Acre for the next four (4) acres (acreage between 4 and 8 acres); 1.00 EBU per Acre for the following four (4) acres (acreage between 8 and 12 acres), 0.50 EBU per Acre for the next four (4) acres (acreage between 12 and 16 acres), and 0.00 for acreage above sixteen (16) acres. Thus, for private institutional properties the maximum EBU assigned to any one parcel is 20.0 EBU.

Developed Public Properties (Public Institutions)

Non-Exempt Public properties are defined as any property identified by the Marin County Assessor's Office which is owned by a public entity and which is not designated as an open space,

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common area, utility, and/or right-of-way property. Non-exempt public properties include, but are not limited to, schools, fire stations, etc.

While these developed public properties still generate traffic along the improvement roads, they can reasonably be expected to benefit to a lesser extent than other developed properties. Public schools in particular consist of large open space/recreational area, with only a portion of the property actually consisting of structures. To account for the reduced development density and/or reduced direct trip generation associated with these properties as well as the use of such properties by the general public, the proportional special benefit assigned to this property type is 1.00 EBU per Acre (with a maximum of 16.0 acres assessed).

Most parcels identified as non-exempt public properties are also identified by the County Assessor's Office as non-taxable and the proposed assessments for such properties cannot generally be collected on the tax rolls. Therefore, the proportional capital projects assessment obligation calculate for each of these properties will be prepaid by contributions from the City and County in proportion to the cost sharing agreement identified in the MOU. In addition, the City and County have agreed to contribute funds for some of the costs associated with the annual operation and maintenance the improvements of which a portion is for the calculated annual assessments for these non-exempt public properties.

Vacant-Undeveloped Property

Vacant-undeveloped properties are defined as any property identified by the Marin County Assessor's Office as vacant property with no structural improvements associated with a parcel or known by the City to be vacant, which may be developed for either residential or non-residential use. All vacant-undeveloped land uses are equated to the residential property based upon parcel size (net-acreage). Since the properties are not developed, their special benefit from the improvements is clearly less than that of developed properties and it has been determined that the proportional special benefit to such properties compared to other property uses is reflected by an assignment of 0.5 EBU per acre or fraction thereof, with a minimum of 1.0 EBU per parcel and a maximum of 8.0 EBU per parcel (utilizing the same 16.0 acreage maximum applied to other land uses).

A parcel that is solely considered a parking lot (no commercial structure) that may be used by the general public at no charge is not considered a developed non-residential property, but shall be classified as vacant property.

Exempt Property

Pursuant to the California Constitution Article XIID non-taxable properties (government owned) are not exempt from the assessments unless they derive no special benefit. This land use identifies parcels that for various reasons, it has been determined that the parcel does not and will not receive special benefits from District improvements. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, or other publicly-owned or utility-owned land that serves the community or general public and are not considered or classified as developed public properties;
- Parcels of land that are privately owned, but cannot be developed independently from an adjacent property or is part of a shared interest with other properties, such as common areas, sliver parcels, bifurcated lots or properties with very restrictive development potential or use.

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Therefore these parcels shall be exempt from assessment and are assigned 0.00 EBU. However, these properties shall be reviewed annually by the assessment engineer to confirm the parcel’s use and/or development status has not changed.

A summary list of the various land use classifications discussed in the preceding paragraphs and their corresponding EBU calculations are shown in the following table.

Land Use	Equivalent Benefit Unit Formula
Single Family Residential	1.000 EBU per Dwelling Unit or Parcel
Multi-Family Residential	0.750 EBU per Unit for first 5 units (units 1 through 5) 0.625 EBU per Unit for next 20 units (units 6 through 25) 0.500 EBU per Unit for next 25 units (units 26 through 50) 0.375 EBU per Unit for next 50 units (units 51 through 100) 0.250 EBU per Unit for remaining units (units 101 and greater)
Private Institutional	2.000 EBU per Acre for first 4 acres (minimum 1.0 EBU per parcel) 1.500 EBU per Acre for next 4 acres (between 4 and 8 acres) 1.000 EBU per Acre for next 4 acres (between 8 and 12 acres) 0.500 EBU per Acre for next 4 acres (between 12 and 16 acres) 0.000 EBU for remaining Acres (acreage greater than 16 acres)
Developed Non-Residential	4.000 EBU per Acre for first 4 acres (minimum 1.0 EBU per parcel) 3.000 EBU per Acre for next 4 acres (between 4 and 8 acres) 2.000 EBU per Acre for next 4 acres (between 8 and 12 acres) 1.500 EBU per Acre for next 4 acres (between 12 and 16 acres) 0.000 EBU for remaining Acres (acreage greater than 16 acres)
Vacant/Undeveloped	0.500 EBU per Acre (minimum 1.0 EBU per parcel (maximum 16.0 assessed acres)
Public Agency Property	1.000 EBU per Acre (maximum 16.0 assessed acres)

A summary table of the total proportional EBU and assessment revenue for the various land use classifications represented above, is included in Part V (Assessment Roll).

Assessment Calculations

Applying the method of apportionment outlined in Part II of this Report and the budget estimates above results in the following calculation of assessments:

Debt Service Assessment (Not Prepaid):

$$\$144,924 / 2,746.10 \text{ EBU's} = \$52.77 \text{ per EBU}$$

Non-Bonded Assessment:

$$\$136,762.17 / 3,100.48 \text{ EBU's} = \$44.11 \text{ per EBU}$$

Therefore, a single benefit unit or the Annual Assessment Rate (Applicable to a typical Single-family Dwelling Unit) would be:

$$\$52.77 + \$44.11 = \$96.88(1) \text{ per EBU}$$

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- (1) To account for normal inflationary increases in the cost of goods and services related to the operation of the improvements and District, the combined annual assessment rate (debt service rate plus non-bonded rate) includes an annual adjustment that is equal to the percentage increase the Consumer Price Index (San Francisco/Oakland Urban Area) or three percent (3%), whichever is greater, and results in a maximum rate of \$96.11 for Fiscal Year 2019/2020. The City Council proposes to levy and adopt an assessment rate of \$96.11 for fiscal year 2019/2020.

Since the formation of the District two events have occurred which could trigger the Assessment Diagram to be altered. The first is actually a series of events where individual property owners have requested merging of two individual assessor's parcels. The second is the re-subdivision of the Village at Loch Lomond (Assessment Nos. 545, 546, 547, 548, 549, and 2629). While these events have been recognized in prior annual reports, the Assessment Diagrams have not been updated. This report includes Appendix C-1 and C-2, which provide information on the parcels that have been merged and the re-subdivision of the Village at Loch Lomond.

Merged Lots:

The following have been merged:

Special Assessment Numbers	New Assessor's Parcel Number	Remaining Assessment No.
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Village at Loch Lomond

The following parcels were created with the subdivision of the Village at Loch Lomond map:

New Assessment Nos.	New Assessor's Parcel Number
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1	008-010-04		6 HARBOR VIEW CT	SAN RAFAEL	CA	94901
2	008-010-05		10 HARBOR VIEW CT	SAN RAFAEL	CA	94901
3	008-010-08		1616 CHIQUITA DR	MINDEN	NV	89423-8027
4	008-010-09		1616 CHIQUITA DR	MINDEN	NV	89423-8027
5	008-010-14		7 HARBOR VIEW CT	SAN RAFAEL	CA	94901
6	008-010-16		40 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4206
7	008-010-19		12 CREST RD	NORWALK	CT	06853-1207
8	008-010-20		44 MOORING RD	SAN RAFAEL	CA	94901-3515
9	008-010-21		42 MOORING RD	SAN RAFAEL	CA	94901
10	008-010-22		38 MOORING RD	SAN RAFAEL	CA	94901-3515
11	008-010-26		16 MOORING RD	SAN RAFAEL	CA	94901
12	008-010-27		12 MOORING RD	SAN RAFAEL	CA	94901
13	008-010-28		PO BOX 2088	SONOMA	CA	95476-2088
14	008-010-31		11 MOORING RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
15	008-010-34		40 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4206
16	008-010-35		241 COLEMAN DR	SAN RAFAEL	CA	94901
17	008-010-36		1 HARBOR VIEW CT	SAN RAFAEL	CA	94901
18	008-010-37					
19	008-010-38					
20	008-010-40					
21	008-010-43		60 MOORING RD	SAN RAFAEL	CA	94901
22	008-010-45		38 MOORING RD	SAN RAFAEL	CA	94901-3515
23	008-010-46		9200 TUSCANY OAKS CT	GRANITE BAY	CA	95746-8849
24	008-010-47		38 MILLER AVE #325	MILL VALLEY	CA	94941-1927
25	008-010-48		18 MOORING RD	SAN RAFAEL	CA	94901
26	008-010-49		26 MOORING RD	SAN RAFAEL	CA	94901
27	008-010-50		24 MOORING RD	SAN RAFAEL	CA	94901
28	008-010-51		11 HARBOR VIEW CT	SAN RAFAEL	CA	94901
29	008-010-52		15 HARBOR VIEW CT	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
30	008-010-53		12 HARBOR VIEW CT	SAN RAFAEL	CA	94901
31	008-010-55		54 MOORING RD	SAN RAFAEL	CA	94901
32	008-010-56		56 MOORING RD	SAN RAFAEL	CA	94901
18M	008-010-57		PO BOX 5	FOREST KNOLLS	CA	94933
33	008-140-01		4 POINT SAN PEDRO ROAD #	SAN RAFAEL	CA	94901
34	008-140-02		352 KNIGHT DR	SAN RAFAEL	CA	94901
35	008-140-03		PO BOX 575	LINCOLN	CA	95648
36	008-140-04		4 POINT SAN PEDRO RD APT 6	SAN RAFAEL	CA	94901-4290
37	008-140-05		16 MANDERLY RD	SAN RAFAEL	CA	94901-2448
38	008-140-06		4 POINT SAN PEDRO RD - 8	SAN RAFAEL	CA	94901
39	009-031-09		24 SUMMIT AVE	SAN RAFAEL	CA	94901
40	009-031-11		24 SUMMIT AVE	SAN RAFAEL	CA	94901
41	009-031-12		24 SUMMIT AVE	SAN RAFAEL	CA	94901-2411
42	009-031-13		24 SUMMIT AVE	SAN RAFAEL	CA	94901
43	009-031-14		24 SUMMIT AVE	SAN RAFAEL	CA	94901
44	009-041-03		38 MILLER AVE #298	MILL VALLEY	CA	94941-1927
45	009-041-04		133 MISSION ST	SANTA CRUZ	CA	95060
46	009-041-06		7 SEA WAY	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
47	009-041-07		11 SEA WAY	SAN RAFAEL	CA	94901
48	009-041-08		21 SEA WAY	SAN RAFAEL	CA	94901-2408
49	009-042-01		15 SUMMIT AVE	SAN RAFAEL	CA	94901-2410
50	009-042-02		306 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2433
51	009-042-03		310 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
52	009-042-07		16 MARINA WAY	SAN RAFAEL	CA	94901
53	009-042-08		PO BOX 517	STINSON BEACH	CA	94970
54	009-042-09		24 SEA WAY	SAN RAFAEL	CA	94901-2409
55	009-042-10		30 SEA WAY	SAN RAFAEL	CA	94901
56	009-042-11		36 SEA WAY	SAN RAFAEL	CA	94901
57	009-042-12		42 SEA WAY	SAN RAFAEL	CA	94901
58	009-042-13		PO BOX 3245	SAN RAFAEL	CA	94912
59	009-042-14		16 MARINA WAY	SAN RAFAEL	CA	94901
60	009-042-15		11 MARINA WAY	SAN RAFAEL	CA	94901
61	009-042-16		5 MARINA WAY	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
62	009-042-17		316 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2433
63	009-042-18		320 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2433
64	009-042-19					
65	009-042-21		12 SEA WAY	SAN RAFAEL	CA	94901
66	009-051-01		PO BOX 151246	SAN RAFAEL	CA	94915
67	009-051-02		48 SUMMIT AVE	SAN RAFAEL	CA	94901
68	009-051-03		67 SUMMIT AVE	SAN RAFAEL	CA	94901
69	009-051-04		71 SUMMIT AVE	SAN RAFAEL	CA	94901
70	009-051-05		75 SUMMIT AVE	SAN RAFAEL	CA	94901
71	009-051-06		83 SUMMIT AVE	SAN RAFAEL	CA	94901
72	009-051-07		65 SUMMIT AVE	SAN RAFAEL	CA	94901
73	009-051-08		44 SUMMIT AVE	SAN RAFAEL	CA	94901
74	009-052-01		48 SEA WAY	SAN RAFAEL	CA	94901
75	009-052-02		54 SEA WAY	SAN RAFAEL	CA	94901
76	009-052-03		66 SEA WAY	SAN RAFAEL	CA	94901-2409

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
77	009-052-04		72 SEA WAY	SAN RAFAEL	CA	94901
78	009-052-05		78 SEA WAY	SAN RAFAEL	CA	94901
79	009-052-06		333 N CANAL ST	CHICAGO	IL	60606
80	009-052-07		90 SEA WAY	SAN RAFAEL	CA	94901
81	009-052-08		16 MARINA WAY	SAN RAFAEL	CA	94901
82	009-052-09		83 SUMMIT AVE	SAN RAFAEL	CA	94901
83	009-052-10		79 SUMMIT AVE	SAN RAFAEL	CA	94901-2437
84	009-052-11		75 SUMMIT AVE	SAN RAFAEL	CA	94901
85	009-052-12		71 SUMMIT AVE	SAN RAFAEL	CA	94901
86	009-052-13		67 SUMMIT AVE	SAN RAFAEL	CA	94901
87	009-052-14		65 SUMMIT AVE	SAN RAFAEL	CA	94901
88	009-052-15		55 SUMMIT AVE	SAN RAFAEL	CA	94901
89	009-052-16		49 SUMMIT AVE	SAN RAFAEL	CA	94901
90	009-061-01		18 PORTO BELLO DR	SAN RAFAEL	CA	94901
91	009-061-02		20 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
92	009-061-03		PO BOX 37	KENTFIELD	CA	94914

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
93	009-061-04		24 PORTO BELLO DR	SAN RAFAEL	CA	94901
94	009-061-05		26 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
95	009-061-06		28 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
96	009-061-07		30 PORTO BELLO DR	SAN RAFAEL	CA	94901
97	009-061-08		22 PARNASSUS AVE	SAN FRANCISCO	CA	94117
98	009-061-09		247 CRESCENT RD	SAN ANSELMO	CA	94960
99	009-061-10		36 PORTO BELLO DR	SAN RAFAEL	CA	94901
100	009-061-11		409 T AVE	ANACORTES	WA	98221-1632
101	009-061-12		40 PORTO BELLO DR	SAN RAFAEL	CA	94901
102	009-061-13		42 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
103	009-061-14		44 PORTO BELLO DR	SAN RAFAEL	CA	94901
104	009-061-15		46 PORTO BELLO DR	SAN RAFAEL	CA	94901
105	009-061-16		48 PORTO BELLO DR	SAN RAFAEL	CA	94901
106	009-061-17		50 PORTO BELLO DR	SAN RAFAEL	CA	94901
107	009-061-18		52 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
108	009-061-19		47 MAYWOOD WAY	SAN RAFAEL	CA	94901
109	009-061-20		56 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
110	009-061-21		618 GARNET CT	VACAVILLE	CA	95688

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
111	009-061-22		2631 CARMEL DR	SAN BRUNO	CA	94066
112	009-061-23		39 PORTO BELLO DR	SAN RAFAEL	CA	94901
113	009-061-24		37 PORTO BELLO DR	SAN RAFAEL	CA	94901
114	009-061-25		61 PORTO BELLO DR	SAN RAFAEL	CA	94901
115	009-061-26		63 PORTO BELLO DR	SAN RAFAEL	CA	94901
116	009-061-27		247 CRESCENT RD	SAN ANSELMO	CA	94960-2744
117	009-061-28		29 PORTO BELLO DR	SAN RAFAEL	CA	94901
118	009-061-29		7 PORTO BELLO DR	SAN RAFAEL	CA	94901
119	009-061-30		9 PORTO BELLO DR	SAN RAFAEL	CA	94901
120	009-061-31		25 PORTO BELLO DR	SAN RAFAEL	CA	94901
121	009-061-32		23 PORTO BELLO DR	SAN RAFAEL	CA	94901-4225
122	009-061-33		11 PORTO BELLO DR	SAN RAFAEL	CA	94901
123	009-061-34		15 PORTO BELLO DR	SAN RAFAEL	CA	94901
124	009-181-01		8 ROYAL CT	SAN RAFAEL	CA	94901
125	009-181-02		12 ROYAL CT	SAN RAFAEL	CA	94901
126	009-181-03		24 ROYAL CT	SAN RAFAEL	CA	94901
127	009-181-04		PO BOX 7138	CORTE MADERA	CA	94976-7138
128	009-181-05		180 4TH AVE APT 2	SAN FRANCISCO	CA	94118-1347

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
129	009-181-06		36 ROYAL CT	SAN RAFAEL	CA	94901
130	009-181-07		40 ROYAL CT	SAN RAFAEL	CA	94901
131	009-181-08		44 ROYAL CT	SAN RAFAEL	CA	94901
132	009-181-09		43 ROYAL CT	SAN RAFAEL	CA	94901
133	009-181-10		39 ROYAL CT	SAN RAFAEL	CA	94901
134	009-181-11		369 B THIRD ST #453	SAN RAFAEL	CA	94901
135	009-181-12		31 ROYAL CT	SAN RAFAEL	CA	94901
136	009-181-13		27 ROYAL CT	SAN RAFAEL	CA	94901
137	009-181-14		23 ROYAL CT	SAN RAFAEL	CA	94901
138	009-181-15		19 ROYAL CT	SAN RAFAEL	CA	94901
139	009-181-16		15 ROYAL CT	SAN RAFAEL	CA	94901
140	009-181-17		7 ROYAL CT	SAN RAFAEL	CA	94901
141	009-181-18		3 ROYAL CT	SAN RAFAEL	CA	94901
142	009-181-19		8 ROYAL CT	SAN RAFAEL	CA	94901
143	014-042-05		98 DEER PARK AVE	SAN RAFAEL	CA	94901
144	014-042-06		98 DEER PARK AVE	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
145	014-042-17		267 SEA VIEW AVE	SAN RAFAEL	CA	94901
146	014-042-18		267 SEA VIEW AVE	SAN RAFAEL	CA	94901
147	014-042-19		249 SEA VIEW AVE	SAN RAFAEL	CA	94901
148	014-042-20		249 SEA VIEW AVE	SAN RAFAEL	CA	94901
149	014-042-22		55 BRODEA WAY	SAN RAFAEL	CA	94901
150	014-042-26		215 SEA VIEW DR	SAN RAFAEL	CA	94901-2351
151	014-042-27		215 SEA VIEW DR	SAN RAFAEL	CA	94901-2351
152	014-072-04		129 PARADISE COVE RD	MALIBU	CA	90265-8129
153	014-072-20		29 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2353
154	014-072-21		& 164 MONTEGO KY	NOVATO	CA	94949
155	014-072-33		71 W SEAVIEW AVE	SAN RAFAEL	CA	94901
156	014-072-34		71 W SEAVIEW AVE	SAN RAFAEL	CA	94901
157	014-073-05		2 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
158	014-073-06		2 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
159	014-073-07		40 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
160	014-073-08		40 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
161	014-073-09		BOX 95569341	SIOUX FALLS	SD	57186
162	014-073-10		BOX 95569341	SIOUX FALLS	SD	57186
163	014-101-09		150 THIRD ST	SAN RAFAEL	CA	94901
164	014-101-11			SAN RAFAEL	CA	94901
165	014-111-01		2 CROWN PT	SAN RAFAEL	CA	94901
166	014-111-02		10 CROWN PT	SAN RAFAEL	CA	94901
167	014-111-03		17 CROWN PT	SAN RAFAEL	CA	94901
168	014-111-14		3 CROWN PT	SAN RAFAEL	CA	94901-2344
169	014-111-15		11 CROWN PT	SAN RAFAEL	CA	94901
170	014-111-17		12 MISSION AVE	SAN RAFAEL	CA	94901
171	014-111-21		17 CROWN POINT RD	SAN RAFAEL	CA	94901
172	014-111-34		569 SAN PEDRO CV	SAN RAFAEL	CA	94901
173	014-111-23					
174	014-151-11		980 5TH AVE	SAN RAFAEL	CA	94901-6105
175	014-151-12			SAN RAFAEL	CA	94901
176	014-151-17		980 5TH AVE	SAN RAFAEL	CA	94901-6105
177	014-161-02		42 SANCHEZ ST	SAN FRANCISCO	CA	94114
178	014-161-07		711 GRAND AVE STE 100	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
179	014-161-13					
180	014-161-14					
181	014-161-19		8 OWL RIDGE CT	NOVATO	CA	94945
182	014-161-20		711 GRAND AVE STE 250	SAN RAFAEL	CA	94901
183	014-161-21		11 BRENTWOOD DR	SAN RAFAEL	CA	94901
184	014-161-28		711 GRAND AVE UNIT 100	SAN RAFAEL	CA	94901
185	014-161-30		15 MARLIN AVE	MILL VALLEY	CA	94941
186	014-161-32		PO BOX 875	KENTFIELD	CA	94914-0875
187	014-161-33		PO BOX 875	KENTFIELD	CA	94914-0875
179M	014-161-34		7 9 THIRD ST	SAN RAFAEL	CA	94901
188	014-171-01		8 MARINA COURT DR	SAN RAFAEL	CA	94901
189	014-171-02		185 E 8TH ST - 14H	NEW YORK	NY	10028-2145
190	014-171-03		18 MARINA COURT DR	SAN RAFAEL	CA	94901
191	014-171-04		22 MARINA COURT DR	SAN RAFAEL	CA	94901
192	014-171-19		10 MARINA COURT DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
193	014-171-20		42 LINCOLN PARK	SAN ANSELMO	CA	94960
194	014-171-21		42 LINCOLN PARK	SAN ANSELMO	CA	94960
195	014-171-27		4999 HUMMINGBIRD RD	PLEASANTON	CA	94566
196	014-171-28		1582 NUTHATCH LN	SUNNYVALE	CA	94087
197	014-171-29		28 MARINA COURT DR	SAN RAFAEL	CA	94901
198	014-171-30		30 MARINA COURT DR	SAN RAFAEL	CA	94901
199	014-171-32		9 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
200	014-171-33		PO BOX 12829	NEWPORT BEACH	CA	92658
201	014-171-36		40 MARINA COURT DR	SAN RAFAEL	CA	94901
202	014-172-04		17 ALTA VISTA WAY	SAN RAFAEL	CA	94901
203	014-172-05		29 ALTA VISTA WAY	SAN RAFAEL	CA	94901
204	014-172-06		25 ALTA VISTA WAY	SAN RAFAEL	CA	94901
205	014-172-07		21 ALTA VISTA WAY	SAN RAFAEL	CA	94901
206	014-172-08		31 ALTA VISTA WAY	SAN RAFAEL	CA	94901
207	014-172-09		37 ALTA VISTA WAY	SAN RAFAEL	CA	94901
208	014-172-10		39 ALTA VISTA WAY	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
209	014-172-11		78 EMBARCADERO WAY	SAN RAFAEL	CA	94901
210	014-172-12		86 EMBARCADERO WAY	SAN RAFAEL	CA	94901
211	014-172-13		86 EMBARCADERO WAY	SAN RAFAEL	CA	94901
212	014-172-14					
213	014-172-15					
214	014-172-16		1 MARINA COURT DR	SAN RAFAEL	CA	94901
215	014-172-17		49 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
216	014-172-18		11 ALTA VISTA WAY	SAN RAFAEL	CA	94901
212M	014-172-19		41 ALTA VISTA WAY	SAN RAFAEL	CA	94901
217	014-173-01		112 MARINA COURT DR	SAN RAFAEL	CA	94901-3520
218	014-173-02		12 ALTA VISTA WAY	SAN RAFAEL	CA	94901-3517
219	014-173-03		16 ALTA VISTA WAY	SAN RAFAEL	CA	94901
220	014-173-04		24 ALTA VISTA WAY	SAN RAFAEL	CA	94901
221	014-173-05		61 WORTHINGTON LN	SAN RAFAEL	CA	94901
222	014-173-15		36 ALTA VISTA WAY	SAN RAFAEL	CA	94901
223	014-173-16		36 ALTA VISTA WAY	SAN RAFAEL	CA	94901
224	014-173-17		44 ALTA VISTA WAY	SAN RAFAEL	CA	94901
225	014-173-18		32 ALTA VISTA WAY	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
226	015-231-12		191 DEER PARK AVE	SAN RAFAEL	CA	94901
227	015-231-13		161 DEER PARK AVE	SAN RAFAEL	CA	94901
228	015-231-18		129 DEER PARK AVE	SAN RAFAEL	CA	94901
229	015-231-19		133 DEER PARK AVE	SAN RAFAEL	CA	94901
230	015-241-01		305 HIGHLAND AVE	SAN RAFAEL	CA	94901
231	015-241-02		411 MARGARITA DR	SAN RAFAEL	CA	94901
232	015-241-03		411 MARGARITA DR	SAN RAFAEL	CA	94901
233	015-241-04		301 HIGHLAND AVE	SAN RAFAEL	CA	94901
234	015-241-05		301 HIGHLAND AVE	SAN RAFAEL	CA	94901
235	015-241-06					
236	015-241-07		387 MARGARITA DR	SAN RAFAEL	CA	94901-2376
237	015-241-12		335 HIGHLAND AVE	SAN RAFAEL	CA	94901
238	015-241-14		305 HIGHLAND AVE	SAN RAFAEL	CA	94901
239	015-241-15					
240	015-241-16					
241	015-241-17		PO BOX 470367	SAN FRANCISCO	CA	94147
242	015-241-18		315 HIGHLAND AVE	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
	015-241-21		387 MARGARITA DR	SAN RAFAEL	CA	94901
239M	015-241-22		377 MARGARITA DR	SAN RAFAEL	CA	94901
243	016-011-01		371 MARGARITA DR	SAN RAFAEL	CA	94901
244	016-011-05		337 MARGARITA DR	SAN RAFAEL	CA	94901
245	016-011-08		431 W BROWN ST	BIRMINGHAM	MI	48009-1456
246	016-011-10		225 MARGARITA DR	SAN RAFAEL	CA	94901-2329
247	016-011-11		205 MARGARITA DR	SAN RAFAEL	CA	94901
248	016-011-12		377 HIGHLAND AVE	SAN RAFAEL	CA	94901
249	016-011-13		375 HIGHLAND AVE	SAN RAFAEL	CA	94901
250	016-011-14		361 HIGHLAND AVE	SAN RAFAEL	CA	94901
251	016-011-15		98 MONTECITO RD	SAN RAFAEL	CA	94901
252	016-011-18		c/o WU HSIU-JEAN	SAN RAFAEL	CA	94915-1418
253	016-011-19		851 IRWIN ST STE 104	SAN RAFAEL	CA	94901
254	016-011-20		162 WOLFE GRADE	KENTFIELD	CA	94904-1013
255	016-011-21		575 REDWOOD HWY STE 200	MILL VALLEY	CA	94941

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
256	016-011-23		337 MARGARITA DR	SAN RAFAEL	CA	94901-2376
257	016-011-24		315 MARGARITA DR	SAN RAFAEL	CA	94901
258	016-011-28		265 MARGARITA DR	SAN RAFAEL	CA	94901
259	016-011-29		255 MARGARITA DR	SAN RAFAEL	CA	94901-2329
260	016-011-30		365 MARGARITA DR	SAN RAFAEL	CA	94901
261	016-012-03		228 MARGARITA DR	SAN RAFAEL	CA	94901
262	016-012-05		6 MORGAN LN	SAN RAFAEL	CA	94901
263	016-012-12		9 MORGAN LN	SAN RAFAEL	CA	94901
264	016-012-13		901 A ST	SAN RAFAEL	CA	94901-3043
265	016-012-14		6 MORGAN LN	SAN RAFAEL	CA	94901
266	016-012-16		9 MADELINE LN	SAN RAFAEL	CA	94901-2324
267	016-012-17		50 MARGARITA DR	SAN RAFAEL	CA	94901
268	016-012-18		60 MARGARITA DR	SAN RAFAEL	CA	94901
269	016-012-19		70 MARGARITA DR	SAN RAFAEL	CA	94901
270	016-012-23		142 MARGARITA DR	SAN RAFAEL	CA	94901-2374

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
271	016-012-26		1601 SECOND ST	SAN RAFAEL	CA	94901
272	016-012-27		80 MARGARITA DR	SAN RAFAEL	CA	94901
273	016-012-32		246 MARGARITA DR	SAN RAFAEL	CA	94901
274	016-012-33		5 MORGAN LN	SAN RAFAEL	CA	94901
275	016-012-34		142 MARGARITA DR	SAN RAFAEL	CA	94901-2374
276	016-012-37		15 MADELINE LN	SAN RAFAEL	CA	94901
277	016-012-38		11 MADELENE LN	SAN RAFAEL	CA	94901
278	016-012-46		136 MARGARITA DR	SAN RAFAEL	CA	94901-2374
279	016-012-54		270 MARGARITA DR	SAN RAFAEL	CA	94901
280	016-012-55		280 MARGARITA DR	SAN RAFAEL	CA	94901
281	016-012-59		1 MORGAN LN	SAN RAFAEL	CA	94901
282	016-012-64		200 MARGARITA DR	SAN RAFAEL	CA	94901
283	016-012-65		1537 4TH ST # - 15	SAN RAFAEL	CA	94901
284	016-012-67		260 MARGARITA DR	SAN RAFAEL	CA	94901
285	016-012-68		PO BOX 151098	SAN RAFAEL	CA	94915

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
286	016-021-01		225 HIGHLAND AVE	SAN RAFAEL	CA	94901
287	016-021-02		225 HIGHLAND AVE	SAN RAFAEL	CA	94901-2348
288	016-021-08		340 HIGHLAND AVE	SAN RAFAEL	CA	94901
289	016-021-10		370 HIGHLAND AVE	SAN RAFAEL	CA	94901
290	016-021-11		98 MONTECITO RD	SAN RAFAEL	CA	94901-2378
291	016-021-14		50 FAIRWAY DR	SAN RAFAEL	CA	94901
292	016-021-15		60 FAIRWAY DR	SAN RAFAEL	CA	94901
293	016-021-16		74 FAIRWAY DR	SAN RAFAEL	CA	94901
294	016-021-20		300 SUMMIT AVE	SAN RAFAEL	CA	94901
295	016-021-22		344 SUMMIT AVE	SAN RAFAEL	CA	94901
296	016-021-25		322 HIGHLAND AVE	SAN RAFAEL	CA	94901
297	016-021-30		340 HIGHLAND AVE	SAN RAFAEL	CA	94901
298	016-021-35		PO BOX 3088	SAN RAFAEL	CA	94912
299	016-021-36		360 SUMMIT AVE	SAN RAFAEL	CA	94901-2343

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
300	016-021-37		370 SUMMIT AVE	SAN RAFAEL	CA	94901-2343
301	016-021-43		40 FAIRWAY DR	SAN RAFAEL	CA	94901
302	016-021-46		98 MONTECITO RD	SAN RAFAEL	CA	94901
303	016-021-49		46 FAIRWAY DR	SAN RAFAEL	CA	94901
304	016-021-50		32 FAIRWAY DR	SAN RAFAEL	CA	94901
305	016-021-51		59 VICENTE RD	BERKELEY	CA	94705
306	016-021-52		80 FAIRWAY DR	SAN RAFAEL	CA	94901
307	016-021-53		80 FAIRWAY DR	SAN RAFAEL	CA	94901
308	016-021-54		48 FAIRWAY DR	SAN RAFAEL	CA	94901-2314
309	016-021-55		98 MONTECITO RD	SAN RAFAEL	CA	94901
310	016-021-58		250 HIGHLAND AVE	SAN RAFAEL	CA	94901
311	016-021-61		1000 4TH ST	SAN RAFAEL	CA	94901
312	016-021-64		260 HIGHLAND AVE	SAN RAFAEL	CA	94901
313	016-021-65		28 FAIRWAY DR	SAN RAFAEL	CA	94901
314	016-021-73		209 E LAKE SHORE DR	CHICAGO	IL	60611

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
315	016-021-74		330 SUMMIT AVE	SAN RAFAEL	CA	94901-2343
316	016-021-75		160 FAIRWAY DR	SAN RAFAEL	CA	94901
317	016-031-01		75 FAIRWAY DR	SAN RAFAEL	CA	94901
318	016-031-02		65 FAIRWAY DR	SAN RAFAEL	CA	94901
319	016-031-03		45 FAIRWAY DR	SAN RAFAEL	CA	94901
320	016-031-04		43 FAIRWAY DR	SAN RAFAEL	CA	94901
321	016-031-05		43 FAIRWAY DR	SAN RAFAEL	CA	94901
322	016-031-06		25 FAIRWAY DR	SAN RAFAEL	CA	94901
323	016-031-07		5 FAIRWAY DR	SAN RAFAEL	CA	94901
324	016-031-08		1 FAIRWAY DR	SAN RAFAEL	CA	94901
325	016-031-09		115 MARGARITA DR	SAN RAFAEL	CA	94901
326	016-031-10		10 MONCADA WAY	SAN RAFAEL	CA	94901
327	016-031-11		20 MONCADA WAY	SAN RAFAEL	CA	94901
328	016-031-12		30 MONCADA WAY	SAN RAFAEL	CA	94901
329	016-031-13		50 MONCADA WAY	SAN RAFAEL	CA	94901
330	016-031-14		60 MONCADA WAY	SAN RAFAEL	CA	94901
331	016-031-15		13 PARKSIDE WAY	GREENBRAE	CA	94904-1347

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
332	016-031-16		79 MONCADA WAY	SAN RAFAEL	CA	94901-2332
333	016-031-17		PO BOX 150033	SAN RAFAEL	CA	94915-0033
334	016-031-18		53 MONCADA WAY	SAN RAFAEL	CA	94901
335	016-031-19		41 MONCADA WAY	SAN RAFAEL	CA	94901
336	016-031-20		33 MONCADA WAY	SAN RAFAEL	CA	94901
337	016-031-21		25 MONCADA WAY	SAN RAFAEL	CA	94901
338	016-031-22		17 MONCADA WAY	SAN RAFAEL	CA	94901
339	016-031-23		PO BOX 151098	SAN RAFAEL	CA	94915
340	016-031-25		55 MARGARITA DR	SAN RAFAEL	CA	94901-2359
341	016-031-26		185 MONTECITO RD	SAN RAFAEL	CA	94901
342	016-031-27		175 MONTECITO RD	SAN RAFAEL	CA	94901
343	016-031-28		135 MONTECITO RD	SAN RAFAEL	CA	94901
344	016-031-29		105 MONTECITO RD	SAN RAFAEL	CA	94901
345	016-031-30		50 LUNADA CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
346	016-031-31		51 LUNADA CT	SAN RAFAEL	CA	94901
347	016-031-32		21 LUNADA CT	SAN RAFAEL	CA	94901
348	016-031-33		230 SUMMIT AVE	SAN RAFAEL	CA	94901-2341
349	016-031-34		252 SUMMIT AVE	SAN RAFAEL	CA	94901
350	016-031-35		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
351	016-031-36					
352	016-031-37					
353	016-031-38		115 FAIRWAY DR	SAN RAFAEL	CA	94901-2373
354	016-031-39		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
355	016-031-40		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
351M	016-031-41		PO BOX 850	SHERMAN	CT	06784
356	016-032-02		3298 PIERCE ST	SAN FRANCISCO	CA	94123
357	016-032-03		10 MADELINE LN	SAN RAFAEL	CA	94901
358	016-032-05		341 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2452
359	016-032-06		PO BOX 13519	ARLINGTON	TX	76094
360	016-032-09		2 MADELINE LN	SAN RAFAEL	CA	94901-2324
361	016-032-10		10 MARGARITA DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
362	016-032-11		6 MARGARITA DR	SAN RAFAEL	CA	94901
363	016-033-01		180 SUMMIT AVE	SAN RAFAEL	CA	94901
364	016-033-02		110 MONTECITO RD	SAN RAFAEL	CA	94901
365	016-033-03		120 MONTECITO RD	SAN RAFAEL	CA	94901
366	016-033-04		150 MONTECITO RD	SAN RAFAEL	CA	94901
367	016-033-05		170 MONTECITO RD	SAN RAFAEL	CA	94901
368	016-033-06		180 MONTECITO RD	SAN RAFAEL	CA	94901
369	016-033-07		15 MARGARITA DR	SAN RAFAEL	CA	94901
370	016-033-15		309 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
371	016-033-16		325 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
372	016-033-17		100 SUMMIT AVE	SAN RAFAEL	CA	94901
373	016-033-18		319 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2432
374	016-033-19		313 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2432
375	016-033-20		7 MARGARITA DR	SAN RAFAEL	CA	94901
376	016-041-01		140 DEER PARK AVE	SAN RAFAEL	CA	94901
377	016-041-02		130 DEER PARK AVE	SAN RAFAEL	CA	94901-2364
378	016-041-03		335 SUMMIT AVE	SAN RAFAEL	CA	94901
379	016-041-04		ONE MARKET PLAZA	SAN FRANCISCO	CA	94105

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
380	016-041-05	313 SUMMIT AVE	SAN RAFAEL	CA	94901
381	016-041-06	16 CAMELLIA CT	LARKSPUR	CA	94939
382M	016-041-07	14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
383	016-041-08				
384	016-041-10	285 SUMMIT AVE	SAN RAFAEL	CA	94901-2340
385	016-041-11	255 SUMMIT AVE	SAN RAFAEL	CA	94901
386	016-041-12	1757 UNION ST	SAN FRANCISCO	CA	94123-4447
387	016-041-13	85 MONTECITO RD	SAN RAFAEL	CA	94901
388	016-041-16	12 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2346
389	016-041-17	22 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2346
390	016-041-20	33 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2345
391	016-041-21	15 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
392	016-041-22	190 SEA VIEW AVE	SAN RAFAEL	CA	94901
393	016-041-23	204 SEA VIEW AVE	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
394	016-041-24		222 SEA VIEW DR	SAN RAFAEL	CA	94901
395	016-041-25		240 SEA VIEW AVE	SAN RAFAEL	CA	94901
396	016-041-26		250 SEA VIEW AVE	SAN RAFAEL	CA	94901
397	016-041-27		290 SEA VIEW AVE	SAN RAFAEL	CA	94901
398	016-041-28		110 DEER PARK AVE	SAN RAFAEL	CA	94901
399	016-041-29		8911 LAKEWOOD DR #22A	WINDSOR	CA	95492
400	016-041-31		283 SUMMIT AVE	SAN RAFAEL	CA	94901-2340
401	016-041-33		275 SUMMIT AVE	SAN RAFAEL	CA	94901
402	016-041-34		265 SUMMIT AVE	SAN RAFAEL	CA	94901-2340
403	016-041-46		36 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
404	016-041-51		16 CAMELLIA CT	LARKSPUR	CA	94939
405	016-041-52		43 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
406	016-041-61		49 MONTECITO RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
407	016-041-62		59 MONTECITO RD	SAN RAFAEL	CA	94901
408	016-041-63		65 MONTECITO RD	SAN RAFAEL	CA	94901
409	016-041-64		75 MONTECITO RD	SAN RAFAEL	CA	94901
410	016-041-65		30 EL PORTAL	SAUSALITO	CA	94965
411	016-041-67		3000 CALIFORNIA ST 3RD FL	SAN FRANCISCO	CA	94115
412	016-041-68		65 MONTECITO RD	SAN RAFAEL	CA	94901
413	016-041-69		75 MONTECITO RD	SAN RAFAEL	CA	94901
414	016-041-70		34 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
415	016-041-72		51 MONTECITO RD	SAN RAFAEL	CA	94901
416	016-041-73		6088 SUNOL BLVD STE 111	PLEASANTON	CA	94566
417	016-041-74		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
418	016-041-75		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
419	016-041-76					
420	016-041-77		98 MONTECITO RD	SAN RAFAEL	CA	94901
421	016-041-78					
422	016-041-79		84 MONTECITO RD	SAN RAFAEL	CA	94901
423	016-041-80		90 MONTECITO RD	SAN RAFAEL	CA	94901
424	016-041-81		94 MONTECITO RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
425	016-041-82		243 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2430
426	016-041-83		105 SUMMIT AVE	SAN RAFAEL	CA	94901
427	016-041-84		75 INVERNESS DR	SAN RAFAEL	CA	94901
428	016-041-85		247 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2430
429	016-041-86		251 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2430
430	016-041-87					
431	016-041-88		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
432	016-041-89		313 SUMMIT AVE	SAN RAFAEL	CA	94901
433	016-041-90					
434	016-041-92					
435	016-041-93		295 SUMMIT AVE	SAN RAFAEL	CA	94901
436	016-041-94		36 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
421M	016-041-95		80 MONTECITO RD	SAN RAFAEL	CA	94901
	016-041-96		307 SUMMIT AVE	SAN RAFAEL	CA	94901
	016-041-97		305 SUMMIT AVE	SAN RAFAEL	CA	94901-2371

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
437	016-051-05		PO BOX 151560	SAN RAFAEL	CA	94915
438	016-051-06		1301 ANDERSEN DR	SAN RAFAEL	CA	94901
439	016-052-02		160 SEAVIEW DR	SAN RAFAEL	CA	94901
440	016-052-03		170 SEA VIEW AVE	SAN RAFAEL	CA	94901
441	016-052-04		170 SEA VIEW AVE	SAN RAFAEL	CA	94901
442	016-052-05		9 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
443	016-052-06		7 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2345
444	016-052-07		5 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
445	016-052-08		123 MARINA BLVD	SAN RAFAEL	CA	94901
446	016-052-09		115 MARINA BLVD	SAN RAFAEL	CA	94901
447	016-052-13		37 E MISSION AVE	SAN RAFAEL	CA	94901
448	016-052-15		80 SEA VIEW DR	SAN RAFAEL	CA	94901-2349
449	016-052-18		109 MARINA BLVD	SAN RAFAEL	CA	94901
450	016-052-20		111 MARINA BLVD	SAN RAFAEL	CA	94901
451	016-052-21		35 E MISSION AVE	SAN RAFAEL	CA	94901
452	016-052-22		66 SEA VIEW DR	SAN RAFAEL	CA	94901-2349

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
453	016-052-23		PO BOX 151613	SAN RAFAEL	CA	94915-1613
454	016-052-24		PO BOX 151613	SAN RAFAEL	CA	94915-1613
455	016-052-25		1 SCHIRADO PL	SAN RAFAEL	CA	94901
456	016-052-26		49 E MISSION AVE	SAN RAFAEL	CA	94901
457	016-052-27		45 E MISSION AVE	SAN RAFAEL	CA	94901
458	016-052-28		7075 VIA GUADALUPE	RANCHO SANTA FE	CA	92067
459	016-052-29		90 SEA VIEW AVE	SAN RAFAEL	CA	94901
460	016-053-01		8 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
461	016-053-02		45 MONTECITO RD	SAN RAFAEL	CA	94901
462	016-053-03		41 MONTECITO RD	SAN RAFAEL	CA	94901
463	016-053-06		31 MONTECITO RD	SAN RAFAEL	CA	94901
464	016-053-07		30821 VIA CONQUISTA	SAN JUAN CAPISTRANO	CA	92675
465	016-053-08		4 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
466	016-053-09		145 MARINA BLVD	SAN RAFAEL	CA	94901
467	016-053-10		151 MARINA BLVD	SAN RAFAEL	CA	94901
468	016-053-12		PO BOX 10216	SAN RAFAEL	CA	94912
469	016-054-02		116 TUNNEL RD	BERKELEY	CA	94705
470	016-054-08		20 MONTECITO RD	SAN RAFAEL	CA	94901
471	016-054-10		40 MONTECITO RD	SAN RAFAEL	CA	94901
472	016-054-12		221 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
473	016-054-13		30 MONTECITO RD	SAN RAFAEL	CA	94901
474	016-054-14		2 MONTECITO RD	SAN RAFAEL	CA	94901
475	016-054-15		2 MONTECITO RD	SAN RAFAEL	CA	94901
476	016-054-16		116 TUNNEL RD	BERKELEY	CA	94705
477	016-054-17		29 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
478	016-054-18		46 MONTECITO RD	SAN RAFAEL	CA	94901
479	016-054-19		50 MONTECITO RD	SAN RAFAEL	CA	94901
480	016-054-24		20 MONTECITO RD	SAN RAFAEL	CA	94901
481	016-054-25		10 MONTECITO RD	SAN RAFAEL	CA	94901
482	016-061-01		50 ALTA VISTA WAY	SAN RAFAEL	CA	94901-3517

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
483	016-062-01		43 ALTA VISTA WAY	SAN RAFAEL	CA	94901
484	016-062-02		45 ALTA VISTA WAY	SAN RAFAEL	CA	94901
485	016-062-03		65 ALTA VISTA WAY	SAN RAFAEL	CA	94901
486	016-064-01		77 MARINA BLVD	SAN RAFAEL	CA	94901
487	016-064-02		73 MARINA BLVD	SAN RAFAEL	CA	94901
488	016-064-03		1601 SECOND ST	SAN RAFAEL	CA	94901
489	016-064-04		2830 HALO DR	SPARKS	NV	89436-7137
490	016-064-08		1321 THIRD ST	SAN RAFAEL	CA	94901
491	016-064-09		4 E MISSION AVE	SAN RAFAEL	CA	94901
492	016-064-10		2 ALTA VISTA WAY	SAN RAFAEL	CA	94901
493	016-064-13		102 MARINA COURT DR	SAN RAFAEL	CA	94901
494	016-064-14		53 MARINA BLVD	SAN RAFAEL	CA	94901
495	016-064-15		45 MARINA BLVD	SAN RAFAEL	CA	94901
496	016-064-16		41 MARINA BLVD	SAN RAFAEL	CA	94901
497	016-064-17		37 MARINA BLVD	SAN RAFAEL	CA	94901-4216
498	016-064-18		25 MARINA BLVD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
499	016-064-19		21 MARINA BLVD	SAN RAFAEL	CA	94901
500	016-064-20		17 MARINA BLVD	SAN RAFAEL	CA	94901-4216
501	016-064-21		15 MARINA BLVD	SAN RAFAEL	CA	94901
502	016-064-22		9 MARINA BLVD	SAN RAFAEL	CA	94901
503	016-064-23		85 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
504	016-064-24		81 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
505	016-064-25		77 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
506	016-064-26		65 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
507	016-064-27		65 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
508	016-064-28		57 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
509	016-064-29		53 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
510	016-064-30		49 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
511	016-064-31		93 MARINA COURT DR	SAN RAFAEL	CA	94901-5608
512	016-064-32		93 MARINA COURT DR	SAN RAFAEL	CA	94901-5608
513	016-064-33		28 DELLWOOD CT	SAN RAFAEL	CA	94901
514	016-064-34		29 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
515	016-064-35		17 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
516	016-064-36		17 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
517	016-064-37		13 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
518	016-064-38		48 MARINA COURT DR	SAN RAFAEL	CA	94901
519	016-064-39		50 MARINA COURT DR	SAN RAFAEL	CA	94901
520	016-064-40		52 MARINA COURT DR	SAN RAFAEL	CA	94901
521	016-064-41		324 LA TIERRA BUENA	DANVILLE	CA	94526-2523
522	016-064-42		56 MARINA COURT DR	SAN RAFAEL	CA	94901
523	016-064-43		58 MARINA COURT DR	SAN RAFAEL	CA	94901
524	016-064-44		415 MISSION AVE APT 1	SAN RAFAEL	CA	94901-3455
525	016-064-45		62 MARINA COURT DR	SAN RAFAEL	CA	94901
526	016-064-46		64 MARINA COURT DR	SAN RAFAEL	CA	94901
527	016-064-47		PO BOX 200	VINEBURG	CA	95487-0200
528	016-064-48		68 MARINA COURT DR	SAN RAFAEL	CA	94901
529	016-064-49		70 MARINA COURT DR	SAN RAFAEL	CA	94901
530	016-064-50		76 MARINA COURT DR	SAN RAFAEL	CA	94901-3519
531	016-064-51		76 MARINA COURT DR	SAN RAFAEL	CA	94901-3519
532	016-064-52		78 MARINA COURT DR	SAN RAFAEL	CA	94901
533	016-064-53		80 MARINA COURT DR APT 302	SAN RAFAEL	CA	94901
534	016-064-54		82 MARINA COURT DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
535	016-064-55		84 MARINA COURT DR	SAN RAFAEL	CA	94901
536	016-064-56		85 MARINA COURT DR	SAN RAFAEL	CA	94901
537	016-064-57		87 MARINA COURT DR	SAN RAFAEL	CA	94901
538	016-064-58		93 MARINA COURT DR	SAN RAFAEL	CA	94901-5608
539	016-064-59		97 MARINA COURT DR	SAN RAFAEL	CA	94901
540	016-064-60		99 MARINA COURT DR	SAN RAFAEL	CA	94901
541	016-064-61		100 MARINA COURT DR	SAN RAFAEL	CA	94901
542	016-064-68		7664 FRENCH LN	SEBASTOPOL	CA	95472
543	016-064-69		57 MARINA BLVD	SAN RAFAEL	CA	94901
544	016-064-70		108 MARINA COURT DR	SAN RAFAEL	CA	94901
545	016-070-02					
546	016-070-03					
547	016-070-04					
548	016-070-05					
549	016-070-06					
550	016-091-12		5 LOCHNESS LN	SAN RAFAEL	CA	94901
551	016-091-13		86 MANDERLY RD	SAN RAFAEL	CA	94901
552	016-091-14		90 MANDERLY RD	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
553	016-091-15	[REDACTED]	10 TWEED TER	SAN RAFAEL	CA 94901
554	016-091-16	[REDACTED]	16 TWEED TER	SAN RAFAEL	CA 94901
555	016-091-17	[REDACTED]	20 TWEED TER	SAN RAFAEL	CA 94901
556	016-091-18	[REDACTED]	26 TWEED TER	SAN RAFAEL	CA 94901
557	016-091-23	[REDACTED]	23 TWEED TER	SAN RAFAEL	CA 94901
558	016-091-25	[REDACTED]	15 TWEED TER	SAN RAFAEL	CA 94901
559	016-091-26	[REDACTED]	7 TWEED TER	SAN RAFAEL	CA 94901
560	016-091-27	[REDACTED]	11 TWEED TER	SAN RAFAEL	CA 94901
561	016-091-34	[REDACTED]	29 LOCHNESS LN	SAN RAFAEL	CA 94901
562	016-091-35	[REDACTED]	29 LOCHNESS LN	SAN RAFAEL	CA 94901
563	016-091-36	[REDACTED]	15 LOCHNESS LN	SAN RAFAEL	CA 94901
564	016-091-37	[REDACTED]	9 LOCHNESS LN	SAN RAFAEL	CA 94901
565	016-091-38	[REDACTED]	5318 E 2ND ST #557	LONG BEACH	CA 90803-5324
566	016-091-39	[REDACTED]	40 TWEED TER	SAN RAFAEL	CA 94901
567	016-091-40	[REDACTED]	34 TWEED TER	SAN RAFAEL	CA 94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
568	016-091-41		35 TWEED TER	SAN RAFAEL	CA	94901-2435
569	016-091-46		-	-	-	-
570	016-091-47		43 LOCHNESS LN	SAN RAFAEL	CA	94901
571	016-091-48		PO BOX 10608	SAN RAFAEL	CA	94912
572	016-091-50		29 LOCHNESS LN	SAN RAFAEL	CA	94901
573	016-091-51		29 LOCHNESS LN	SAN RAFAEL	CA	94901
574	016-091-52		27 TWEED TER	SAN RAFAEL	CA	94901-2435
575	016-091-54		19 TWEED TER	SAN RAFAEL	CA	94901
576	016-091-55		15 TWEED TER	SAN RAFAEL	CA	94901
577	016-091-58		31 TWEED TER	SAN RAFAEL	CA	94901
578	016-091-60		PO BOX 785	NICASIO	CA	94946
579	016-091-61		-	-	-	-
580	016-091-62		48 TWEED TER	SAN RAFAEL	CA	94901
569M	016-091-63		1000 FOURTH ST #880	SAN RAFAEL	CA	94901
581	016-092-01		85 MANDERLY RD	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
582	016-092-02		1783 LAS GALLINAS AVE	SAN RAFAEL	CA	94903-1805
583	016-093-01		16 LOCHNESS LN	SAN RAFAEL	CA	94901
584	016-093-02		80 MANDERLY RD	SAN RAFAEL	CA	94901
585	016-093-04			CORTE MADERA	CA	94925
586	016-093-05		12 LOCHNESS LN	SAN RAFAEL	CA	94901
587	016-094-01		52 LOCHNESS LN	SAN RAFAEL	CA	94901
588	016-094-02		169 VALLEY RD	COS COB	CT	06807
589	016-094-04		44 LOCHNESS LN	SAN RAFAEL	CA	94901
590	016-094-05		PO BOX 223	ROSS	CA	94957
591	016-101-12		50 LAS CASAS DR	SAN RAFAEL	CA	94901
592	016-101-13		56 LAS CASAS DR	SAN RAFAEL	CA	94901-2357
593	016-101-15		99 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
594	016-101-16		99 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
595	016-101-23		57 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319
596	016-101-28		75 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
597	016-101-30		67 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
598	016-101-32		63 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
599	016-101-33		71 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
600	016-101-34		60 LAS CASAS DR	SAN RAFAEL	CA	94901
601	016-101-35			SAN RAFAEL	CA	94901
602	016-101-36		44 LAS CASAS DR	SAN RAFAEL	CA	94901
603	016-102-02		61 LAS CASAS DR	SAN RAFAEL	CA	94901
604	016-102-03		55 LAS CASAS DR	SAN RAFAEL	CA	94901
605	016-102-04		49 LAS CASAS DR	SAN RAFAEL	CA	94901-2358
606	016-102-05		720 PENNY ROYAL LN	SAN RAFAEL	CA	94903-2328
607	016-102-06		71 BALBOA AVE	SAN RAFAEL	CA	94901-2355
608	016-102-07		136 CAPTAINS COVE DR	SAN RAFAEL	CA	94903-2254
609	016-102-09		54 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
610	016-102-10		PO BOX 5268	LARKSPUR	CA	94977
611	016-102-12		54 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
612	016-102-13		48 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2320
613	016-102-16		62 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
614	016-102-17		62 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
615	016-102-18		66 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2320
616	016-111-02					
617	016-111-03					
618	016-111-04		PO BOX 151054	SAN RAFAEL	CA	94915
619	016-111-07		20 DORIAN WAY	SAN RAFAEL	CA	94901
620	016-111-08		28 DORIAN WAY	SAN RAFAEL	CA	94901
621	016-111-09		32 DORIAN WAY	SAN RAFAEL	CA	94901-2406
622	016-111-10			CORTE MADERA	CA	94925
623	016-111-11		40 DORIAN WAY	SAN RAFAEL	CA	94901
624	016-111-14		52 DORIAN WAY	SAN RAFAEL	CA	94901-2406
625	016-111-15		56 DORIAN WAY	SAN RAFAEL	CA	94901
626	016-111-16		44 DORIAN WAY	SAN RAFAEL	CA	94901
627	016-111-18		50 DORIAN WAY	SAN RAFAEL	CA	94901
628	016-111-19		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
629	016-111-24		33 INVERNESS DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
630	016-111-25		41 INVERNESS DR	SAN RAFAEL	CA	94901
631	016-111-26		37 INVERNESS DR	SAN RAFAEL	CA	94901
632	016-111-27		41 INVERNESS DR	SAN RAFAEL	CA	94901
633	016-111-28		16 DORIAN WAY	SAN RAFAEL	CA	94901
616m	016-111-29		PO BOX 9187	SAN RAFAEL	CA	94912
634	016-112-01		110 LOCHINVAR RD	SAN RAFAEL	CA	94901
635	016-112-02		114 LOCHINVAR RD	SAN RAFAEL	CA	94901
636	016-112-03		4 INVERNESS DR	SAN RAFAEL	CA	94901
637	016-112-04		8 INVERNESS DR	SAN RAFAEL	CA	94901
638	016-112-05		14 INVERNESS DR	SAN RAFAEL	CA	94901
639	016-112-06		20 INVERNESS DR	SAN RAFAEL	CA	94901
640	016-112-07		20 INVERNESS DR	SAN RAFAEL	CA	94901
641	016-112-09		PO BOX 556	CLAYTON	CA	94517-0556

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
642	016-112-11		6915 STEAMBOAT WAY	SACRAMENTO	CA	958312515
643	016-112-16		44 INVERNESS DR	SAN RAFAEL	CA	94901
644	016-112-17		44 INVERNESS DR	SAN RAFAEL	CA	94901
645	016-113-01		100 SMITH RANCH RD STE - 325	SAN RAFAEL	CA	94903
646	016-113-02		41 DORIAN WAY	SAN RAFAEL	CA	94901
647	016-113-03		956 WILMINGTON WAY	EMERALD HILLS	CA	94062-4036
648	016-113-04		35 DORIAN WAY	SAN RAFAEL	CA	94901
649	016-113-05		29 DORIAN WAY	SAN RAFAEL	CA	94901
650	016-113-06		PO BOX 150629	SAN RAFAEL	CA	94915-0629
651	016-113-07		100 THORNDALE DR UNIT 462	SAN RAFAEL	CA	94903
652	016-113-11		9 INVERNESS DR	SAN RAFAEL	CA	94901
653	016-113-12		5 INVERNESS DR	SAN RAFAEL	CA	94901-2417
654	016-113-13		132 LOCHINVAR RD	SAN RAFAEL	CA	94901
655	016-113-14		5 DORIAN WAY	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
		A				
656	016-113-15		15 INVERNESS DR	SAN RAFAEL	CA	94901
657	016-113-20		11 DORIAN WAY	SAN RAFAEL	CA	94901
658	016-114-01		141 KINROSS DR	SAN RAFAEL	CA	94901
659	016-121-04		59 MANDERLY RD	SAN RAFAEL	CA	94901
660	016-121-06		45 MANDERLY RD	SAN RAFAEL	CA	94901
661	016-121-07		PO BOX 252	SAN ANSELMO	CA	94979
662	016-121-08		73 MANDERLY RD	SAN RAFAEL	CA	94901
663	016-121-10		69 MANDERLY RD	SAN RAFAEL	CA	94901
664	016-121-11		65 MANDERLY RD	SAN RAFAEL	CA	94901
665	016-121-12		51 MANDERLY RD	SAN RAFAEL	CA	94901
666	016-121-17		77 MANDERLY RD	SAN RAFAEL	CA	94901
667	016-121-18		81 MANDERLY RD	SAN RAFAEL	CA	94901-2451
668	016-122-01		72 LOCHINVAR RD	SAN RAFAEL	CA	94901
669	016-122-02		76 LOCHINVAR RD	SAN RAFAEL	CA	94901
670	016-122-03		80 LOCHINVAR RD	SAN RAFAEL	CA	94901
671	016-122-04		40 MANDERLY RD	SAN RAFAEL	CA	94901
672	016-122-05		50 MANDERLY RD	SAN RAFAEL	CA	94901
673	016-122-06		58 MANDERLY RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
674	016-122-07		62 MANDERLY RD	SAN RAFAEL	CA	94901
675	016-122-08		66 MANDERLY RD	SAN RAFAEL	CA	94901
676	016-122-09		72 MANDERLY RD	SAN RAFAEL	CA	94901-2459
677	016-122-11		76 MANDERLY RD	SAN RAFAEL	CA	94901
678	016-131-02		15 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319
679	016-131-03		9 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
680	016-131-04		31 BALBOA AVE	SAN RAFAEL	CA	94901
681	016-131-09			SAN RAFAEL	CA	94901
682	016-131-10		21 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319
683	016-131-11		9 BALBOA AVE	SAN RAFAEL	CA	94901
684	016-131-13			CORTE MADERA	CA	94925
685	016-131-14		35 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
686	016-132-01		42 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2320

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
687	016-132-02		59 BALBOA AVE	SAN RAFAEL	CA	94901
688	016-132-03		53 BALBOA AVE	SAN RAFAEL	CA	94901
689	016-132-04		49 BALBOA AVE	SAN RAFAEL	CA	94901-2355
690	016-132-09		26 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
691	016-132-10		32 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
692	016-132-11		36 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
693	016-132-13		11355 W OLYMPIC BLVD STE 300	LOS ANGELES	CA	90064-1632
694	016-132-14		41 BALBOA AVE	SAN RAFAEL	CA	94901
695	016-132-15		27 RACQUET CLUB DR	SAN RAFAEL	CA	94901
696	016-133-01		66 BALBOA AVE	SAN RAFAEL	CA	94901
697	016-133-02		37 LAS CASAS DR	SAN RAFAEL	CA	94901
698	016-133-03		29 LAS CASAS DR	SAN RAFAEL	CA	94901-2321
699	016-133-04		23 LAS CASAS DR	SAN RAFAEL	CA	94901-2321
700	016-133-05		15 LAS CASAS DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
701	016-133-06		50 BALBOA AVE	SAN RAFAEL	CA	94901
702	016-133-07		54 BALBOA AVE	SAN RAFAEL	CA	94901
703	016-133-08		578 FAIR AVE	PETALUMA	CA	94952
704	016-134-02		4 LAS CASAS DR	SAN RAFAEL	CA	94901-2322
705	016-134-03		10 LAS CASAS DR	SAN RAFAEL	CA	94901
706	016-134-04		14 LAS CASAS DR	SAN RAFAEL	CA	94901
707	016-134-05		20 LAS CASAS DR	SAN RAFAEL	CA	94901
708	016-134-06		26 LAS CASAS DR	SAN RAFAEL	CA	94901
709	016-134-07		32 LAS CASAS DR	SAN RAFAEL	CA	94901
710	016-134-09		38 LAS CASAS DR	SAN RAFAEL	CA	94901
711	016-134-12		78 ARGUELLO CIR	SAN RAFAEL	CA	94901
712	016-141-01		127 LOCHINVAR RD	SAN RAFAEL	CA	94901
713	016-141-02		123 LOCHINVAR RD	SAN RAFAEL	CA	94901
714	016-141-03		119 LOCHINVAR RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
715	016-141-04		115 LOCHINVAR RD	SAN RAFAEL	CA	94901
716	016-141-05		111 LOCHINVAR RD	SAN RAFAEL	CA	94901
717	016-141-09		138 KINROSS DR	SAN RAFAEL	CA	94901
718	016-141-10		112 KINROSS DR	SAN RAFAEL	CA	94901
719	016-141-11		116 KINROSS DR	SAN RAFAEL	CA	94901
720	016-141-12		120 KINROSS DR	SAN RAFAEL	CA	94901
721	016-141-13		124 KINROSS DR	SAN RAFAEL	CA	94901
722	016-141-14		128 KINROSS DR	SAN RAFAEL	CA	94901
723	016-141-15		134 KINROSS DR	SAN RAFAEL	CA	94901
724	016-141-18		109 LOCHINVAR RD	SAN RAFAEL	CA	94901
725	016-141-21		25 MANDERLY RD	SAN RAFAEL	CA	94901
726	016-141-22		29 MANDERLY RD	SAN RAFAEL	CA	94901
727	016-141-24		33 MANDERLY RD	SAN RAFAEL	CA	94901
728	016-142-03		103 KINROSS DR	SAN RAFAEL	CA	94901
729	016-142-04		15 MANDERLY RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
730	016-142-05		131 KINROSS DR	SAN RAFAEL	CA	94901
731	016-142-11		139 KINROSS DR	SAN RAFAEL	CA	94901
732	016-142-12		137 KINROSS DR	SAN RAFAEL	CA	94901
733	016-142-13		135 LOCHINVAR RD	SAN RAFAEL	CA	94901
734	016-142-15		107 KINROSS DR	SAN RAFAEL	CA	94901
735	016-142-16		111 KINROSS DR	SAN RAFAEL	CA	94901
736	016-142-17		282 RIVIERA DR	SAN RAFAEL	CA	94901
737	016-142-18		PO BOX 151238	SAN RAFAEL	CA	94915
738	016-142-19		123 KINROSS DR	SAN RAFAEL	CA	94901
739	016-142-20		125 KINROSS DR	SAN RAFAEL	CA	94901
740	016-142-21					
741	016-142-23		129 KINROSS DR	SAN RAFAEL	CA	94901-2442
742	016-142-24					
740M	016-142-25		127 KINROSS DR	SAN RAFAEL	CA	94901-2442
743	016-151-01		42 LOCHINVAR RD	SAN RAFAEL	CA	94901
744	016-151-03		50 LOCHINVAR RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
745	016-151-04		54 LOCHINVAR RD	SAN RAFAEL	CA	94901
746	016-151-05		185 WILSON RD	ALAMO	CA	94507
747	016-151-06		62 LOCHINVAR RD	SAN RAFAEL	CA	94901
748	016-151-07		4 DUNFRIES TER	SAN RAFAEL	CA	94901
749	016-151-08		42 LOCHINVAR RD	SAN RAFAEL	CA	94901-2477
750	016-152-01		32 MANDERLY RD	SAN RAFAEL	CA	94901
751	016-152-02		79 LOCHINVAR RD	SAN RAFAEL	CA	94901-2446
752	016-152-03		75 LOCHINVAR RD	SAN RAFAEL	CA	94901
753	016-152-04		71 LOCHINVAR RD	SAN RAFAEL	CA	94901
754	016-152-05		67 LOCHINVAR RD	SAN RAFAEL	CA	94901
755	016-152-06		63 LOCHINVAR RD	SAN RAFAEL	CA	94901-2446
756	016-152-07		59 LOCHINVAR RD	SAN RAFAEL	CA	94901
757	016-152-08		55 LOCHINVAR RD	SAN RAFAEL	CA	94901
758	016-152-09		51 LOCHINVAR RD	SAN RAFAEL	CA	94901
759	016-152-10		45 LOCHINVAR RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
760	016-152-13		22 KINROSS DR	SAN RAFAEL	CA	94901
761	016-152-14		26 KINROSS DR	SAN RAFAEL	CA	94901
762	016-152-15		30 KINROSS DR	SAN RAFAEL	CA	94901
763	016-152-16		34 KINROSS DR	SAN RAFAEL	CA	94901
764	016-152-17		38 KINROSS DR	SAN RAFAEL	CA	94901
765	016-152-18		44 KINROSS DR	SAN RAFAEL	CA	94901
766	016-152-19		48 KINROSS DR	SAN RAFAEL	CA	94901
767	016-152-20		52 KINROSS DR	SAN RAFAEL	CA	94901
768	016-152-21		28 MANDERLY RD	SAN RAFAEL	CA	94901
769	016-152-22		16 KINROSS DR	SAN RAFAEL	CA	94901
770	016-152-23		10 KINROSS DR	SAN RAFAEL	CA	94901
771	016-153-01		44 LOCKSLY LN	SAN RAFAEL	CA	94901
772	016-153-02		48 LOCKSLY LN	SAN RAFAEL	CA	94901
773	016-153-03		210 GOSSAGE WAY	PETALUMA	CA	94952-1944
774	016-153-04		56 LOCKSLY LN	SAN RAFAEL	CA	94901
775	016-153-05	60 LOCKSLY LN	SAN RAFAEL	CA	94901	

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
776	016-153-06		16 MANDERLY RD	SAN RAFAEL	CA	94901
777	016-153-07		51 KINROSS DR	SAN RAFAEL	CA	94901
778	016-153-08		5010 GEARY BLVD #1	SAN FRANCISCO	CA	94118
779	016-153-09		43 KINROSS DR	SAN RAFAEL	CA	94901
780	016-153-10		39 KINROSS DR	SAN RAFAEL	CA	94901
781	016-153-11		35 KINROSS DR	SAN RAFAEL	CA	94901
782	016-154-04		1034 SEQUOIA AVE	MILLBRAE	CA	94030
783	016-154-05		275 LOS RANCHITOS RD APT 214	SAN RAFAEL	CA	94903-3679
784	016-154-06		47 LOCKSLY LN	SAN RAFAEL	CA	94901-2426
785	016-154-07		43 LOCKSLY LN	SAN RAFAEL	CA	94901
786	016-154-08		4 MANDERLY RD	SAN RAFAEL	CA	94901
787	016-161-01		11 MANDERLY RD	SAN RAFAEL	CA	94901
788	016-161-03					
789	016-161-07		8 BALBOA AVE	SAN RAFAEL	CA	94901
790	016-161-15		14 ARGUELLO CIR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
791	016-161-16		18 ARGUELLO CIR	SAN RAFAEL	CA	94901
792	016-161-17	M	22 ARGUELLO CIR	SAN RAFAEL	CA	94901
793	016-161-18		26 ARGUELLO CIR	SAN RAFAEL	CA	94901-2402
794	016-161-19		80 LOCHINVAR RD	SAN RAFAEL	CA	94901
795	016-161-20		34 ARGUELLO CIR	SAN RAFAEL	CA	94901
796	016-161-21	P &	38 ARGUELLO CIR	SAN RAFAEL	CA	94901
797	016-161-22		44 ARGUELLO CIR	SAN RAFAEL	CA	94901
798	016-161-27	&	62 ARGUELLO CIR	SAN RAFAEL	CA	94901
799	016-161-28		66 ARGUELLO CIR	SAN RAFAEL	CA	94901
800	016-161-29		70 ARGUELLO CIR	SAN RAFAEL	CA	94901
801	016-161-34			SAN RAFAEL	CA	94901
802	016-161-36			SAN RAFAEL	CA	94901
803	016-161-39		275 WORTHINGTON ST - 1	SPRING VALLEY	CA	91977
804						
805	016-161-42		10 ARGUELLO CIR	SAN RAFAEL	CA	94901
806	016-161-46			SAN RAFAEL	CA	94901
807	016-161-48		50 ARGUELLO CIR	SAN RAFAEL	CA	94901
808	016-161-49		46 ARGUELLO CIR	SAN RAFAEL	CA	94901
809	016-161-50		74 ARGUELLO CIR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
810	016-161-51		18 BALBOA AVE	SAN RAFAEL	CA	94901
811	016-161-52		54 ARGUELLO CIR	SAN RAFAEL	CA	94901
812	016-161-53		58 ARGUELLO CIR	SAN RAFAEL	CA	94901
813	016-161-54		6 ARGUELLO CIR	SAN RAFAEL	CA	94901-2402
788M	016-161-55		9 MANDERLY RD	SAN RAFAEL	CA	94901
814	016-162-01		7 BALBOA AVE	SAN RAFAEL	CA	94901
815	016-162-02		7 BALBOA AVE	SAN RAFAEL	CA	94901
816	016-163-01		75 ARGUELLO CIR	SAN RAFAEL	CA	94901
817	016-163-02		71 ARGUELLO CIR	SAN RAFAEL	CA	94901
818	016-163-03		67 ARGUELLO CIR	SAN RAFAEL	CA	94901
819	016-163-04		63 ARGUELLO CIR	SAN RAFAEL	CA	94901
820	016-163-05		59 ARGUELLO CIR	SAN RAFAEL	CA	94901
821	016-163-06		55 ARGUELLO CIR	SAN RAFAEL	CA	94901-2401
822	016-163-07		27 DUNFRIES TER	SAN RAFAEL	CA	94901-2415
823	016-163-08		39 ARGUELLO CIR	SAN RAFAEL	CA	94901
824	016-163-09		31 ARGUELLO CIR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
825	016-163-10		25 ARGUELLO CIR	SAN RAFAEL	CA	94901
826	016-163-11		19 ARGUELLO CIR	SAN RAFAEL	CA	94901
827	016-163-12		15 ARGUELLO CIR	SAN RAFAEL	CA	94901
828	016-163-13		9 ARGUELLO CIR	SAN RAFAEL	CA	94901
829	016-172-01		1730 KEARNY ST APT D-3	SAN FRANCISCO	CA	94133
830	016-172-02		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
831	016-173-01		5 LOCHINVAR RD	SAN RAFAEL	CA	94901
832	016-173-02		3 LOCKSLY LN	SAN RAFAEL	CA	94901
833	016-173-03		5 LOCKSLY LN	SAN RAFAEL	CA	94901-2426
834	016-173-04		7 LOCKSLY LN	SAN RAFAEL	CA	94901
835	016-173-05		11 LOCKSLY LN	SAN RAFAEL	CA	94901
836	016-173-06		13 LOCKSLY LN	SAN RAFAEL	CA	94901-2426
837	016-173-07		15 LOCKSLY LN	SAN RAFAEL	CA	94901
838	016-173-08		17 LOCKSLY LN	SAN RAFAEL	CA	94901
839	016-173-09		19 LOCKSLY LN	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
840	016-173-10		10 CULLODEN PARK RD	SAN RAFAEL	CA	94901
841	016-173-11		838 SANSOME ST	SAN FRANCISCO	CA	94111
842	016-173-12		31 LOCKSLY LN	SAN RAFAEL	CA	94901
843	016-173-13		35 LOCKSLY LN	SAN RAFAEL	CA	94901
844	016-173-14		39 LOCKSLY LN	SAN RAFAEL	CA	94901
845	016-173-15		PO BOX 151560	SAN RAFAEL	CA	94915-1560
846	016-174-01		35 LOCHINVAR RD	SAN RAFAEL	CA	94901
847	016-174-02		4 LOCKSLY LN	SAN RAFAEL	CA	94901
848	016-174-03		6 LOCKSLY LN	SAN RAFAEL	CA	94901
849	016-174-04		8 LOCKSLY LN	SAN RAFAEL	CA	94901
850	016-174-05		12 LOCKSLY LN	SAN RAFAEL	CA	94901
851	016-174-06		16 LOCKSLY LN	SAN RAFAEL	CA	94901-2427
852	016-174-07		20 LOCKSLY LN	SAN RAFAEL	CA	94901
853	016-174-08		24 LOCKSLY LN	SAN RAFAEL	CA	94901
854	016-174-09		28 LOCKSLY LN	SAN RAFAEL	CA	94901
855	016-174-10		32 LOCKSLY LN	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
856	016-174-11		36 LOCKSLY LN	SAN RAFAEL	CA	94901-2427
857	016-174-12		40 LOCKSLY LN	SAN RAFAEL	CA	94901
858	016-174-13		31 KINROSS DR	SAN RAFAEL	CA	94901
859	016-174-14		27 KINROSS DR	SAN RAFAEL	CA	94901
860	016-174-15		23 KINROSS DR	SAN RAFAEL	CA	94901
861	016-174-16		19 KINROSS DR	SAN RAFAEL	CA	94901
862	016-174-17		15 KINROSS DR	SAN RAFAEL	CA	94901
863	016-174-18		11 KINROSS DR	SAN RAFAEL	CA	94901
864	016-174-19		7 KINROSS DR	SAN RAFAEL	CA	94901
865	016-174-20		39 LOCHINVAR RD	SAN RAFAEL	CA	94901-2445
866	016-175-01		38 LOCHINVAR RD	SAN RAFAEL	CA	94901
867	016-175-02		34 LOCHINVAR RD	SAN RAFAEL	CA	94901
868	016-175-03		30 LOCHINVAR RD	SAN RAFAEL	CA	94901
869	016-181-01		7 DUNFRIES TER	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
870	016-181-02		11 DUNFRIES TER	SAN RAFAEL	CA	94901
871	016-181-06		27 DUNFRIES TER	SAN RAFAEL	CA	94901-2477
872	016-181-10		15 DUNFRIES TER	SAN RAFAEL	CA	94901
873	016-181-12		PO BOX 151374	SAN RAFAEL	CA	94915-1374
874	016-181-15		36 LOCHNESS LN	SAN RAFAEL	CA	94901
875	016-181-16		32 LOCHNESS LN	SAN RAFAEL	CA	94901
876	016-181-17		28 LOCHNESS LN	SAN RAFAEL	CA	94901
877	016-181-18		24 LOCHNESS LN	SAN RAFAEL	CA	94901
878	016-181-19		20 LOCHNESS LN	SAN RAFAEL	CA	94901
879	016-181-20		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
880	016-181-21		33 DUNFRIES TER	SAN RAFAEL	CA	94901
881	016-181-22		37 DUNFRIES TER	SAN RAFAEL	CA	94901
882	016-181-23		PO BOX 255	CORTE MADERA	CA	94976
883	016-181-25		19 DUNFRIES TER	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
884	016-182-01		10 DUNFRIES TER	SAN RAFAEL	CA	94901
885	016-182-02		18 DUNFRIES TER	SAN RAFAEL	CA	94901
886	016-182-03		24 DUNFRIES TER	SAN RAFAEL	CA	94901
887	016-182-04		28 DUNFRIES TER	SAN RAFAEL	CA	94901
888	016-182-05		32 DUNFRIES TER	SAN RAFAEL	CA	94901
889	016-182-06		36 DUNFRIES TER	SAN RAFAEL	CA	94901
890	016-182-07		414 CEDAR HILL DR	SAN RAFAEL	CA	94903
891	016-182-08		15 ALLENSBY LN	SAN RAFAEL	CA	94901
892	016-182-10		38 LOCHINVAR RD	SAN RAFAEL	CA	94901
893	016-183-01		2841 SACRAMENTO ST #303	SAN FRANCISCO	CA	94115
894	016-183-02		12 ALLENSBY LN	SAN RAFAEL	CA	94901
895	016-191-09		45 DUNFRIES TER	SAN RAFAEL	CA	94901
896	016-191-10		49 DUNFRIES TER	SAN RAFAEL	CA	94901
897	016-191-13		61 DUNFRIES TER	SAN RAFAEL	CA	94901-2415
898	016-191-14		65 DUNFRIES TER	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
899	016-191-15		69 DUNFRIES TER	SAN RAFAEL	CA	94901
900	016-191-16		75 DUNFRIES TER	SAN RAFAEL	CA	94901
901	016-191-17		70 DUNFRIES TER	SAN RAFAEL	CA	94901
902	016-191-18		66 DUNFRIES TER	SAN RAFAEL	CA	94901
903	016-191-19		PO BOX 2202	SAN RAFAEL	CA	94912
904	016-191-20		56 DUNFRIES TER	SAN RAFAEL	CA	94901
905	016-191-21		212 MISSION DR	PETALUMA	CA	94952-5282
906	016-191-22		57 DUMFRIES TER	SAN RAFAEL	CA	94901
907	016-191-24		53 DUNFRIES TER	SAN RAFAEL	CA	94901
908	016-201-01		6 ALLENSBY LN	SAN RAFAEL	CA	94901
909	016-201-02		2 ALLENSBY LN	SAN RAFAEL	CA	94901
910	016-201-03		PO BOX 3477	SAN RAFAEL	CA	94912
911	016-201-13		29 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
912	016-201-14					
913	016-201-15		35 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
914	016-201-16		37 BONNIE BANKS WAY	SAN RAFAEL	CA	94901-2438
915	016-201-17					
916	016-201-20		15 BAYVIEW DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
917	016-201-21		41 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
912M	016-201-22		33 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
918	016-202-01		11 ALLENSBY LN	SAN RAFAEL	CA	94901
919	016-202-02		7 ALLENSBY LN	SAN RAFAEL	CA	94901
920	016-202-03		9 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
921	016-203-01		8 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
922	016-203-08		16 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
923	016-203-09		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
924	016-203-10		30772 LA BRISE	LAGUNA NIGUEL	CA	92677
925	016-203-11		24 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
926	016-203-12		28 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
927	016-203-13		32 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
928	016-203-14		36 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
929	016-203-15		40 BONNIE BANKS WAY	SAN RAFAEL	CA	94901-2414
930	016-203-16		44 BONNIE BANKS WAY	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
931	016-203-18		12 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
932	016-213-03		47 BELLEVUE AVE	SAN RAFAEL	CA	94901
933	016-213-05		35 BELLEVUE AVE	SAN RAFAEL	CA	94901
934	016-213-06		29 BELLEVUE AVE	SAN RAFAEL	CA	94901
935	016-213-07		5155 BURNHAM RANCH RD	SANTA ROSA	CA	95404
936	016-213-08		47 FILBERT AVE	SAUSALITO	CA	94965
937	016-213-09		47 FILBERT AVE	SAUSALITO	CA	94965
938	016-213-12		222 RUSH LANDING RD	NOVATO	CA	94945-2469
939	016-213-13			SAN RAFAEL	CA	94901
940	016-213-14		45 BELLEVUE AVE	SAN RAFAEL	CA	94901
941	016-213-15		35 BELLEVUE AVE	SAN RAFAEL	CA	94901
942	016-231-05			SAN RAFAEL	CA	94901
943	016-241-06		61 BELLEVUE AVE	SAN RAFAEL	CA	94901
944	016-241-08					
945	016-241-09		61 ALLSTON WAY	SAN FRANCISCO	CA	94127-1101

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
946	016-241-15					
947	016-241-16					
948	016-241-17					
949	016-241-21		55 BELLEVUE AVE	SAN RAFAEL	CA	94901
944M	016-241-22		75 BELLEVUE AVE	SAN RAFAEL	CA	94901
947M	016-241-23		53 BELLEVUE AVE	SAN RAFAEL	CA	94901
950	016-242-08		2170 SUTTER ST	SAN FRANCISCO	CA	94115
951	016-242-09		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
952	016-242-12		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
953	016-242-13		2170 SUTTER ST	SAN FRANCISCO	CA	94115
954	016-242-23		357 BAY WAY	SAN RAFAEL	CA	94901
955	016-242-24					
956	016-242-25		357 BAY WAY	SAN RAFAEL	CA	94901
958	016-242-27		48 BELLEVUE AVE	SAN RAFAEL	CA	94901
959	016-242-28		52 BELLEVUE AVE	SAN RAFAEL	CA	94901
960	016-242-30		PO BOX 118	ROSS	CA	94957-0118
961	016-242-31		349 BAY WAY	SAN RAFAEL	CA	94901
957	016-242-32		569 SAN PEDRO CV	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
962	016-261-02		200 BAY WAY	SAN RAFAEL	CA	94901
963	016-261-03		1100 LARKSPUR LANDING CIR	LARKSPUR	CA	94939
964	016-261-05		200 BAY WAY	SAN RAFAEL	CA	94901
965	016-261-06		1100 LARKSPUR LANDING CIR	LARKSPUR	CA	94939
966	016-261-09			SAN RAFAEL	CA	94901
967	016-261-10		200 BAY WAY	SAN RAFAEL	CA	94901
968	016-261-11		400 BAY WAY	SAN RAFAEL	CA	94901
969	016-271-10		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
970	016-271-11		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
971	016-271-16		400 BAY WAY	SAN RAFAEL	CA	94901
972	016-281-01		22 MARINA BLVD	SAN RAFAEL	CA	94901
973	016-281-02		32 MARINA BLVD	SAN RAFAEL	CA	94901
974	016-281-03		54 MARINA BLVD	SAN RAFAEL	CA	94901
975	016-281-04		58 MARINA BLVD	SAN RAFAEL	CA	94901
976	016-281-05		62 MARINA BLVD	SAN RAFAEL	CA	94901
977	016-281-06		66 MARINA BLVD	SAN RAFAEL	CA	94901-4223
978	016-281-07		70 MARINA BLVD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
979	016-281-08		74 MARINA BLVD	SAN RAFAEL	CA	94901
980	016-281-09		78 MARINA BLVD	SAN RAFAEL	CA	94901
981	016-281-10		PO BOX 2872	SAN ANSELMO	CA	94979
982	016-281-11		88 MARINA BLVD	SAN RAFAEL	CA	94901
983	016-281-12		100 MARINA BLVD	SAN RAFAEL	CA	94901
984	016-281-13		110 MARINA BLVD	SAN RAFAEL	CA	94901
985	016-281-14		122 MARINA BLVD	SAN RAFAEL	CA	94901
986	016-281-15		130 MARINA BLVD	SAN RAFAEL	CA	94901-4219
987	016-281-16		136 MARINA BLVD	SAN RAFAEL	CA	94901
988	016-281-17		1201 ANDERSON DRIVE #J	SAN RAFAEL	CA	94901-4219
989	016-281-18		1401 FOUNTAINGROVE PKWY	SANTA ROSA	CA	95403
990	016-281-19		41 LOMALINDA RD	SAN RAFAEL	CA	94901
991	016-281-20		35 LOMA LINDA RD	SAN RAFAEL	CA	94901
992	016-281-21		51 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
993	016-281-22		47 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
994	016-281-23		43 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
995	016-281-24		39 LA CRESCENTA WAY	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
996	016-281-25		35 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
997	016-281-26		31 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
998	016-281-27		27 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
999	016-281-28		23 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1000	016-281-29		19 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1001	016-281-30		15 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1002	016-281-31		9 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1003	016-281-32		5 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1004	016-282-01		8 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1005	016-282-02		18 LA CRESCENTA WAY	SAN RAFAEL	CA	94901-4213
1006	016-282-03		14684 KNOPF CT	MORGAN HILL	CA	95037-9606
1007	016-282-04		44 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1008	016-282-05		50 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1009	016-282-06		27 LOMA LINDA RD	SAN RAFAEL	CA	94901
1010	016-282-07		23 LOMA LINDA RD	SAN RAFAEL	CA	94901-4214
1011	016-282-08		19 LOMA LINDA RD	SAN RAFAEL	CA	94901
1012	016-283-01		218 MALACHITE	HERCULES	CA	94547-1665
1013	016-283-02		8 LOMA LINDA RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1014	016-283-03		12 LOMA LINDA RD	SAN RAFAEL	CA	94901
1015	016-283-04		16 LOMA LINDA RD	SAN RAFAEL	CA	94901
1016	016-283-05		828 VIA CASITAS	GREENBRAE	CA	94904
1017	016-283-06		24 LOMA LINDA RD	SAN RAFAEL	CA	94901
1018	016-283-07		28 LOMA LINDA RD	SAN RAFAEL	CA	94901-4215
1019	016-283-08		32 LOMA LINDA RD	SAN RAFAEL	CA	94901
1020	016-283-09		36 LOMA LINDA RD	SAN RAFAEL	CA	94901
1021	016-283-10		40 LOMA LINDA RD	SAN RAFAEL	CA	94901
1022	016-283-11		44 LOMA LINDA RD	SAN RAFAEL	CA	94901
1023	016-291-06		5523 DRY CREEK RD	HEALDSBURG	CA	95448
1024	016-291-07		532 SAN PEDRO CV	SAN RAFAEL	CA	94901
1025	016-291-08		534 SAN PEDRO CV	SAN RAFAEL	CA	94901
1026	016-291-09		535 SAN PEDRO CV	SAN RAFAEL	CA	94901
1027	016-291-10		533 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1028	016-291-11		546 SAN PEDRO CV	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1029	016-291-12		544 SAN PEDRO CV	SAN RAFAEL	CA	94901
1030	016-291-13		542 SAN PEDRO CV	SAN RAFAEL	CA	94901
1031	016-291-14		540 SAN PEDRO CV	SAN RAFAEL	CA	94901
1032	016-291-16		571 SAN PEDRO CV	SAN RAFAEL	CA	94901
1033	016-291-17		569 SAN PEDRO CV	SAN RAFAEL	CA	94901
1034	016-291-18		567 SAN PEDRO CV	SAN RAFAEL	CA	94901
1035	016-291-19		565 SAN PEDRO CV	SAN RAFAEL	CA	94901
1036	016-291-20		563 SAN PEDRO CV	SAN RAFAEL	CA	94901
1037	016-291-21		561 SAN PEDRO CV	SAN RAFAEL	CA	94901
1038	016-291-22		PO BOX 3004	SAN RAFAEL	CA	94912
1039	016-291-23		223 CEDAR ELM TER	WESTLAKE	TX	76262
1040	016-291-24		583 SAN PEDRO CV	SAN RAFAEL	CA	94901
1041	016-291-25		581 SAN PEDRO CV	SAN RAFAEL	CA	94901
1042	016-291-29		23901 CALABASAS RD #1010	CALABASAS	CA	91302
1043	016-291-40		504 SAN PEDRO CV	SAN RAFAEL	CA	94901-2434
1044	016-291-41		506 SAN PEDRO CV	SAN RAFAEL	CA	94901
1045	016-291-43		502 SAN PEDRO CV	SAN RAFAEL	CA	94901-2434

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1046	016-291-46		6600 HUNTER DR	ROHNERT PARK	CA	94928
1047	016-291-52		510 SAN PEDRO CV	SAN RAFAEL	CA	94901
1048	016-291-54		508 SAN PEDRO CV	SAN RAFAEL	CA	94901
1049	016-301-01		20 BAY WAY	SAN RAFAEL	CA	94901
1050	016-301-02		26 BAY WAY	SAN RAFAEL	CA	94901
1051	016-301-03		32 BAY WAY	SAN RAFAEL	CA	94901
1052	016-301-04		40 BAY WAY	SAN RAFAEL	CA	94901
1053	016-301-05		50 BAY WAY	SAN RAFAEL	CA	94901
1054	016-301-06		60 BAY WAY	SAN RAFAEL	CA	94901
1055	016-301-07		70 BAY WAY	SAN RAFAEL	CA	94901
1056	016-301-08		18 WILSON CT	SAN RAFAEL	CA	94901
1057	016-301-09		90 BAY WAY	SAN RAFAEL	CA	94901
1058	016-301-10		6 BAY CT	SAN RAFAEL	CA	94901
1059	016-301-11		10 BAY CT	SAN RAFAEL	CA	94901
1060	016-301-12		9 BAY CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1061	016-301-13		5 BAY CT	SAN RAFAEL	CA	94901
1062	016-301-14		1 BAY CT	SAN RAFAEL	CA	94901
1063	016-301-15		110 BAY WAY	SAN RAFAEL	CA	94901
1064	016-301-16		120 BAY WAY	SAN RAFAEL	CA	94901
1065	016-301-17		2 BAY WAY	SAN RAFAEL	CA	94901
1066	016-301-18		2 BAY WAY	SAN RAFAEL	CA	94901
1067	016-301-19		4 BAY WAY	SAN RAFAEL	CA	94901
1068	016-301-20		4 BAY WAY	SAN RAFAEL	CA	94901
1069	016-301-22		10 BAY WAY	SAN RAFAEL	CA	94901
1070	016-301-23		4 BAY WAY	SAN RAFAEL	CA	94901
1071	016-302-01		77 MARK DR STE 25	SAN RAFAEL	CA	94903-2268
1072	016-302-02		111 BAY WAY	SAN RAFAEL	CA	94901
1073	016-302-03		105 BAY WAY	SAN RAFAEL	CA	94901
1074	016-302-04		105 BAY WAY	SAN RAFAEL	CA	94901
1075	016-302-05		PO BOX 3562	SAN RAFAEL	CA	94912
1076	016-302-06		PO BOX 3562	SAN RAFAEL	CA	94912
1077	016-302-07		91 BAY WAY	SAN RAFAEL	CA	94901-2474
1078	016-302-08		81 BAY WAY	SAN RAFAEL	CA	94901-2474

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1079	016-302-09		71 BAY WAY	SAN RAFAEL	CA	94901
1080	016-302-10		833 N SAN MATEO DR	SAN MATEO	CA	94401
1081	016-302-11		833 N SAN MATEO DR	SAN MATEO	CA	94401
1082	016-302-12					
1083	016-302-13					
1084	016-302-14		51 BAY WAY	SAN RAFAEL	CA	94901-2474
1085	016-302-15		41 BAY WAY	SAN RAFAEL	CA	94901
1086	016-302-20		31 BAY WAY	SAN RAFAEL	CA	94901
1087	016-302-21		21 BAY WAY	SAN RAFAEL	CA	94901
1088	016-302-22					
1089	016-302-23					
1090	016-302-24		9 BAY WAY	SAN RAFAEL	CA	94901
1091	016-302-25		9 BAY WAY	SAN RAFAEL	CA	94901
1092	016-302-26		9 BAY WAY	SAN RAFAEL	CA	94901
1093	016-302-27		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1094	016-302-28		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1095	016-302-29		37 BAY WAY	SAN RAFAEL	CA	94901
1096	016-302-30		33 BAY WAY	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1082M	016-302-31		57 BAY WAY	SAN RAFAEL	CA	94901
1088M	016-302-32		15 BAY WAY	SAN RAFAEL	CA	94901
1097	016-310-01		501 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1098	016-310-02		503 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1099	016-310-03		505 SAN PEDRO CV	SAN RAFAEL	CA	94901
1100	016-310-04		507 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
1101	016-310-05		509 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1102	016-310-06		511 SAN PEDRO CV	SAN RAFAEL	CA	94901
1103	016-310-07		513 SAN PEDRO CV	SAN RAFAEL	CA	94901
1104	016-310-08		515 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1105	016-310-09		517 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1106	016-310-10		519 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1107	016-310-11		521 PT SAN PEDRO CV	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1108	016-310-12		39 MAPLEWOOD DR	SAN RAFAEL	CA	94901
1109	016-310-13		525 SAN PEDRO CV	SAN RAFAEL	CA	94901
1110	016-310-14		529 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1111	016-310-15		526 SAN PEDRO CV	SAN RAFAEL	CA	94901
1112	016-310-18		520 SAN PEDRO CV	SAN RAFAEL	CA	94901
1113	016-310-19		572 SAN PEDRO CV	SAN RAFAEL	CA	94901-2434
1114	016-310-20		574 SAN PEDRO CV	SAN RAFAEL	CA	94901
1115	016-310-24		6600 HUNTER DR	ROHNERT PARK	CA	94928
1116	016-310-25		6600 HUNTER DR	ROHNERT PARK	CA	94928
1117	016-310-26		6600 HUNTER DR	ROHNERT PARK	CA	94928
1118	016-310-27		6600 HUNTER DR	ROHNERT PARK	CA	94928
1119	016-310-28		529 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1120	016-310-29		529 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1121	016-310-30		6600 HUNTER DR	ROHNERT PARK	CA	94928
1122	016-310-31		6600 HUNTER DR	ROHNERT PARK	CA	94928
1123	016-310-32		6600 HUNTER DR	ROHNERT PARK	CA	94928
1124	016-310-33		2525 GARDEN TRACT RD	RICHMOND	CA	94801-1005
1125	016-310-34		576 SAN PEDRO CV	SAN RAFAEL	CA	94901
	016-321-11		48 INVERNESS DR	SAN RAFAEL	CA	94901-2418
1156	017-181-01		559 SIXTH ST	SAN FRANCISCO	CA	94103
1157	017-181-08		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1158	017-181-09		4 AQUA VISTA DR	SAN RAFAEL	CA	94901
1159	017-181-10		11 AQUA VISTA DR	SAN RAFAEL	CA	94901
1160	017-181-11		17 AQUA VISTA DR	SAN RAFAEL	CA	94901
1161	017-181-12		23 AQUA VISTA DR	SAN RAFAEL	CA	94901
1162	017-181-16		20 AQUA VISTA DR	SAN RAFAEL	CA	94901
1163	017-181-34		559 SIXTH ST	SAN FRANCISCO	CA	94103
1164	017-181-35		3501 CLAY ST	SAN FRANCISCO	CA	94118

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1165	017-181-36		110 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4200
1166	017-181-38					
1167	017-181-39		110 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4200
1168	017-181-40		12 AQUA VISTA DR	SAN RAFAEL	CA	94901-4207
1169	017-181-41		16 AQUA VISTA DR	SAN RAFAEL	CA	94901
1170	017-181-42		24 AQUA VISTA DR	SAN RAFAEL	CA	94901
1171	017-181-43					
1172	017-181-44		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1166M	017-181-45		120 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4200
1173	184-010-09		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1174	184-010-15		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1175	184-010-16		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1176	184-010-49			SAN RAFAEL	CA	94901
1177	184-010-50			SAN RAFAEL	CA	94901
1178	184-010-51		1000 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-8312
1179	184-010-52		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1180	184-010-53			SAN RAFAEL	CA	94901
1181	184-020-03		150 PELICAN WAY	SAN RAFAEL	CA	94901
1182	184-020-04		150 PELICAN WAY	SAN RAFAEL	CA	94901
1183	184-020-05		150 PELICAN WAY	SAN RAFAEL	CA	94901
1184	184-020-06		1000 4TH ST STE 875	SAN RAFAEL	CA	94901-3142
1185	184-020-07		185 RIVIERA DR	SAN RAFAEL	CA	94901
1186	184-030-01		150 PINE ST	SAN ANSELMO	CA	94960
1187	184-030-04		1820 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1188	184-030-05		1820 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1189	184-030-16			SAN RAFAEL	CA	94901
1190	184-030-17			SAN RAFAEL	CA	94901
1191	184-041-01		157 RIVIERA DR	SAN RAFAEL	CA	94901
1192	184-041-02		4 LAGOON PL	SAN RAFAEL	CA	94901-1521
1193	184-041-03		14020 38TH AVE NE	SEATTLE	WA	98125-3802
1194	184-041-04		12 LAGOON PL	SAN RAFAEL	CA	94901-1521
1195	184-041-05		16 LAGOON PL	SAN RAFAEL	CA	94901-1521

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1196	184-041-06		15 LAGOON PL	SAN RAFAEL	CA	94901
1197	184-041-07		11 LAGOON PL	SAN RAFAEL	CA	94901
1198	184-041-08		7 LAGOON PL	SAN RAFAEL	CA	94901
1199	184-041-09		PO BOX 502	LARKSPUR	CA	94977
1200	184-041-12		43 LAGOON RD	SAN RAFAEL	CA	94901
1201	184-041-13		1 PHANTOM FARM RD	CAPE ELIZABETH	ME	04107-2939
1202	184-041-14		1966 LOMBARD ST	SAN FRANCISCO	CA	94123
1203	184-041-15		31 LAGOON RD	SAN RAFAEL	CA	94901
1204	184-041-16		27 LAGOON RD	SAN RAFAEL	CA	94901
1205	184-041-17		23 LAGOON RD	SAN RAFAEL	CA	94901-1522
1206	184-041-18		19 LAGOON RD	SAN RAFAEL	CA	94901-1522
1207	184-041-20		47 LAGOON RD	SAN RAFAEL	CA	94901
1208	184-041-21		147 RIVIERA DR	SAN RAFAEL	CA	94901-1565
1209	184-042-01		48 LAGOON RD	SAN RAFAEL	CA	94901
1210	184-042-02			SAN RAFAEL	CA	94901
1211	184-042-03			SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1212	184-042-04			SAN RAFAEL	CA	94901
1213	184-042-05			SAN RAFAEL	CA	94901
1214	184-043-01		15 SAN MARCOS PL	SAN RAFAEL	CA	94901
1215	184-043-02		19 SAN MARCOS PL	SAN RAFAEL	CA	94901
1216	184-043-03		23 SAN MARCOS PL	SAN RAFAEL	CA	94901
1217	184-043-04		PO BOX 10004	SAN RAFAEL	CA	94912
1218	184-043-05		PO BOX 10004	SAN RAFAEL	CA	94912
1219	184-043-06					
1220	184-043-07		20 SAN MARCOS PL	SAN RAFAEL	CA	94901
1221	184-043-08		14 SAN MARCOS PL	SAN RAFAEL	CA	94901
1222	184-043-09		PO BOX 9125	SAN RAFAEL	CA	94912-9125
1223	184-043-10		156 RIVIERA DR	SAN RAFAEL	CA	94901
1224	184-043-11		152 RIVIERA DR	SAN RAFAEL	CA	94901
1225	184-043-12		148 RIVIERA DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1226	184-043-13		144 RIVIERA DR	SAN RAFAEL	CA	94901
1227	184-043-15					
1228	184-043-16		140 RIVIERA DR	SAN RAFAEL	CA	94901
1229	184-043-17			SAN RAFAEL	CA	94901
1219M	184-043-18		24 SAN MARCOS PL	SAN RAFAEL	CA	94901
1230	184-051-01		199 RIVIERA DR	SAN RAFAEL	CA	94901
1231	184-051-02		195 RIVIERA DR	SAN RAFAEL	CA	94901
1232	184-051-03		191 RIVIERA DR	SAN RAFAEL	CA	94901-9492
1233	184-051-04		1450 GRAND AVE	SAN RAFAEL	CA	94901-2235
1234	184-051-05		171 RIVIERA DR	SAN RAFAEL	CA	94901
1235	184-051-06		167 RIVIERA DR	SAN RAFAEL	CA	94901
1236	184-051-07		163 RIVIERA DR	SAN RAFAEL	CA	94901
1237	184-052-01		200 RIVIERA DR	SAN RAFAEL	CA	94901
1238	184-052-02		T 190 RIVIERA DR	SAN RAFAEL	CA	94901
1239	184-052-03		186 RIVIERA DR	SAN RAFAEL	CA	94901
1240	184-052-04		170 RIVIERA DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1241	184-052-05		166 RIVIERA DR	SAN RAFAEL	CA	94901
1242	184-052-06		7 SAN MARCOS PL	SAN RAFAEL	CA	94901
1243	184-052-07		11 SAN MARCOS PL	SAN RAFAEL	CA	94901
1244	184-121-01		3 SAN MARINO CT	SAN RAFAEL	CA	94901-1535
1245	184-121-02		5 SAN MARINO CT	SAN RAFAEL	CA	94901
1246	184-121-03		7 SAN MARINO CT	SAN RAFAEL	CA	94901
1247	184-121-04		8 SAN MARINO CT	SAN RAFAEL	CA	94901
1248	184-121-05		6 SAN MARINO CT	SAN RAFAEL	CA	94901
1249	184-121-06		4 SAN MARINO CT	SAN RAFAEL	CA	94901
1250	184-121-07		2 SAN MARINO CT	SAN RAFAEL	CA	94901-1534
1251	184-131-01		175 BISCAYNE DR	SAN RAFAEL	CA	94901
1252	184-131-02		443 RIVIERA DR	SAN RAFAEL	CA	94901
1253	184-131-03		439 RIVIERA DR	SAN RAFAEL	CA	94901
1254	184-131-04		435 RIVIERA DR	SAN RAFAEL	CA	94901
1255	184-131-05		431 RIVIERA DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1256	184-131-06		427 RIVIERA DR	SAN RAFAEL	CA	94901
1257	184-131-07		PO BOX 675	CORTE MADERA	CA	94976
1258	184-131-08		4 HERITAGE DR	SAN RAFAEL	CA	94901
1259	184-131-09		415 RIVIERA DR	SAN RAFAEL	CA	94901
1260	184-132-01			SAN RAFAEL	CA	94901
1261	184-132-02			SAN RAFAEL	CA	94901
1262	184-132-05		PO BOX 600	SAN RAFAEL	CA	94915-0600
1263	184-132-06		PO BOX 600	SAN RAFAEL	CA	94915-0600
1264	184-132-09		432 RIVIERA DR	SAN RAFAEL	CA	94901
1265	184-132-10		436 RIVIERA DR	SAN RAFAEL	CA	94901
1266	184-132-11		2 RIVIERA MNR	SAN RAFAEL	CA	94901-1559
1267	184-132-12		6 RIVIERA MNR	SAN RAFAEL	CA	94901
1268	184-132-13		10 RIVIERA MNR	SAN RAFAEL	CA	94901
1269	184-132-14		14 RIVIERA MNR	SAN RAFAEL	CA	94901
1270	184-132-15		24 BISCAYNE CT	SAN RAFAEL	CA	94901
1271	184-132-16		28 BISCAYNE CT	SAN RAFAEL	CA	94901
1272	184-132-17		31 BISCAYNE CT	SAN RAFAEL	CA	94901-1597

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1273	184-132-18		29 BISCAYNE CT	SAN RAFAEL	CA	94901
1274	184-132-19		25 BISCAYNE CT	SAN RAFAEL	CA	94901
1275	184-132-20		21 BISCAYNE CT	SAN RAFAEL	CA	94901
1276	184-132-21		17 BISCAYNE CT	SAN RAFAEL	CA	94901
1277	184-132-22		13 BISCAYNE CT	SAN RAFAEL	CA	94901
1278	184-132-23		9 BISCAYNE CT	SAN RAFAEL	CA	94901-1597
1279	184-132-24		7 BISCAYNE CT	SAN RAFAEL	CA	94901
1280	184-132-25		5 BISCAYNE CT	SAN RAFAEL	CA	94901
1281	184-132-26		3 BISCAYNE CT	SAN RAFAEL	CA	94901
1282	184-132-27		1 BISCAYNE CT	SAN RAFAEL	CA	94901
1283	184-132-28		428 RIVIERA DR	SAN RAFAEL	CA	94901
1284	184-133-01		328 PABLO TER	PONTE VEDRA BEACH	FL	32082-1809
1285	184-133-02		9 RIVIERA MNR	SAN RAFAEL	CA	94901
1286	184-133-03		5 RIVIERA MANOR DR	SAN RAFAEL	CA	94901
1287	184-133-04		*	SAN RAFAEL	CA	
1288	184-133-05		2 BISCAYNE CT	SAN RAFAEL	CA	94901
1289	184-133-06		452 RIVIERA DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1290	184-141-01		361 RIVIERA DR	SAN RAFAEL	CA	94901
1291	184-141-02		369 RIVIERA DR	SAN RAFAEL	CA	94901
1292	184-141-03		373 RIVIERA DR	SAN RAFAEL	CA	94901
1293	184-141-04		381 RIVIERA DR	SAN RAFAEL	CA	94901-1528
1294	184-141-05		389 RIVIERA DR	SAN RAFAEL	CA	94901
1295	184-141-06		369 B THIRD ST	SAN RAFAEL	CA	94901
1296	184-141-07		407 RIVIERA DR	SAN RAFAEL	CA	94901
1297	184-141-08		411 RIVIERA DR	SAN RAFAEL	CA	94901
1298	184-141-09		415 RIVIERA DR	SAN RAFAEL	CA	94901
1299	184-142-01		364 RIVIERA DR	SAN RAFAEL	CA	94901
1300	184-142-02		368 RIVIERA DR	SAN RAFAEL	CA	94901
1301	184-142-03		372 RIVIERA DR	SAN RAFAEL	CA	94901
1302	184-142-04		376 RIVIERA DR	SAN RAFAEL	CA	94901
1303	184-142-05		374 RIVIERA DR	SAN RAFAEL	CA	94901
1304	184-142-06		380 RIVIERA DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1305	184-142-07		384 RIVIERA DR	SAN RAFAEL	CA	94901
1306	184-142-08		388 RIVIERA DR	SAN RAFAEL	CA	94901
1307	184-142-09		396 RIVIERA DR	SAN RAFAEL	CA	94901
1308	184-142-10		400 RIVIERA DR	SAN RAFAEL	CA	94901
1309	184-142-11		404 RIVIERA DR	SAN RAFAEL	CA	94901
1310	184-142-12		408 RIVIERA DR	SAN RAFAEL	CA	94901
1311	184-142-13		412 RIVIERA DR	SAN RAFAEL	CA	94901
1312	184-142-14		416 RIVIERA DR	SAN RAFAEL	CA	94901-1581
1313	184-142-15		420 RIVIERA DR	SAN RAFAEL	CA	94901
1314	184-142-16		424 RIVIERA DR	SAN RAFAEL	CA	94901
1315	184-142-17		173 SAN MARINO DR	SAN RAFAEL	CA	94901-1537
1316	184-142-18		177 SAN MARINO DR	SAN RAFAEL	CA	94901
1317	184-142-19		205 SAN MARINO DR	SAN RAFAEL	CA	94901
1318	184-142-20		209 SAN MARINO DR	SAN RAFAEL	CA	94901
1319	184-142-21		625 DU BOIS ST STE F	SAN RAFAEL	CA	94901-3944
1320	184-142-22		221 SAN MARINO DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1321	184-142-23		217 SAN MARINO DR	SAN RAFAEL	CA	94901
1322	184-142-24		213 SAN MARINO DR	SAN RAFAEL	CA	94901
1323	184-142-25		201 SAN MARINO DR	SAN RAFAEL	CA	94901
1324	184-142-26		114 LA ALONDRA CT	SAN RAFAEL	CA	94903
1325	184-142-27		193 SAN MARINO DR	SAN RAFAEL	CA	94901
1326	184-142-28		189 SAN MARINO DR	SAN RAFAEL	CA	94901
1327	184-142-29		26 NARRAGANSETT CV	SAN RAFAEL	CA	94901
1328	184-142-30		181 SAN MARINO DR	SAN RAFAEL	CA	94901
1329	184-142-31		169 SAN MARINO DR	SAN RAFAEL	CA	94901
1330	184-142-32		165 SAN MARINO DR	SAN RAFAEL	CA	94901
1331	184-142-33		PO BOX 6536	SAN RAFAEL	CA	94903-0536
1332	184-143-01			SAN RAFAEL	CA	94901
1333	184-143-02		216 SAN MARINO DR	SAN RAFAEL	CA	94901-1582
1334	184-143-03		212 SAN MARINO DR	SAN RAFAEL	CA	94901-1582
1335	184-143-04		208 SAN MARINO DR	SAN RAFAEL	CA	94901
1336	184-143-05					

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1337	184-143-06					
1336M	184-143-07		200 SAN MARINO DR	SAN RAFAEL	CA	94901
1338	184-144-01		192 SAN MARINO DR	SAN RAFAEL	CA	94901
1339	184-144-03		184 SAN MARINO DR	SAN RAFAEL	CA	94901
1340	184-144-04		176 SAN MARINO DR	SAN RAFAEL	CA	94901
1341	184-144-05		168 SAN MARINO DR	SAN RAFAEL	CA	94901
1342	184-144-06		164 SAN MARINO DR	SAN RAFAEL	CA	94901
1343	184-144-07		164 SAN MARINO DR	SAN RAFAEL	CA	94901
1344	184-144-08		168 SAN MARINO DR	SAN RAFAEL	CA	94901
1345	184-144-10		192 SAN MARINO DR	SAN RAFAEL	CA	94901
1346	184-144-11		188 SAN MARINO DR	SAN RAFAEL	CA	94901
1347	184-151-01		157 SAN MARINO DR	SAN RAFAEL	CA	94901
1348	184-151-02		153 SAN MARINO DR	SAN RAFAEL	CA	94901
1349	184-151-03		145 SAN MARINO DR	SAN RAFAEL	CA	94901
1350	184-151-04		141 SAN MARINO DR	SAN RAFAEL	CA	94901
1351	184-151-05		137 SAN MARINO DR	SAN RAFAEL	CA	94901
1352	184-151-06		133 SAN MARINO DR	SAN RAFAEL	CA	94901
1353	184-151-07		1 HOME CAMPUS	DES MOINES	IA	50328-4603

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1354	184-151-08		125 SAN MARINO DR	SAN RAFAEL	CA	94901
1355	184-151-09		121 SAN MARINO DR	SAN RAFAEL	CA	94901
1356	184-151-10		117 SAN MARINO DR	SAN RAFAEL	CA	94901
1357	184-151-11		113 SAN MARINO DR	SAN RAFAEL	CA	94901
1358	184-151-12		109 SAN MARINO DR	SAN RAFAEL	CA	94901-1537
1359	184-151-13		105 SAN MARINO DR	SAN RAFAEL	CA	94901
1360	184-151-14		101 SAN MARINO DR	SAN RAFAEL	CA	94901-1537
1361	184-151-15		97 SAN MARINO DR	SAN RAFAEL	CA	94901
1362	184-151-16		93 SAN MARINO DR	SAN RAFAEL	CA	94901
1363	184-151-17		89 SAN MARINO DR	SAN RAFAEL	CA	94901
1364	184-151-18		85 SAN MARINO DR	SAN RAFAEL	CA	94901
1365	184-151-19		PO BOX 210545	SAN FRANCISCO	CA	94121
1366	184-151-22		71 SAN MARINO DR	SAN RAFAEL	CA	94901
1367	184-151-23		67 SAN MARINO DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1368	184-151-24		63 SAN MARINO DR	SAN RAFAEL	CA	94901-1558
1369	184-151-26		79 SAN MARINO DR	SAN RAFAEL	CA	94901
1370	184-151-27		75 SAN MARINO DR	SAN RAFAEL	CA	94901
1371	184-152-01		14 SAILMAKER CT	SAN RAFAEL	CA	94903
1372	184-152-02		653 ARBOLEDA DR	LOS ALTOS	CA	94024
1373	184-152-03		70 SAN MARINO DR	SAN RAFAEL	CA	94901
1374	184-152-04		74 SAN MARINO DR	SAN RAFAEL	CA	94901
1375	184-152-05		80 SAN MARINO DR	SAN RAFAEL	CA	94901
1376	184-152-06		86 SAN MARINO DR	SAN RAFAEL	CA	94901
1377	184-152-07		48 SAN MARINO DR	SAN RAFAEL	CA	94901
1378	184-152-08		94 SAN MARINO DR	SAN RAFAEL	CA	94901
1379	184-152-09		98 SAN MARINO DR	SAN RAFAEL	CA	94901-1557
1380	184-152-10		106 SAN MARINO DR	SAN RAFAEL	CA	94901
1381	184-152-11		114 SAN MARINO DR	SAN RAFAEL	CA	94901
1382	184-152-13		550 CLEARVIEW HTS	PETALUMA	CA	94952
1383	184-152-15		100 LINCOLN VILLAGE CIR	LARKSPUR	CA	94939
1384	184-152-16		PO BOX 3515	SAN RAFAEL	CA	94912
1385	184-152-17					
1386	184-152-20					
1387	184-152-21		156 SAN MARINO DR	SAN RAFAEL	CA	94901-1538

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1388	184-152-22		160 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1389	184-152-23		160 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1390	184-152-24		156 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1391	184-152-25					
1392	184-152-28					
1393	184-152-29		100 LINCOLN VILLAGE CIR	LARKSPUR	CA	94939
1394	184-152-31		550 CLEARVIEW HTS	PETALUMA	CA	94952
1395	184-152-33		118 SAN MARINO DR	SAN RAFAEL	CA	94901
1396	184-152-34		148 SAN MARINO DR	SAN RAFAEL	CA	94901
1397	184-152-35		144 SAN MARINO DR	SAN RAFAEL	CA	94901
1398	184-152-36		126 SAN MARINO DR	SAN RAFAEL	CA	94901
1386M	184-152-37		152 SAN MARINO DR	SAN RAFAEL	CA	94901
1385M	184-152-38		140 SAN MARINO DR	SAN RAFAEL	CA	94901
1399	184-161-01		249 RIVIERA DR	SAN RAFAEL	CA	94901
1400	184-161-02		245 RIVIERA DR	SAN RAFAEL	CA	94901
1401	184-161-03		241 RIVIERA DR	SAN RAFAEL	CA	94901
1402	184-161-04		239 RIVIERA DR	SAN RAFAEL	CA	94901-1515

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1403	184-161-05		235 RIVIERA DR	SAN RAFAEL	CA	94901
1404	184-161-06		231 RIVIERA DR	SAN RAFAEL	CA	94901
1405	184-161-07		604 PARKHAVEN CT	PLEASANT HILL	CA	94523
1406	184-161-08		219 RIVIERA DR	SAN RAFAEL	CA	94901
1407	184-161-09		215 RIVIERA DR	SAN RAFAEL	CA	94901
1408	184-161-10		211 RIVIERA DR	SAN RAFAEL	CA	94901
1409	184-161-11		207 RIVIERA DR	SAN RAFAEL	CA	94901
1410	184-161-12		203 RIVIERA DR	SAN RAFAEL	CA	94901
1411	184-162-01		55 SAN MARINO DR	SAN RAFAEL	CA	94901-1558
1412	184-162-02		14 MADERA AVE	SAN ANSELMO	CA	94960
1413	184-162-03		43 SAN MARINO DR	SAN RAFAEL	CA	94901
1414	184-162-04		39 SAN MARINO DR	SAN RAFAEL	CA	94901-1535
1415	184-162-05		31 SAN MARINO DR	SAN RAFAEL	CA	94901
1416	184-162-06		27 SAN MARINO DR	SAN RAFAEL	CA	94901
1417	184-162-07		19 SAN MARINO DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1418	184-162-08		15 SAN MARINO DR	SAN RAFAEL	CA	94901
1419	184-162-09		11 SAN MARINO DR	SAN RAFAEL	CA	94901
1420	184-162-10		137 ROBIN HOOD DR	SAN RAFAEL	CA	94901
1421	184-162-11		3 SAN MARINO DR	SAN RAFAEL	CA	94901
1422	184-162-12		95 CORTE PLACIDA	GREENBRAE	CA	94904
1423	184-162-13		236 RIVIERA DR	SAN RAFAEL	CA	94901
1424	184-162-14		190 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1520
1425	184-162-15		12 MILANO PL	SAN RAFAEL	CA	94901
1426	184-162-16		28 WILLIAMS ST	SAN RAFAEL	CA	94901
1427	184-162-17		35 SAN MARINO DR	SAN RAFAEL	CA	94901
1428	184-162-18		7 SAN MARINO PL	SAN RAFAEL	CA	94901
1429	184-162-19		67 WHARF CIR	SAN RAFAEL	CA	94901
1430	184-162-20		12 SAN MARINO PL	SAN RAFAEL	CA	94901
1431	184-162-21		13767 E CHARTER OAK DR	SCOTTSDALE	AZ	85259-2322
1432	184-163-01		204 RIVIERA DR	SAN RAFAEL	CA	94901
1433	184-163-02		208 RIVIERA DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1434	184-163-03		212 RIVIERA DR	SAN RAFAEL	CA	94901
1435	184-163-04		T 216 RIVIERA DR	SAN RAFAEL	CA	94901
1436	184-163-05		220 RIVIERA DR	SAN RAFAEL	CA	94901
1437	184-163-06		224 RIVIERA DR	SAN RAFAEL	CA	94901
1438	184-163-07		6 SAN MARINO DR	SAN RAFAEL	CA	94901
1439	184-163-08		12 SAN MARINO DR	SAN RAFAEL	CA	94901-1536
1440	184-163-09		16 SAN MARINO DR	SAN RAFAEL	CA	94901
1441	184-163-10		20 SAN MARINO DR	SAN RAFAEL	CA	94901
1442	184-163-11		24 SAN MARINO DR	SAN RAFAEL	CA	94901
1443	184-163-12		28 SAN MARINO DR	SAN RAFAEL	CA	94901
1444	184-163-13		216 EL PRADO AVE	SAN RAFAEL	CA	94903
1445	184-163-14		4 VIA MONTEBELLO	SAN RAFAEL	CA	94901
1446	184-164-02		48 SAN MARINO DR	SAN RAFAEL	CA	94901
1447	184-164-03		54 SAN MARINO DR	SAN RAFAEL	CA	94901
1448	184-164-04		22 TAFT CT	NOVATO	CA	94947
1449	184-164-10		44 SAN MARINO DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1450	184-164-11			CORTE MADERA	CA	94925
1451	184-171-01		353 RIVIERA DR	SAN RAFAEL	CA	94901
1452	184-171-02		349 RIVIERA DR	SAN RAFAEL	CA	94901
1453	184-171-03		345 RIVIERA DR	SAN RAFAEL	CA	94901
1454	184-171-04		341 RIVIERA DR	SAN RAFAEL	CA	94901
1455	184-171-05		332 PINE ST STE 750	SAN FRANCISCO	CA	94104
1456	184-171-06		335 RIVIERA DR	SAN RAFAEL	CA	94901
1457	184-171-07		315 RIVIERA DR	SAN RAFAEL	CA	94901
1458	184-171-08		309 RIVIERA DR	SAN RAFAEL	CA	94901
1459	184-171-09		305 RIVIERA DR	SAN RAFAEL	CA	94901
1460	184-171-10		1301 ANDERSEN DR	SAN RAFAEL	CA	94901
1461	184-171-11		16 SAN MARINO DR	SAN RAFAEL	CA	94901
1462	184-171-12		291 RIVIERA DR	SAN RAFAEL	CA	94901
1463	184-171-13		281 RIVIERA DR	SAN RAFAEL	CA	94901
1464	184-171-14		279 RIVIERA DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1465	184-171-15		271 RIVIERA DR	SAN RAFAEL	CA	94901-1515
1466	184-171-16		28 SAN MARINO DR	SAN RAFAEL	CA	94901
1467	184-171-17		294 29TH ST	SAN FRANCISCO	CA	94131
1468	184-171-18		253 RIVIERA DR	SAN RAFAEL	CA	94901-1515
1469	184-172-01		15 MILANO PL	SAN RAFAEL	CA	94901
1470	184-172-02		235 RIVIERA DR	SAN RAFAEL	CA	94901
1471	184-172-03		7 MILANO PL	SAN RAFAEL	CA	94901
1472	184-172-04		244 RIVIERA DR	SAN RAFAEL	CA	94901
1473	184-172-05		248 RIVIERA DR	SAN RAFAEL	CA	94901
1474	184-172-06		252 RIVIERA DR	SAN RAFAEL	CA	94901
1475	184-172-07		256 RIVIERA DR	SAN RAFAEL	CA	94901
1476	184-172-08		266 RIVIERA DR	SAN RAFAEL	CA	94901
1477	184-172-09		274 RIVIERA DR	SAN RAFAEL	CA	94901-1556
1478	184-172-10		282 RIVIERA DR	SAN RAFAEL	CA	94901
1479	184-172-11		290 RIVIERA DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1480	184-172-12		369 B ST STE #372	SAN RAFAEL	CA	94901
1481	184-172-13		4 RIVIERA PL	SAN RAFAEL	CA	94901
1482	184-172-14		8 RIVIERA PL	SAN RAFAEL	CA	94901
1483	184-172-15		12 RIVIERA PL	SAN RAFAEL	CA	94901
1484	184-172-16		16 RIVIERA PL	SAN RAFAEL	CA	94901
1485	184-172-17		11 RIVIERA PL	SAN RAFAEL	CA	94901
1486	184-172-18		7 RIVIERA PL	SAN RAFAEL	CA	94901
1487	184-172-19		3 RIVIERA PL	SAN RAFAEL	CA	94901
1488	184-172-22		312 RIVIERA DR	SAN RAFAEL	CA	94901
1489	184-172-23		316 RIVIERA DR	SAN RAFAEL	CA	94901-1529
1490	184-172-24		5 TRAILS END	OLD SAYBROOK	CT	06475
1491	184-172-25		324 RIVIERA DR	SAN RAFAEL	CA	94901
1492	184-172-26		PO BOX 2672	DEL MAR	CA	92014
1493	184-172-27		332 RIVIERA DR	SAN RAFAEL	CA	94901
1494	184-172-28		853 TAMAL[PAIS AVE # B-208	NOVATO	CA	94945
1495	184-172-29		340 RIVIERA DR	SAN RAFAEL	CA	94901

**PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1496	184-172-30		344 RIVIERA DR	SAN RAFAEL	CA	94901
1497	184-172-31		348 RIVIERA DR	SAN RAFAEL	CA	94901
1498	184-172-32		352 RIVIERA DR	SAN RAFAEL	CA	94901-1529
1499	184-172-33		356 RIVIERA DR	SAN RAFAEL	CA	94901
1500	184-172-34		360 RIVIERA DR	SAN RAFAEL	CA	94901
1501	184-172-35		46 DIGITAL DR SUITE 1	NOVATO	CA	94949
1502	184-180-01		10 MC NEAR DR	SAN RAFAEL	CA	94901
1503	184-180-02		92 BISCAYNE DR	SAN RAFAEL	CA	94901
1504	184-180-03		90 BISCAYNE DR	SAN RAFAEL	CA	94901
1505	184-180-04		88 BISCAYNE DR	SAN RAFAEL	CA	94901
1506	184-180-05		86 BISCAYNE DR	SAN RAFAEL	CA	94901
1507	184-180-06		84 BISCAYNE DR	SAN RAFAEL	CA	94901
1508	184-180-07		106 MARCO LN	VACAVILLE	CA	95688-2129
1509	184-180-08		113 SAN MARINO DR	SAN RAFAEL	CA	94901
1510	184-180-09		78 BISCAYNE DR	SAN RAFAEL	CA	94901
1511	184-180-10		76 BISCAYNE DR	SAN RAFAEL	CA	94901
1512	184-180-11		74 BISCAYNE DR	SAN RAFAEL	CA	94901
1513	184-180-12		140 ESCANYO WAY	PORTOLA VALLEY	CA	94028

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1514	184-180-13		PO BOX 953	CARMEL	CA	93921
1515	184-180-14		88 BISCAYNE DR	SAN RAFAEL	CA	94901
1516	184-190-01		223 BISCAYNE DR	SAN RAFAEL	CA	94901
1517	184-190-02		221 BISCAYNE DR	SAN RAFAEL	CA	94901
1518	184-190-03		219 BISCAYNE DR	SAN RAFAEL	CA	94901
1519	184-190-04		217 BISCAYNE DR	SAN RAFAEL	CA	94901
1520	184-190-05		215 BISCAYNE DR	SAN RAFAEL	CA	94901-1510
1521	184-190-06		211 BISCAYNE DR	SAN RAFAEL	CA	94901
1522	184-190-07		205 BISCAYNE DR	SAN RAFAEL	CA	94901-1510
1523	184-190-08		117 WOODLAND AVE	SAN ANSELMO	CA	94960
1524	184-190-09		199 BISCAYNE DR	SAN RAFAEL	CA	94901
1525	184-190-10		256 ESPERANZA AVE	TIBURON	CA	94920
1526	184-190-11		195 BISCAYNE DR	SAN RAFAEL	CA	94901
1527	184-190-12		193 BISCAYNE DR	SAN RAFAEL	CA	94901-1508
1528	184-190-13		187 BISCAYNE DR	SAN RAFAEL	CA	94901-1508
1529	184-190-14		185 BISCAYNE DR	SAN RAFAEL	CA	94901
1530	184-190-15		183 BISCAYNE DR	SAN RAFAEL	CA	94901
1531	184-190-16		181 BISCAYNE DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1532	184-200-01		12 GREENSIDE WAY	SAN RAFAEL	CA	94901
1533	184-200-02		144 RIVIERA DR	SAN RAFAEL	CA	94901
1534	184-200-03		44 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1535	184-200-04		40 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1536	184-200-05		3732 HAPPY VLY	LAFAYETTE	CA	94549
1537	184-200-06		11 SULGRAVE LN	SAN RAFAEL	CA	94901
1538	184-200-07		15 SULGRAVE LN	SAN RAFAEL	CA	94901
1539	184-200-08		19 SULGRAVE LN	SAN RAFAEL	CA	94901-1542
1540	184-200-09		23 SULGRAVE LN	SAN RAFAEL	CA	94901
1541	184-200-10		2150 DRAKE DR	OAKLAND	CA	94611-2611
1542	184-200-11		35 SULGRAVE LN	SAN RAFAEL	CA	94901
1543	184-200-12		39 SULGRAVE LN	SAN RAFAEL	CA	94901
1544	184-200-13		43 SULGRAVE LN	SAN RAFAEL	CA	94901
1545	184-200-14		47 SULGRAVE LN	SAN RAFAEL	CA	94901-1542
1546	184-200-15		51 SULGRAVE LN	SAN RAFAEL	CA	94901
1547	184-200-16		55 SULGRAVE LN	SAN RAFAEL	CA	94901
1548	184-200-17		59 SULGRAVE LN	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1549	184-200-18		355 EUCLID AVE APT 104	SAN FRANCISCO	CA	94118-2768
1550	184-200-19		239 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1551	184-200-20		235 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1552	184-200-21		231 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1553	184-200-22		227 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1554	184-200-23		194 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1555	184-200-24		906 N HUMMINGBIRDLN	SAN MATEO	CA	94402
1556	184-200-25		48 GREENSIDE WAY	SAN RAFAEL	CA	94901
1557	184-200-26		40 GREENSIDE WAY	SAN RAFAEL	CA	94901
1558	184-200-27		373 SAUSALITO BLVD	SAUSALITO	CA	94965-2326
1559	184-200-28		32 GREENSIDE WAY	SAN RAFAEL	CA	94901
1560	184-200-29		43 MCNEAR DR	SAN RAFAEL	CA	94901
1561	184-200-30		24 GREENSIDE WAY	SAN RAFAEL	CA	94901
1562	184-200-31		1001 BRIDGEWAY	SAUSALITO	CA	94965

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1563	184-210-01		150 PELICAN WAY	SAN RAFAEL	CA	94901
1564	184-220-01		41 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1565	184-220-02		43 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1566	184-220-03		45 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1567	184-220-04		47 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1568	184-220-05		101 KNOLLWOOD DR #35	SAN RAFAEL	CA	94901
1569	184-220-06		103 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1570	184-220-07		105 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1571	184-220-08		59 MCNEAR DR	SAN RAFAEL	CA	94901
1572	184-220-09		109 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1573	184-220-10		501 VIA CASITAS - 723	GREENBRAE	CA	94904
1574	184-220-11		235 RIVIERA DR	SAN RAFAEL	CA	94901
1575	184-220-12		23 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1576	184-220-13		7 GREENSIDE WAY	SAN RAFAEL	CA	94901
1577	184-220-14		9 GREENSIDE WAY	SAN RAFAEL	CA	94901
1578	184-220-15		139 ANDRE DR	ARROYO GRANDE	CA	93420
1579	184-220-16		13 GREENSIDE WAY	SAN RAFAEL	CA	94901
1580	184-220-17		15 GREENSIDE WAY	SAN RAFAEL	CA	94901
1581	184-220-18		31 GREENSIDE WAY	SAN RAFAEL	CA	94901-1514

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1582	184-220-19		33 GREENSIDE WAY	SAN RAFAEL	CA	94901-1514
1583	184-220-20		35 GREENSIDE WAY	SAN RAFAEL	CA	94901
1584	184-220-21		37 GREENSIDE WAY	SAN RAFAEL	CA	94901
1585	184-220-22		181 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1586	184-220-23		183 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1587	184-220-24		185 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1588	184-220-25		187 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1589	184-220-26		191 KNOLLWOOD DR UNIT 56	SAN RAFAEL	CA	94901
1590	184-220-27		193 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1518
1591	184-220-28		5 WOODSIDE WAY	SAN RAFAEL	CA	94901
1592	184-220-29		197 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1593	184-220-30		121 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1594	184-220-31		123 KNOLLWOOD AVE	SAN RAFAEL	CA	94901
1595	184-220-32		125 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1596	184-220-33		127 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1597	184-220-34		129 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1598	184-220-35		131 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1599	184-220-36		133 KNOLLWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1600	184-220-37		135 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1601	184-220-38		342 COLNER CIR	FOLSOM	CA	95630
1602	184-220-39		141 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1603	184-220-40		2541 CARQUINEZ AVE	EL CERRITO	CA	94530
1604	184-220-41		3351 STEAMSIDE CIR #202	PLEASANTON	CA	94588
1605	184-220-42		147 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1606	184-220-43		149 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1607	184-220-44		151 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1608	184-220-45		161 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1609	184-220-46		163 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1518
1610	184-220-47		165 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1611	184-220-48		167 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1612	184-220-49		171 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1613	184-220-50		173 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1614	184-220-51		175 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1518
1615	184-220-52		177 KNOLLWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1616	184-230-01		4 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1617	184-230-02		8 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1618	184-230-03		12 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1619	184-230-04		220 16TH AVE #4	SAN FRANCISCO	CA	94118
1620	184-230-05		20 MARIN BAY CT	SAN RAFAEL	CA	94901
1621	184-230-06		24 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1622	184-230-07		28 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1623	184-230-08		29751 MONARCH DR	SAN JUAN CAPISTRANO	CA	92675
1624	184-230-09		34 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1625	184-230-10		40 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1626	184-230-11		44 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1627	184-230-12		41 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1628	184-230-13		1101 5TH AVE #170	SAN RAFAEL	CA	94901
1629	184-230-14		29 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1630	184-230-15		99 WOODLAND AVE	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1631	184-230-16		220 NELLEN AVE	CORTE MADERA	CA	94925-1169
1632	184-230-17		6600 HUNTER	ROHNERT PARK	CA	94928
1633	184-230-18		6600 HUNTER	ROHNERT PARK	CA	94928
1634	184-240-02		48 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1635	184-240-03		56 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1636	184-240-04		60 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1637	184-240-05		64 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1638	184-240-06		PO BOX 273	TAHOE CITY	CA	96145-0273
1639	184-240-07		72 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1640	184-240-08		67 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1641	184-240-09		63 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1642	184-240-10		59 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1643	184-240-11		55 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1644	184-240-12		47 MARIN BAY PARK CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1645	184-240-14		44 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1646	184-240-15		48 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1647	184-250-01		9 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1648	184-250-02		11 HERITAGE DR	SAN RAFAEL	CA	94901
1649	184-250-03		13 HERITAGE DR	SAN RAFAEL	CA	94901
1650	184-250-04		15 HERITAGE DR	SAN RAFAEL	CA	94901
1651	184-250-05		17 HERITAGE DR	SAN RAFAEL	CA	94901
1652	184-250-06		19 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1653	184-250-07		21 HERITAGE DR	SAN RAFAEL	CA	94901
1654	184-250-08		23 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1655	184-250-09		31 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1656	184-250-10		33 HERITAGE DR	SAN RAFAEL	CA	94901
1657	184-250-11		12 CLAREMONT CT	MILLBRAE	CA	94030
1658	184-250-12		37 HERITAGE DR	SAN RAFAEL	CA	94901
1659	184-250-13		41 HERITAGE DR	SAN RAFAEL	CA	94901
1660	184-250-14		20 MAPLEWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1661	184-250-15		45 HERITAGE DR	SAN RAFAEL	CA	94901
1662	184-250-16		133 DOMINGA AVE	FAIRFAX	CA	94930
1663	184-250-17		113 SYCAMORE AVE	LARKSPUR	CA	94939
1664	184-250-18		55 HERITAGE DR	SAN RAFAEL	CA	94901
1665	184-250-19		57 HERITAGE DR	SAN RAFAEL	CA	94901
1666	184-250-20		59 HERITAGE DR	SAN RAFAEL	CA	94901
1667	184-250-21		61 HERITAGE DR	SAN RAFAEL	CA	94901
1668	184-250-22		63 HERITAGE DR	SAN RAFAEL	CA	94901
1669	184-250-23		65 HERITAGE DR	SAN RAFAEL	CA	94901
1670	184-250-24		67 HERITAGE DR	SAN RAFAEL	CA	94901
1671	184-250-25		71 HERITAGE DR	SAN RAFAEL	CA	94901
1672	184-250-26		73 HERITAGE DR	SAN RAFAEL	CA	94901
1673	184-250-27		75 HERITAGE DR	SAN RAFAEL	CA	94901
1674	184-250-28		77 HERITAGE DR	SAN RAFAEL	CA	94901
1675	184-250-29		76 HERITAGE DR	SAN RAFAEL	CA	94901
1676	184-250-30		74 HERITAGE DR	SAN RAFAEL	CA	94901
1677	184-250-31		72 HERITAGE DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1678	184-250-32		70 HERITAGE DR	SAN RAFAEL	CA	94901
1679	184-250-33		66 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1680	184-250-34		64 HERITAGE DR	SAN RAFAEL	CA	94901
1681	184-250-35		62 HERITAGE DR	SAN RAFAEL	CA	94901
1682	184-250-36		60 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1683	184-250-37		56 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1684	184-250-38		54 HERITAGE DR	SAN RAFAEL	CA	94901
1685	184-250-39		950 NORTHGATE DR STE 203	SAN RAFAEL	CA	949033433
1686	184-250-40		50 HERITAGE DR	SAN RAFAEL	CA	94901
1687	184-250-41		46 HERITAGE DR	SAN RAFAEL	CA	94901
1688	184-250-42		44 HERITAGE DR	SAN RAFAEL	CA	94901
1689	184-250-43		42 HERITAGE DR	SAN RAFAEL	CA	94901
1690	184-250-44		40 HERITAGE DR	SAN RAFAEL	CA	94901
1691	184-250-45		36 HERITAGE DR	SAN RAFAEL	CA	94901
1692	184-250-46		34 HERITAGE DR	SAN RAFAEL	CA	94901-8308

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1693	184-250-47		78 BERKELEY AVE	SAN ANSELMO	CA	94960-1449
1694	184-250-48		30 HERITAGE DR	SAN RAFAEL	CA	94901
1695	184-250-49		28 HERITAGE DR	SAN RAFAEL	CA	94901
1696	184-250-50		6 ANGELA AVE	SAN ANSELMO	CA	94960
1697	184-250-51		24 HERITAGE DR	SAN RAFAEL	CA	94901
1698	184-250-52		22 HERITAGE DR	SAN RAFAEL	CA	94901
1699	184-250-53		16 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1700	184-250-54		14 HERITAGE AVE	SAN RAFAEL	CA	94901
1701	184-250-55		118 BRETANO WAY	GREENBRAE	CA	94904
1702	184-250-56		10 HERITAGE DR	SAN RAFAEL	CA	94901
1703	184-250-57		8 HERITAGE DR	SAN RAFAEL	CA	94901
1704	184-250-58		PO BOX 151165	SAN RAFAEL	CA	94915
1705	184-250-59		4 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1706	184-250-60		2 HERITAGE DR	SAN RAFAEL	CA	94901
1707	184-250-62		1700 JACKSON ST	SAN FRANCISCO	CA	94109-2918
1708	184-250-64		1700 JACKSON ST	SAN FRANCISCO	CA	94109-2918
1709	184-260-01		1301 POST ST STE 102	SAN FRANCISCO	CA	94109

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1710	184-260-02		1301 POST ST STE 102	SAN FRANCISCO	CA	94109
1711	184-260-04		6 CHAPEL COVE DR	SAN RAFAEL	CA	94901-1548
1712	184-260-05		10 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1713	184-260-06		14 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1714	184-260-07		18 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1715	184-260-08		22 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1716	184-260-09		2460 W 3RD ST STE 225	SANTA ROSA	CA	95401-6410
1717	184-260-10		30 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1718	184-260-11		34 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1719	184-260-12		2460 W 3RD ST STE 225	SANTA ROSA	CA	95401-6410
1720	184-260-13		38 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1721	184-260-14		35 CHAPEL COVE DR	SAN RAFAEL	CA	94901-1547
1722	184-260-15		3421 STANFORD AVE	DALLAS	TX	75225
1723	184-260-16		29 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1724	184-260-17		4 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1725	184-260-19		12 CHAPEL COVE CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1726	184-260-20		16 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1727	184-260-21		8 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1728	184-260-22		12 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1729	185-010-01			CORTE MADERA	CA	94925
1730	185-010-04			CORTE MADERA	CA	94925
1731	185-010-10			SAN RAFAEL	CA	94901
1732	185-010-11		50 LOCKWOOD DR	SAN RAFAEL	CA	94901
1733	185-010-12		20 LOCKWOOD DR	SAN RAFAEL	CA	94901
1734	185-010-13		45 LOCKWOOD DR	SAN RAFAEL	CA	94901
1735	185-010-14		555 BRYANT ST #347	PALO ALTO	CA	94301
1736	185-010-15		100 LOCKWOOD DR	SAN RAFAEL	CA	94901
1737	185-010-16		75 LOCKWOOD DR	SAN RAFAEL	CA	94901
1738	185-010-17		20 FRIAR TUCK LN	SAN RAFAEL	CA	94901
1739	185-010-18		16 FRIAR TUCK LN	SAN RAFAEL	CA	94901-1408

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1740	185-010-19		5 HAZELWOOD LN	SAN RAFAEL	CA	94901
1741	185-010-20		15 FRIAR TUCK LN	SAN RAFAEL	CA	94901
1742	185-020-02			SAN RAFAEL	CA	94901
1743	185-020-03			SAN RAFAEL	CA	94901
1744	185-020-04			SAN RAFAEL	CA	94901
1745	185-030-02		15 MOUNTAIN VIEW AVE	SAN RAFAEL	CA	94901
1746	185-030-04		40 EDGEHILL WAY	SAN FRANCISCO	CA	94127-1004
1747	185-030-05		47 FERNWOOD WAY	SAN RAFAEL	CA	94901-2528
1748	185-030-06		92 FERNWOOD DR	SAN RAFAEL	CA	94901-1533
1749	185-030-07		43 FERNWOOD WAY	SAN RAFAEL	CA	94901
1750	185-030-08		39 FERNWOOD WAY	SAN RAFAEL	CA	94901
1751	185-030-09		91 FERNWOOD DR	SAN RAFAEL	CA	94901
1752	185-041-01		44 MAIN DR	SAN RAFAEL	CA	94901
1753	185-041-02		11030 BROKEN HILL RD	RENO	NV	89511-9285
1754	185-041-03		86 SURFWOOD CIR	SAN RAFAEL	CA	94901-2516
1755	185-041-04		84 SURFWOOD CIR	SAN RAFAEL	CA	94901-2516

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1756	185-041-05		80 SURFWOOD CIR	SAN RAFAEL	CA	94901
1757	185-041-06		76 SURFWOOD CIR	SAN RAFAEL	CA	94901-2516
1758	185-041-07		72 SURFWOOD CIR	SAN RAFAEL	CA	94901
1759	185-041-08		68 SURFWOOD CIR	SAN RAFAEL	CA	94901
1760	185-041-09		64 SURFWOOD CIR	SAN RAFAEL	CA	94901
1761	185-041-10		60 SURFWOOD CIR	SAN RAFAEL	CA	94901
1762	185-041-11		56 SURFWOOD CIR	SAN RAFAEL	CA	94901
1763	185-041-12		52 SURFWOOD CIR	SAN RAFAEL	CA	94901
1764	185-041-13		48 SURFWOOD CIR	SAN RAFAEL	CA	94901
1765	185-041-14		44 SURFWOOD CIR	SAN RAFAEL	CA	94901
1766	185-041-15		40 SURFWOOD CIR	SAN RAFAEL	CA	94901
1767	185-041-16		36 SURFWOOD CIR	SAN RAFAEL	CA	94901
1768	185-041-17		77 MARK DR STE 20	SAN RAFAEL	CA	94903-2267
1769	185-041-18		28 SURFWOOD CIR	SAN RAFAEL	CA	94901
1770	185-041-19		24 SURFWOOD CIR	SAN RAFAEL	CA	94901
1771	185-041-20		20 SURFWOOD CIR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1772	185-041-21		5288 DANIEL DR	ROHNERT PARK	CA	94928
1773	185-041-22		12 SURFWOOD CIR	SAN RAFAEL	CA	94901
1774	185-041-23		8 SURFWOOD CIR	SAN RAFAEL	CA	94901
1775	185-041-24		4 MAIN DR	SAN RAFAEL	CA	94901
1776	185-041-25		12 MAIN DR	SAN RAFAEL	CA	94901
1777	185-041-26		20 MAIN DR	SAN RAFAEL	CA	94901
1778	185-041-27		28 MAIN DR	SAN RAFAEL	CA	94901
1779	185-041-28		1805 VILLAGE EAST DR	PETALUMA	CA	94954
1780	185-041-29		94 SURFWOOD CIR	SAN RAFAEL	CA	94901
1781	185-041-32			SAN RAFAEL	CA	94901
1782	185-041-33		1301 ANDERSEN DR	SAN RAFAEL	CA	94901
1783	185-041-34		98 SURFWOOD CIR	SAN RAFAEL	CA	94901
1784	185-041-35		100 SURFWOOD CIR	SAN RAFAEL	CA	94901-2575
1785	185-042-01		93 SURFWOOD CIR	SAN RAFAEL	CA	94901
1786	185-042-02		79 SURFWOOD CIR	SAN RAFAEL	CA	94901-2515

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1787	185-042-03		75 SURFWOOD CIR	SAN RAFAEL	CA	94901
1788	185-042-04		71 SURFWOOD CIR	SAN RAFAEL	CA	94901
1789	185-042-05		65 SURFWOOD CIR	SAN RAFAEL	CA	94901
1790	185-042-06		31 SURFWOOD CIR	SAN RAFAEL	CA	94901
1791	185-042-07		27 SURFWOOD CIR	SAN RAFAEL	CA	94901
1792	185-042-08		23 SURFWOOD CIR	SAN RAFAEL	CA	94901
1793	185-042-09		19 SURFWOOD CIR	SAN RAFAEL	CA	94901
1794	185-042-10		15 SURFWOOD CIR	SAN RAFAEL	CA	94901-2515
1795	185-051-01		47 KNIGHT DR	SAN RAFAEL	CA	94901
1796	185-051-02		43 KNIGHT DR	SAN RAFAEL	CA	94901
1797	185-051-03		39 KNIGHT DR	SAN RAFAEL	CA	94901
1798	185-051-04		35 KNIGHT DR	SAN RAFAEL	CA	94901
1799	185-051-05		31 KNIGHT DR	SAN RAFAEL	CA	94901
1800	185-051-06		27 KNIGHT DR	SAN RAFAEL	CA	94901
1801	185-051-07		23 KNIGHT DR	SAN RAFAEL	CA	94901
1802	185-051-08		19 KNIGHT DR	SAN RAFAEL	CA	94901
1803	185-051-09		15 KNIGHT DR	SAN RAFAEL	CA	94901
1804	185-051-10		11 KNIGHT DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1805	185-051-11		7 KNIGHT DR	SAN RAFAEL	CA	94901
1806	185-051-12		3 KNIGHT DR	SAN RAFAEL	CA	94901-2530
1807	185-052-02		32 DICKINSON AVE	NYACK	NY	10960
1808	185-052-03		16 ROSEWOOD CT	SAN RAFAEL	CA	94901
1809	185-052-04		12 ROSEWOOD CT	SAN RAFAEL	CA	94901-2536
1810	185-052-05		8 ROSEWOOD CT	SAN RAFAEL	CA	94901
1811	185-052-06		10 FERNWOOD WAY	SAN RAFAEL	CA	94901-2529
1812	185-052-07		4 FERNWOOD WAY	SAN RAFAEL	CA	94901
1813	185-052-08		40 KNIGHT DR	SAN RAFAEL	CA	94901-2542
1814	185-052-09		86 SAN MARINO DR	SAN RAFAEL	CA	94901
1815	185-052-10		32 KNIGHT DR	SAN RAFAEL	CA	94901
1816	185-052-11		PO BOX 9710	SAN RAFAEL	CA	94912
1817	185-052-12		24 KNIGHT DR	SAN RAFAEL	CA	94901
1818	185-052-13		20 KNIGHT DR	SAN RAFAEL	CA	94901-2542
1819	185-052-14		5 DELLWOOD CT	SAN RAFAEL	CA	94901-2526

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1820	185-052-15		27 DUNFRIES TER	SAN RAFAEL	CA	94901
1821	185-052-16		15 DELLWOOD CT	SAN RAFAEL	CA	94901-2526
1822	185-052-17		23 DELLWOOD CT	SAN RAFAEL	CA	94901
1823	185-052-18		23 ROSEWOOD CT	SAN RAFAEL	CA	94901
1824	185-053-01		31 DELLWOOD CT	SAN RAFAEL	CA	94901
1825	185-053-02		32 DELLWOOD CT	SAN RAFAEL	CA	94901
1826	185-053-03		28 DELLWOOD CT	SAN RAFAEL	CA	94901
1827	185-053-04		24 DELLWOOD CT	SAN RAFAEL	CA	94901
1828	185-053-05		27 DUNFRIES TER	SAN RAFAEL	CA	94901
1829	185-053-06		16 DELLWOOD CT	SAN RAFAEL	CA	94901
1830	185-053-07		4 KNIGHT DR	SAN RAFAEL	CA	94901
1831	185-053-08		362 CLORINDA AVE	SAN RAFAEL	CA	94901
1832	185-053-09		43 DORADO TER	SAN FRANCISCO	CA	94112
1833	185-061-03		30 LOCHINVAR RD	SAN RAFAEL	CA	94901
1834	185-061-04			SAN RAFAEL	CA	94901
1835	185-061-05			SAN RAFAEL	CA	94901
1836	185-061-06			SAN RAFAEL	CA	94901
1837	185-061-07		41 PEACOCK DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1838	185-061-08		27 PEACOCK DR	SAN RAFAEL	CA	94901
1839	185-061-09		23 PEACOCK DR	SAN RAFAEL	CA	94901
1840	185-061-10		19 PEACOCK DR	SAN RAFAEL	CA	94901
1841	185-061-11		15 PEACOCK DR	SAN RAFAEL	CA	94901
1842	185-061-12		11 PEACOCK DR	SAN RAFAEL	CA	94901
1843	185-061-13		4 PEACOCK LN	SAN RAFAEL	CA	94901
1844	185-061-14		8 PEACOCK LN	SAN RAFAEL	CA	94901
1845	185-061-15		13 PEACOCK LN	SAN RAFAEL	CA	94901
1846	185-061-16		PO BOX 3252	SAN RAFAEL	CA	94912
1847	185-061-17		7 PEACOCK LN	SAN RAFAEL	CA	94901-1507
1848	185-061-18		3 PEACOCK LN	SAN RAFAEL	CA	94901
1849	185-061-19		13768 ST LEDGER FOREST RD	NEVADA CITY	CA	95959
1850	185-061-20		29 DELLWOOD CT	SAN RAFAEL	CA	94901
1851	185-061-22		1121 AUSTIN WAY	NAPA	CA	94558

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1852	185-061-23		33 DELLWOOD CT	SAN RAFAEL	CA	94901
1853	185-062-01		40 PEACOCK DR	SAN RAFAEL	CA	94901
1854	185-062-02		369 B THIRD ST #304	SAN RAFAEL	CA	94901
1855	185-062-03		16 PEACOCK DR	SAN RAFAEL	CA	94901
1856	185-062-04		12 PEACOCK DR	SAN RAFAEL	CA	94901
1857	185-062-05		7 LAGOON RD	SAN RAFAEL	CA	94901
1858	185-062-06		11 LAGOON RD	SAN RAFAEL	CA	94901
1859	185-062-07		15 LAGOON RD	SAN RAFAEL	CA	94901
1860	185-063-01		4 LAGOON RD	SAN RAFAEL	CA	94901
1861	185-071-01		83 KNIGHT DR	SAN RAFAEL	CA	94901
1862	185-071-02		79 KNIGHT DR	SAN RAFAEL	CA	94901
1863	185-071-03		75 KNIGHT DR	SAN RAFAEL	CA	94901
1864	185-071-04		71 KNIGHT DR	SAN RAFAEL	CA	94901
1865	185-071-05		67 KNIGHT DR	SAN RAFAEL	CA	94901-2530
1866	185-071-06		63 KNIGHT DR	SAN RAFAEL	CA	94901
1867	185-071-07		59 KNIGHT DR	SAN RAFAEL	CA	94901
1868	185-071-08		55 KNIGHT DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1869	185-071-09		51 KNIGHT DR	SAN RAFAEL	CA	94901
1870	185-071-10		51 KNIGHT DR	SAN RAFAEL	CA	94901
1871	185-071-11		UNKNOWN ADDRESS			
1872	185-072-01		8 ASHWOOD CT	SAN RAFAEL	CA	94901
1873	185-072-02		4 ASHWOOD CT	SAN RAFAEL	CA	94901
1874	185-072-03		72 KNIGHT DR	SAN RAFAEL	CA	94901-2544
1875	185-072-04		3 TEAKWOOD CT	SAN RAFAEL	CA	94901
1876	185-072-05		7 TEAKWOOD CT	SAN RAFAEL	CA	94901
1877	185-072-06		11 TEAKWOOD CT	SAN RAFAEL	CA	94901
1878	185-072-07		12 TEAKWOOD CT	SAN RAFAEL	CA	94901
1879	185-072-08		8 TEAKWOOD CT	SAN RAFAEL	CA	94901
1880	185-072-09		4 TEAKWOOD CT	SAN RAFAEL	CA	94901
1881	185-072-10		54 KNIGHT DR	SAN RAFAEL	CA	94901
1882	185-072-11		5 FERNWOOD WAY	SAN RAFAEL	CA	94901
1883	185-072-12		9 FERNWOOD WAY	SAN RAFAEL	CA	94901-2528

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1884	185-072-13		15 FERNWOOD WAY	SAN RAFAEL	CA	94901
1885	185-072-14		19 FERNWOOD WAY	SAN RAFAEL	CA	94901
1886	185-072-15		23 FERNWOOD WAY	SAN RAFAEL	CA	94901
1887	185-072-16		29 FERNWOOD WAY	SAN RAFAEL	CA	94901
1888	185-072-17		35 FERNWOOD WAY	SAN RAFAEL	CA	94901
1889	185-072-18		200 TAMAL PLZ STE 115	CORTE MADERA	CA	94925
1890	185-073-01		15 ROSEWOOD CT	SAN RAFAEL	CA	94901
1891	185-073-02		5 ROSEWOOD CT	SAN RAFAEL	CA	94901
1892	185-073-03		20 FERNWOOD WAY	SAN RAFAEL	CA	94901
1893	185-073-04		24 FERNWOOD WAY	SAN RAFAEL	CA	94901-2541
1894	185-073-05		405 RANCHO ARROYO PKWY APT 250	FREMONT	CA	94536-2739
1895	185-073-06		34 FERNWOOD WAY	SAN RAFAEL	CA	94901
1896	185-073-07		200 TAMAL PLZ STE 115	CORTE MADERA	CA	94925
1897	185-081-01		18 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1898	185-081-02		24 W CASTLEWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1899	185-081-03		28 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1900	185-081-04		32 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1901	185-081-05		36 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1902	185-082-03		111 KNIGHT DR	SAN RAFAEL	CA	94901
1903	185-082-04		115 KNIGHT DR	SAN RAFAEL	CA	94901-1427
1904	185-082-05		119 KNIGHT DR	SAN RAFAEL	CA	94901-1427
1905	185-082-06		1055 TAYLOR ST	SAN FRANCISCO	CA	94108
1906	185-082-07		121 KNIGHT DR	SAN RAFAEL	CA	94901
1907	185-083-01		750 ARLINGTON CIR	NOVATO	CA	94947-4906
1908	185-083-02		8 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1909	185-083-03		14 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1910	185-084-01		18644 CLARK ST #4	TARZANA	CA	91356
1911	185-084-02		91 KNIGHT DR	SAN RAFAEL	CA	94901
1912	185-085-01		128 KNIGHT DR	SAN RAFAEL	CA	94901
1913	185-085-02		124 KNIGHT DR	SAN RAFAEL	CA	94901
1914	185-085-03		120 KNIGHT DR	SAN RAFAEL	CA	94901
1915	185-085-04		116 KNIGHT DR	SAN RAFAEL	CA	94901
1916	185-085-05		8 SURFWOOD CIR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1917	185-086-01		98 DEER PARK AVE	SAN RAFAEL	CA	94901
1918	185-086-02		265 HUMBOLDT ST	SAN RAFAEL	CA	94901
1919	185-086-03		104 KNIGHT DR	SAN RAFAEL	CA	94901
1920	185-087-01		12 ASHWOOD CT	SAN RAFAEL	CA	94901
1921	185-087-02		9 ASHWOOD CT	SAN RAFAEL	CA	94901
1922	185-087-03		3 ASHWOOD CT	SAN RAFAEL	CA	94901
1923	185-087-04		90 KNIGHT DR	SAN RAFAEL	CA	94901
1924	185-087-05		8 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1925	185-087-06		566 CHESTNUT ST	SAN FRANCISCO	CA	94133-2304
1926	185-091-01		3 DRIFTWOOD CT	SAN RAFAEL	CA	94901
1927	185-092-01		72 COTTONWOOD DR	SAN RAFAEL	CA	94901
1928	185-092-02		76 COTTONWOOD DR	SAN RAFAEL	CA	94901
1929	185-092-03		15 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1930	185-093-01		79 COTTONWOOD DR	SAN RAFAEL	CA	94901
1931	185-093-02		83 COTTONWOOD DR	SAN RAFAEL	CA	94901-1448
1932	185-093-03		27 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1933	185-093-04		35 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1934	185-093-05		39 CASTLEWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1935	185-093-06		43 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1936	185-093-07		47 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1937	185-093-08			CORTE MADERA	CA	94925
1938	185-093-09		51 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1939	185-093-10		55 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1940	185-093-11		59 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1941	185-094-01		56 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1942	185-094-02		52 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1943	185-094-03		PO BOX 379	COMPTCHE	CA	95427
1944	185-094-04		44 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1945	185-094-05		40 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1946	185-094-06		36 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1947	185-094-07		32 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1948	185-094-08		28 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1949	185-094-09		24 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1950	185-094-10		20 CASTLEWOOD DR	SAN RAFAEL	CA	94901-2525

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1951	185-094-11		16 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1952	185-095-01		25 BAYO VISTA WAY	SAN RAFAEL	CA	94901-1619
1953	185-095-02		100 FERNWOOD DR	SAN RAFAEL	CA	94901
1954	185-095-03		96 FERNWOOD DR	SAN RAFAEL	CA	94901
1955	185-101-01		750 LINDARO ST STE 240	SAN RAFAEL	CA	94901
1956	185-101-02		91 PEACOCK DR	SAN RAFAEL	CA	94901
1957	185-101-03		87 PEACOCK DR	SAN RAFAEL	CA	94901
1958	185-101-04		83 PEACOCK DR	SAN RAFAEL	CA	94901
1959	185-101-05		81 PEACOCK DR	SAN RAFAEL	CA	94901
1960	185-101-06		77 PEACOCK DR	SAN RAFAEL	CA	94901
1961	185-101-07		4 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1962	185-101-08		8 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1963	185-101-09		12 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1964	185-101-10		16 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1965	185-101-11		15 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1966	185-101-12		11 NIGHTINGALE LN	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1967	185-101-13		7 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1968	185-101-14		3 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1969	185-101-15		63 PEACOCK DR	SAN RAFAEL	CA	94901-1550
1970	185-101-16		59 PEACOCK DR	SAN RAFAEL	CA	94901
1971	185-101-17		51 PEACOCK DR	SAN RAFAEL	CA	94901
1972	185-101-18		4 FLAMINGO LN	SAN RAFAEL	CA	94901
1973	185-101-19		8 FLAMINGO LN	SAN RAFAEL	CA	94901
1974	185-101-20		12 FLAMINGO LN	SAN RAFAEL	CA	94901
1975	185-101-21		16 FLAMINGO LN	SAN RAFAEL	CA	94901
1976	185-101-22		11 FLAMINGO LN	SAN RAFAEL	CA	94901
1977	185-101-23		7 FLAMINGO LN	SAN RAFAEL	CA	94901
1978	185-101-24		3 FLAMINGO LN	SAN RAFAEL	CA	94901
1979	185-102-01		90 PEACOCK DR	SAN RAFAEL	CA	94901-1505
1980	185-102-02		80 PEACOCK DR	SAN RAFAEL	CA	94901
1981	185-102-03		76 PEACOCK DR	SAN RAFAEL	CA	94901
1982	185-102-04		294 29TH ST	SAN FRANCISCO	CA	94131
1983	185-102-05		68 PEACOCK DR	SAN RAFAEL	CA	94901
1984	185-102-06		64 PEACOCK DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1985	185-102-07		45 EAGLE DR	NOVATO	CA	94949
1986	185-102-08		56 PEACOCK DR	SAN RAFAEL	CA	94901
1987	185-102-09		52 PEACOCK DR	SAN RAFAEL	CA	94901
1988	185-102-10		48 PEACOCK DR	SAN RAFAEL	CA	94901
1989	185-102-11		44 PEACOCK WAY	SAN RAFAEL	CA	94901
1990	185-111-01		114 FERNWOOD DR	SAN RAFAEL	CA	94901
1991	185-111-02		118 FERNWOOD DR	SAN RAFAEL	CA	94901
1992	185-111-03		PO BOX 2489	SAN RAFAEL	CA	94912
1993	185-111-04		263 CAMBRIDGE LN	PETALUMA	CA	94952
1994	185-111-05		128 FERNWOOD DR	SAN RAFAEL	CA	94901
1995	185-111-06		132 FERNWOOD DR	SAN RAFAEL	CA	94901
1996	185-111-07		136 FERNWOOD DR	SAN RAFAEL	CA	94901
1997	185-111-08		140 FERNWOOD DR	SAN RAFAEL	CA	94901
1998	185-111-09		150 FERNWOOD DR	SAN RAFAEL	CA	94901
1999	185-111-12		59 MCNEAR DR	SAN RAFAEL	CA	94901
2000	185-111-13		55 MCNEAR DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2001	185-111-14		27 DUNFRIES TER	SAN RAFAEL	CA	94901
2002	185-111-15		43 MC NEAR DR	SAN RAFAEL	CA	94901
2003	185-111-16		39 MC NEAR DR	SAN RAFAEL	CA	94901
2004	185-111-17		35 MC NEAR DR	SAN RAFAEL	CA	94901
2005	185-111-18		31 MCNEAR DR	SAN RAFAEL	CA	94901
2006	185-111-19		3642 COPLEY AVE	SAN DIEGO	CA	92116
2007	185-111-20		PO BOX 1807	SAN ANSELMO	CA	94979-1807
2008	185-111-21		19 MCNEAR DR	SAN RAFAEL	CA	94901
2009	185-111-22		22 SEAWOLF PASSAGE	CORTE MADERA	CA	94925
2010	185-111-23		7 MCNEAR DR	SAN RAFAEL	CA	94901-1545
2011	185-111-24		135 PEACOCK DR	SAN RAFAEL	CA	94901
2012	185-111-25		131 PEACOCK DR	SAN RAFAEL	CA	94901
2013	185-111-26		127 PEACOCK DR	SAN RAFAEL	CA	94901
2014	185-111-27		123 PEACOCK DR	SAN RAFAEL	CA	94901
2015	185-111-28		119 PEACOCK DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2016	185-111-29		8 CHATEAU PL	SAN RAFAEL	CA	94901
2017	185-111-30		12 CHATEAU PL	SAN RAFAEL	CA	94901-1501
2018	185-111-31		16 CHATEAU PL	SAN RAFAEL	CA	94901
2019	185-111-32		20 CHATEAU PL	SAN RAFAEL	CA	94901
2020	185-111-33		30 CHATEAU PL	SAN RAFAEL	CA	94901
2021	185-111-36		11 CHATEAU PL	SAN RAFAEL	CA	94901
2022	185-111-37		7 CHATEAU PL	SAN RAFAEL	CA	94901
2023	185-111-38		115 PEACOCK DR	SAN RAFAEL	CA	94901
2024	185-111-39		111 PEACOCK DR	SAN RAFAEL	CA	94901
2025	185-111-40		107 PEACOCK DR	SAN RAFAEL	CA	94901
2026	185-111-41		103 PEACOCK DR	SAN RAFAEL	CA	94901
2027	185-111-42		99 PEACOCK DR	SAN RAFAEL	CA	94901-1551
2028	185-111-43		63 MCNEAR DR	SAN RAFAEL	CA	94901-1545
2029	185-111-44		PO BOX 609	CORTE MADERA	CA	94976-0609
2030	185-111-45		15 CHATEAU PL	SAN RAFAEL	CA	94901
2031	185-112-01		98 PEACOCK DR	SAN RAFAEL	CA	94901-1505

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2032	185-112-02		2 MANDERLY RD	SAN RAFAEL	CA	94901
2033	185-112-03		16 PEACOCK DR	SAN RAFAEL	CA	94901
2034	185-112-04		20 PEACOCK DR	SAN RAFAEL	CA	94901-1506
2035	185-112-05		24 PEACOCK DR	SAN RAFAEL	CA	94901
2036	185-112-06		28 PEACOCK DR	SAN RAFAEL	CA	94901
2037	185-112-07		32 PEACOCK DR	SAN RAFAEL	CA	94901
2038	185-112-08		321 THIRD ST	SAN RAFAEL	CA	94901
2039	185-112-09			CORTE MADERA	CA	94925
2040	185-121-01			CORTE MADERA	CA	94925
2041	185-121-02		O BOX 151613	SAN RAFAEL	CA	94915-1613
2042	185-121-03		51 FERNWOOD DR	SAN RAFAEL	CA	94901
2043	185-121-04		49 FERNWOOD DR	SAN RAFAEL	CA	94901-1543
2044	185-121-05		47 FERNWOOD DR	SAN RAFAEL	CA	94901
2045	185-121-06		39 FERNWOOD DR	SAN RAFAEL	CA	94901
2046	185-121-07		35 FERNWOOD DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2047	185-121-08		131 FERNWOOD DR	SAN RAFAEL	CA	94901
2048	185-121-09		127 FERNWOOD DR	SAN RAFAEL	CA	94901
2049	185-121-10		123 FERNWOOD DR	SAN RAFAEL	CA	94901
2050	185-121-11		119 FERNWOOD DR	SAN RAFAEL	CA	94901
2051	185-121-12		115 FERNWOOD DR	SAN RAFAEL	CA	94901
2052	185-121-13		143 FERNWOOD DR	SAN RAFAEL	CA	94901
2053	185-121-14			CORTE MADERA	CA	94925
2054	185-131-01		68 COTTONWOOD DR	SAN RAFAEL	CA	94901
2055	185-131-02		64 COTTONWOOD DR	SAN RAFAEL	CA	94901
2056	185-131-03		60 COTTONWOOD DR	SAN RAFAEL	CA	94901
2057	185-131-04		56 COTTONWOOD DR	SAN RAFAEL	CA	94901
2058	185-131-05		52 COTTONWOOD DR	SAN RAFAEL	CA	94901
2059	185-131-06		48 COTTONWOOD DR	SAN RAFAEL	CA	94901
2060	185-131-07		350 WOODSIDE AVE	MILL VALLEY	CA	94941-3822
2061	185-131-08		40 COTTONWOOD DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2062	185-131-09		36 COTTONWOOD DR	SAN RAFAEL	CA	94901
2063	185-131-10		32 COTTONWOOD DR	SAN RAFAEL	CA	94901
2064	185-131-11		28 COTTONWOOD DR	SAN RAFAEL	CA	94901
2065	185-131-12		24 COTTONWOOD DR	SAN RAFAEL	CA	94901
2066	185-131-13		20 COTTONWOOD DR	SAN RAFAEL	CA	94901
2067	185-131-14		16 COTTONWOOD DR	SAN RAFAEL	CA	94901
2068	185-131-15		12 COTTONWOOD DR	SAN RAFAEL	CA	94901
2069	185-132-01		21 COTTONWOOD DR	SAN RAFAEL	CA	94901
2070	185-132-02		25 COTTONWOOD DR	SAN RAFAEL	CA	94901
2071	185-132-03		29 COTTONWOOD DR	SAN RAFAEL	CA	94901
2072	185-132-04		33 COTTONWOOD DR	SAN RAFAEL	CA	94901
2073	185-132-05		37 COTTONWOOD DR	SAN RAFAEL	CA	94901-1467
2074	185-132-06		43 COTTONWOOD DR	SAN RAFAEL	CA	94901
2075	185-132-07		51 COTTONWOOD DR	SAN RAFAEL	CA	94901
2076	185-132-08		55 COTTONWOOD DR	SAN RAFAEL	CA	94901
2077	185-132-09		59 COTTONWOOD DR	SAN RAFAEL	CA	94901
2078	185-132-10		63 COTTONWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2079	185-132-11		67 COTTONWOOD DR	SAN RAFAEL	CA	94901
2080	185-132-12		PO BOX 6357	SAN RAFAEL	CA	94903-0357
2081	185-132-13		15 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2082	185-132-14		25 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2083	185-132-15		31 DRIFTWOOD CT	SAN RAFAEL	CA	94901-1424
2084	185-132-16		35 DRIFTWOOD CT	SAN RAFAEL	CA	94901-1424
2085	185-132-17		39 DRIFTWOOD CT	SAN RAFAEL	CA	94901-1424
2086	185-132-18		43 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2087	185-132-19		47 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2088	185-132-20		51 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2089	185-132-21		55 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2090	185-133-02		52 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2091	185-133-03		48 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2092	185-133-04		44 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2093	185-133-05		40 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2094	185-133-06		36 DRIFTWOOD CT	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2095	185-133-07		32 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2096	185-133-08		28 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2097	185-133-09		24 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2098	185-133-10		20 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2099	185-133-11		16 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2100	185-133-12		12 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2101	185-133-13		187 GOLDEN HIND PSGE	CORTE MADERA	CA	94925-1912
2102	185-133-14		56 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2103	185-141-01		21 BRENTWOOD DR	SAN RAFAEL	CA	94901
2104	185-141-02		12 BRIARWOOD DR	SAN RAFAEL	CA	94901
2105	185-142-01		36 ROBINHOOD DR	SAN RAFAEL	CA	94901
2106	185-142-02		7 BRIARWOOD DR	SAN RAFAEL	CA	94901
2107	185-142-03		11 BRENTWOOD DR	SAN RAFAEL	CA	94901
2108	185-142-04		3 BRENTWOOD DR	SAN RAFAEL	CA	94901
2109	185-142-05		28 ROBINHOOD DR	SAN RAFAEL	CA	94901-1457
2110	185-142-06		32 ROBINHOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2111	185-142-07		36 ROBINHOOD DR	SAN RAFAEL	CA	94901
2112	185-142-08		40 ROBINHOOD DR	SAN RAFAEL	CA	94901
2113	185-142-09		PO BOX 150537	SAN RAFAEL	CA	94915
2114	185-142-10		48 ROBINHOOD DR	SAN RAFAEL	CA	94901
2115	185-143-01		47 ROBINHOOD DR	SAN RAFAEL	CA	94901
2116	185-143-02		43 ROBINHOOD DR	SAN RAFAEL	CA	94901
2117	185-143-03		39 ROBINHOOD DR	SAN RAFAEL	CA	94901
2118	185-143-04		35 ROBINHOOD DR	SAN RAFAEL	CA	94901
2119	185-143-05		31 ROBINHOOD DR	SAN RAFAEL	CA	94901
2120	185-143-06		27 ROBINHOOD DR	SAN RAFAEL	CA	94901
2121	185-143-07		23 ROBINHOOD DR	SAN RAFAEL	CA	94901
2122	185-143-08		19 ROBINHOOD DR	SAN RAFAEL	CA	94901
2123	185-143-09		15 ROBINHOOD DR	SAN RAFAEL	CA	94901
2124	185-143-10		9 ROBINHOOD DR	SAN RAFAEL	CA	94901-1417
2125	185-143-11		3 ROBINHOOD DR	SAN RAFAEL	CA	94901
2126	185-143-12		147 KNIGHT DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2127	185-143-13		4 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2128	185-143-14		12 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2129	185-143-15		491 PURITAN RD	SWAMPSCOTT	MA	01907-2819
2130	185-143-16		1111 FRANCISCO BLVD E #3	SAN RAFAEL	CA	94901
2131	185-143-17		26 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2132	185-143-18		30 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2133	185-143-19		34 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2134	185-143-20		38 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2135	185-143-21		42 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2136	185-143-22		46 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2137	185-143-23		50 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2138	185-143-24		54 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2139	185-143-25		60 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2140	185-144-01		61 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2141	185-144-02		55 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2142	185-144-03		488 MAGNOLIA AVE	LARKSPUR	CA	94939-2057

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2143	185-144-04		47 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2144	185-144-05		43 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2145	185-144-06		39 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2146	185-144-07		35 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2147	185-144-08		PO BOX 7337	TAHOE CITY	CA	96145
2148	185-144-09		2483 REMINGTON CT	MERCED	CA	95340-9632
2149	185-144-10		23 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2150	185-144-11		19 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2151	185-144-12		13 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1420
2152	185-144-13		11 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2153	185-144-14		7 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2154	185-144-15		3 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2155	185-145-01		177 KNIGHT DR	SAN RAFAEL	CA	94901
2156	185-145-02		15 MARIELE DR	FAIRFAX	CA	94930
2157	185-145-03		7533 DRAPER AVE	LA JOLLA	CA	92037-4802
2158	185-145-04		163 KNIGHT DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2159	185-145-05		159 KNIGHT DR	SAN RAFAEL	CA	94901
2160	185-145-06		10 ROBINHOOD DR	SAN RAFAEL	CA	94901
2161	185-145-07		4 BRENTWOOD DR	SAN RAFAEL	CA	94901
2162	185-145-08		10 BRENTWOOD DR	SAN RAFAEL	CA	94901-1405
2163	185-145-09		27001 SHERWOOD RD	WILLITS	CA	95490
2164	185-145-10		18 BRENTWOOD DR	SAN RAFAEL	CA	94901
2165	185-145-11		22 BRENTWOOD DR	SAN RAFAEL	CA	94901
2166	185-146-01		1020 YUBA DR	SANTA ROSA	CA	95407
2167	185-146-02		166 KNIGHT DR	SAN RAFAEL	CA	94901-1428
2168	185-146-03		PO BOX 956	SAN MARTIN	CA	95046-0956
2169	185-146-04		158 KNIGHT DR	SAN RAFAEL	CA	94901
2170	185-146-05		152 KNIGHT DR	SAN RAFAEL	CA	94901
2171	185-146-06		148 KNIGHT DR	SAN RAFAEL	CA	94901
2172	185-146-07		144 KNIGHT DR	SAN RAFAEL	CA	94901
2173	185-146-08		138 KNIGHT DR	SAN RAFAEL	CA	94901
2174	185-146-09		255 AZALEA LN	BONNY DOON	CA	95060

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2175	185-151-01		92 ROBINHOOD DR	SAN RAFAEL	CA	94901
2176	185-151-02		3 LOCKWOOD DR	SAN RAFAEL	CA	94901
2177	185-152-01		2 LOCKWOOD DR	SAN RAFAEL	CA	94901
2178	185-152-04		74 ROBINHOOD DR	SAN RAFAEL	CA	94901
2179	185-153-01		91 ROBINHOOD DR	SAN RAFAEL	CA	94901
2180	185-153-02		87 ROBINHOOD DR	SAN RAFAEL	CA	94901
2181	185-153-03		83 ROBINHOOD DR	SAN RAFAEL	CA	94901
2182	185-153-04		79 ROBINHOOD DR	SAN RAFAEL	CA	94901-1462
2183	185-153-05		75 ROBINHOOD DR	SAN RAFAEL	CA	94901
2184	185-153-06		71 ROBINHOOD DR	SAN RAFAEL	CA	94901
2185	185-153-07		115 STETSON AVE	KENTFIELD	CA	94904-1527
2186	185-153-08		3360 CORTE PANORAMA	CARLSBAD	CA	92009
2187	185-153-09		59 ROBINHOOD DR	SAN RAFAEL	CA	94901
2188	185-153-10		55 ROBINHOOD DR	SAN RAFAEL	CA	94901-1460
2189	185-153-11		3 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2190	185-153-12		74 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2191	185-153-13		78 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2192	185-153-14		82 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2193	185-153-15		86 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2194	185-153-16		88 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2195	185-153-17		90 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2196	185-153-18		92 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2197	185-153-19		94 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2198	185-153-20		96 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1452
2199	185-153-21		98 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2200	185-154-01		249 WINDING WAY	SAN FRANCISCO	CA	94112-4428
2201	185-154-02		85 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2202	185-154-03		89 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2203	185-154-04		91 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2204	185-154-05		94 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1452
2205	185-154-06		95 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2206	185-154-07		99 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2207	185-154-08		24 HEARTWOOD CT	SAN RAFAEL	CA	94901
2208	185-154-11		12 HEARTWOOD CT	SAN RAFAEL	CA	94901-1411
2209	185-154-12		8 HEARTWOOD CT	SAN RAFAEL	CA	94901
2210	185-154-13		4 HEARTWOOD CT	SAN RAFAEL	CA	94901
2211	185-154-14		12 BEECHWOOD CT	SAN RAFAEL	CA	949011468
2212	185-154-15		7 HEARTWOOD CT	SAN RAFAEL	CA	94901
2213	185-154-16		11 HEARTWOOD CT	SAN RAFAEL	CA	94901
2214	185-154-17		15 HEARTWOOD CT	SAN RAFAEL	CA	94901
2215	185-154-18		19 HEARTWOOD CT	SAN RAFAEL	CA	94901
2216	185-154-19		23 HEARTWOOD CT	SAN RAFAEL	CA	94901
2217	185-154-20		27 HEARTWOOD CT	SAN RAFAEL	CA	94901
2218	185-154-21		20 HEARTWOOD CT	SAN RAFAEL	CA	94901
2219	185-154-23		PO BOX 151507	SAN RAFAEL	CA	94915
2220	185-155-01		19 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2221	185-155-02		15 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2222	185-155-03		11 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2223	185-156-01		65 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2224	185-156-02		69 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2225	185-156-03		11 BEECHWOOD CT	SAN RAFAEL	CA	94901-1469
2226	185-156-04		7 BEECHWOOD CT	SAN RAFAEL	CA	94901
2227	185-156-05		12 ASHWOOD CT	SAN RAFAEL	CA	94901
2228	185-156-06		3 BEECHWOOD CT	SAN RAFAEL	CA	94901
2229	185-157-01		24 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2230	185-157-02		20 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2231	185-157-03		16 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2232	185-157-04		52 ROBINHOOD DR	SAN RAFAEL	CA	94901
2233	185-157-05		15 BRIARWOOD DR	SAN RAFAEL	CA	94901
2234	185-157-06		19 BRIARWOOD DR	SAN RAFAEL	CA	94901-1406
2235	185-157-07		1000 4TH ST STE 875	SAN RAFAEL	CA	94901-3142
2236	185-157-08		27 BRIARWOOD DR	SAN RAFAEL	CA	94901
2237	185-158-01		51 ROBINHOOD DR	SAN RAFAEL	CA	94901
2238	185-158-02		64 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2239	185-161-01		103 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2240	185-161-02		107 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2241	185-161-03		111 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1449
2242	185-161-04		113 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2243	185-161-05		119 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1449
2244	185-161-06		15 MILLWOOD CT	SAN RAFAEL	CA	94901
2245	185-161-07		20 MILLWOOD CT	SAN RAFAEL	CA	94901
2246	185-161-08		16 MILLWOOD CT	SAN RAFAEL	CA	94901
2247	185-161-09		12 MILLWOOD CT	SAN RAFAEL	CA	94901
2248	185-161-10		8 MILLWOOD CT	SAN RAFAEL	CA	94901
2249	185-161-11		7 LINDENWOOD CT	SAN RAFAEL	CA	94901
2250	185-161-12		11 LINDENWOOD CT	SAN RAFAEL	CA	94901
2251	185-161-13		15 HAMILTON LN	MILL VALLEY	CA	94941
2252	185-161-14		131 HANKEN DR	KENTFIELD	CA	94904-1513
2253	185-161-15		8 LINDENWOOD CT	SAN RAFAEL	CA	94901
2254	185-161-16		135 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2255	185-161-17		131 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2256	185-161-18		4 MILLWOOD CT	SAN RAFAEL	CA	94901
2257	185-162-01		96 ROBINHOOD DR	SAN RAFAEL	CA	94901
2258	185-162-02		100 ROBINHOOD DR	SAN RAFAEL	CA	94901
2259	185-162-03		104 ROBINHOOD DR	SAN RAFAEL	CA	94901
2260	185-162-04		27 DUNFRIES TER	SAN RAFAEL	CA	94901
2261	185-162-05		112 ROBINHOOD DR	SAN RAFAEL	CA	94901
2262	185-162-06		116 ROBINHOOD DR	SAN RAFAEL	CA	94901
2263	185-162-07		124 ROBINHOOD DR	SAN RAFAEL	CA	94901
2264	185-162-08		5 FRIAR TUCK LN	SAN RAFAEL	CA	94901
2265	185-163-01		133 ROBINHOOD DR	SAN RAFAEL	CA	94901
2266	185-163-02		1711 LAKE VILLAGE DR	MEDFORD	OR	97504
2267	185-163-03		125 ROBINHOOD DR	SAN RAFAEL	CA	94901
2268	185-163-04		121 ROBINHOOD DR	SAN RAFAEL	CA	94901
2269	185-163-05		PO BOX 150162	SAN RAFAEL	CA	94915
2270	185-163-06		113 ROBINHOOD DR	SAN RAFAEL	CA	94901
2271	185-163-07		109 ROBINHOOD DR	SAN RAFAEL	CA	94901
2272	185-163-08		105 ROBINHOOD DR	SAN RAFAEL	CA	94901
2273	185-163-09		1937 BENTON LN	NOVATO	CA	94945-1747

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2274	185-163-10		108 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2275	185-163-11		114 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2276	185-163-12		120 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2277	185-163-13		124 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2278	185-163-16		136 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2279	185-163-17		140 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2280	185-163-18		144 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2281	185-163-19		132 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2282	185-163-20		128 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1453
2283	185-164-01		95 ROBINHOOD DR	SAN RAFAEL	CA	94901
2284	185-164-02		95 ROBINHOOD DR	SAN RAFAEL	CA	94901
2285	185-171-01		151 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1451
2286	185-171-02		155 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1451

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2287	185-171-03		159 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2288	185-171-04		165 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2289	185-171-05		171 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2290	185-171-06		175 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2291	185-172-01		170 ROBINHOOD DR	SAN RAFAEL	CA	94901
2292	185-172-02		166 ROBINHOOD DR	SAN RAFAEL	CA	94901
2293	185-172-03		162 ROBINHOOD DR	SAN RAFAEL	CA	94901
2294	185-172-04		158 ROBINHOOD DR	SAN RAFAEL	CA	94901
2295	185-172-05		3 HAZELWOOD LN	SAN RAFAEL	CA	94901
2296	185-173-01		161 ROBINHOOD DR	SAN RAFAEL	CA	94901
2297	185-173-02		157 ROBINHOOD DR	SAN RAFAEL	CA	94901
2298	185-173-03		153 ROBINHOOD DR	SAN RAFAEL	CA	94901-1419
2299	185-173-04		149 ROBINHOOD DR	SAN RAFAEL	CA	94901
2300	185-173-05		145 ROBINHOOD DR	SAN RAFAEL	CA	94901
2301	185-173-06		141 ROBINHOOD DR	SAN RAFAEL	CA	94901
2302	185-173-07		137 ROBINHOOD DR	SAN RAFAEL	CA	94901
2303	185-173-08		148 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2304	185-173-09		152 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2305	185-173-10		9460 APPALACHIAN DR	SACRAMENTO	CA	95827
2306	185-173-14		170 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2307	185-173-18		166 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2308	185-173-19		160 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2309	185-174-01		4 HAZELWOOD LN	SAN RAFAEL	CA	94901
2310	185-174-02		144 ROBINHOOD DR	SAN RAFAEL	CA	94901
2311	185-174-03		140 ROBINHOOD DR	SAN RAFAEL	CA	94901-1463
2312	185-174-04		4 FRIAR TUCK LN	SAN RAFAEL	CA	94901
2313	185-191-01		53 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2314	185-191-02		57 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2315	185-192-01		23 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2316	185-192-02		27 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2317	185-192-03		165 MOUNTAIN MEADOW RD	SANTA ROSA	CA	95404-8550
2318	185-192-04		39 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2319	185-192-05		43 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2320	185-193-01		44 MAPLEWOOD DR	SAN RAFAEL	CA	94901-1471
2321	185-193-02		40 MAPLEWOOD DR	SAN RAFAEL	CA	94901-1471
2322	185-193-03		36 MAPLEWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2323	185-193-04		32 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2324	185-193-05		17 KNOLLTOP CT	NOVATO	CA	94945
2325	185-193-06		31 BRIARWOOD DR	SAN RAFAEL	CA	94901
2326	185-193-07		35 BRIARWOOD DR	SAN RAFAEL	CA	94901
2327	185-193-08		39 BRIARWOOD DR	SAN RAFAEL	CA	94901-1406
2328	185-193-09		43 BRIARWOOD DR	SAN RAFAEL	CA	94901
2329	185-193-10		47 BRIARWOOD DR	SAN RAFAEL	CA	94901
2330	185-193-11		1802 CHELSEA WAY	REDWOOD CITY	CA	94061
2331	185-193-14		56 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2332	185-193-15		52 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2333	185-193-16		48 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2334	185-193-17		55 BRIARWOOD DR	SAN RAFAEL	CA	94901
2335	185-193-19		59 BRIARWOOD DR	SAN RAFAEL	CA	94901
2336	185-194-01		25 BRENTWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2337	185-194-02		29 BRENTWOOD DR	SAN RAFAEL	CA	94901
2338	185-194-03		33 BRENTWOOD DR	SAN RAFAEL	CA	94901
2339	185-194-04		37 BRENTWOOD DR	SAN RAFAEL	CA	94901
2340	185-194-05		41 BRENTWOOD DR	SAN RAFAEL	CA	94901
2341	185-194-06		45 BRENTWOOD DR	SAN RAFAEL	CA	94901
2342	185-194-07		49 BRENTWOOD DR	SAN RAFAEL	CA	94901
2343	185-194-08		54 BRIARWOOD DR	SAN RAFAEL	CA	94901-1407
2344	185-194-09		50 BRIARWOOD DR	SAN RAFAEL	CA	94901
2345	185-194-10		46 BRIARWOOD DR	SAN RAFAEL	CA	94901
2346	185-194-11		42 BRIARWOOD DR	SAN RAFAEL	CA	94901
2347	185-194-12		38 BRIARWOOD DR	SAN RAFAEL	CA	94901
2348	185-194-13		6572 BENHAM WAY	SACRAMENTO	CA	95834
2349	185-194-14		30 BRIARWOOD DR	SAN RAFAEL	CA	94901
2350	185-195-01		233 KNIGHT DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2351	185-195-02		229 KNIGHT DR	SAN RAFAEL	CA	94901-1429
2352	185-195-03		223 KNIGHT DR	SAN RAFAEL	CA	94901
2353	185-195-04		221 KNIGHT DR	SAN RAFAEL	CA	94901
2354	185-195-05		217 KNIGHT DR	SAN RAFAEL	CA	94901
2355	185-195-06		951 S FAIR OAKS AVE #430	PASADENA	CA	91105-2631
2356	185-195-07		5614 YERBA BUENA RD	SANTA ROSA	CA	95409
2357	185-195-08		1918 LAS GALLINAS AVE	SAN RAFAEL	CA	94903-1740
2358	185-195-09		197 KNIGHT DR	SAN RAFAEL	CA	94901
2359	185-195-10		193 KNIGHT DR	SAN RAFAEL	CA	94901
2360	185-195-11		187 KNIGHT DR	SAN RAFAEL	CA	94901
2361	185-195-12		181 KNIGHT DR	SAN RAFAEL	CA	94901
2362	185-195-13		26 BRENTWOOD DR	SAN RAFAEL	CA	94901
2363	185-195-14		30 BRENTWOOD DR	SAN RAFAEL	CA	94901
2364	185-195-15		34 BRENTWOOD DR	SAN RAFAEL	CA	94901
2365	185-195-16		38 BRENTWOOD DR	SAN RAFAEL	CA	94901
2366	185-195-17		42 BRENTWOOD DR	SAN RAFAEL	CA	94901
2367	185-195-18		46 BRENTWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
2368	185-195-19	R 50 BRENTWOOD DR	SAN RAFAEL	CA	94901-1405
2369	185-196-01	232 KNIGHT DR	SAN RAFAEL	CA	94901
2370	185-196-02	228 KNIGHT DR	SAN RAFAEL	CA	94901
2371	185-196-03	L 224 KNIGHT DR	SAN RAFAEL	CA	94901
2372	185-196-06	216 KNIGHT DR	SAN RAFAEL	CA	94901
2373	185-196-07	212 KNIGHT DR	SAN RAFAEL	CA	94901
2374	185-196-08	208 KNIGHT DR	SAN RAFAEL	CA	94901
2375	185-196-09	3 COTTONWOOD DR	SAN RAFAEL	CA	94901
2376	185-196-10	220 KNIGHT DR	SAN RAFAEL	CA	94901
2377	185-197-01	4 COTTONWOOD DR	SAN RAFAEL	CA	94901
2378	185-197-02	188 KNIGHT DR	SAN RAFAEL	CA	94901
2379	185-197-03	182 KNIGHT DR	SAN RAFAEL	CA	94901
2380	185-197-04	176 KNIGHT DR	SAN RAFAEL	CA	94901
2381	185-201-01	15 COTTONWOOD DR	SAN RAFAEL	CA	94901
2382	185-201-02	59 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2383	185-201-04	64 DRIFTWOOD CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2384	185-201-06		11 COTTONWOOD DR	SAN RAFAEL	CA	94901
2385	185-201-07		8 FAIRWOOD CT	SAN RAFAEL	CA	94901
2386	185-201-08		12 FAIRWOOD CT	SAN RAFAEL	CA	94901
2387	185-201-09		16 FAIRWOOD CT	SAN RAFAEL	CA	94901
2388	185-201-10		20 FAIRWOOD CT	SAN RAFAEL	CA	94901
2389	185-201-11		24 FAIRWOOD CT	SAN RAFAEL	CA	94901
2390	185-201-12		4993 CANFIELD HILL LN	PETALUMA	CA	94952-3726
2391	185-201-13		21 FAIRWOOD CT	SAN RAFAEL	CA	94901
2392	185-201-14			SAN RAFAEL	CA	94901
2393	185-201-15		60 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2394	185-201-16		61 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2395	185-201-17		63 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2396	185-221-01		169 PEACOCK DR	SAN RAFAEL	CA	94901
2397	185-221-02		165 PEACOCK DR	SAN RAFAEL	CA	94901-1553
2398	185-221-03		138 STADIUM AVE	MILL VALLEY	CA	94941-3593

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2399	185-221-04		155 PEACOCK DR	SAN RAFAEL	CA	94901
2400	185-221-05		149 PEACOCK DR	SAN RAFAEL	CA	94901
2401	185-221-06		2 MCNEAR DR	SAN RAFAEL	CA	94901
2402	185-221-07		10 MC NEAR DR	SAN RAFAEL	CA	94901
2403	185-221-09		18 MC NEAR DR	SAN RAFAEL	CA	94901
2404	185-221-10		22 MCNEAR DR	SAN RAFAEL	CA	94901
2405	185-221-13		34 MC NEAR DR	SAN RAFAEL	CA	94901
2406	185-221-15		42 MCNEAR DR	SAN RAFAEL	CA	94901-1546
2407	185-221-16		46 MCNEAR DR	SAN RAFAEL	CA	94901
2408	185-221-17		50 MC NEAR DR	SAN RAFAEL	CA	94901
2409	185-221-18		54 MC NEAR DR	SAN RAFAEL	CA	94901
2410	185-221-19		60 MCNEAR DR	SAN RAFAEL	CA	94901
2411	185-221-20		66 MC NEAR DR	SAN RAFAEL	CA	94901
2412	185-221-21		70 MC NEAR DR	SAN RAFAEL	CA	94901
2413	185-221-22		74 MCNEAR DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2414	185-221-23		78 MCNEAR DR	SAN RAFAEL	CA	94901
2415	185-221-25		14 MCNEAR DR	SAN RAFAEL	CA	94901
2416	185-221-28		30 MC NEAR DR	SAN RAFAEL	CA	94901
2417	185-221-30		26 MC NEAR DR	SAN RAFAEL	CA	94901
2418	185-221-31		38 MC NEAR	SAN RAFAEL	CA	94901
2419	185-222-01		172 PEACOCK DR	SAN RAFAEL	CA	94901
2420	185-222-02		168 PEACOCK DR	SAN RAFAEL	CA	94901
2421	185-222-03		164 PEACOCK DR	SAN RAFAEL	CA	94901-1506
2422	185-222-04		160 PEACOCK DR	SAN RAFAEL	CA	94901
2423	185-222-05		156 PEACOCK DR	SAN RAFAEL	CA	94901
2424	185-222-06		152 PEACOCK DR	SAN RAFAEL	CA	94901
2425	185-222-07		817 MISSION AVE STE A1	SAN RAFAEL	CA	94901
2426	185-222-08		144 PEACOCK DR	SAN RAFAEL	CA	94901
2427	185-222-09			SAN RAFAEL	CA	94901
2428	185-251-01		27 ALDERWOOD WAY	SAN RAFAEL	CA	94901-1402
2429	185-251-02		23 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2430	185-251-03		89 BRENTWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2431	185-251-04		85 BRENTWOOD DR	SAN RAFAEL	CA	94901-1456
2432	185-251-05		81 BRENTWOOD DR	SAN RAFAEL	CA	94901
2433	185-251-06		77 BRENTWOOD DR	SAN RAFAEL	CA	94901
2434	185-252-01		65 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2435	185-252-02		1812 ARROYO SIERRA CT	SANTA ROSA	CA	95405-7703
2436	185-253-01		63 BRIARWOOD DR	SAN RAFAEL	CA	94901
2437	185-253-02		7897 COCOBAY DR	NAPLES	FL	34108-6510
2438	185-253-03		67 BRIARWOOD DR	SAN RAFAEL	CA	94901
2439	185-253-04		71 BRIARWOOD DR	SAN RAFAEL	CA	94901
2440	185-253-05		75 BRIARWOOD DR	SAN RAFAEL	CA	94901
2441	185-253-06		73 BRENTWOOD DR	SAN RAFAEL	CA	94901
2442	185-253-07		PO BOX 223	ROSS	CA	94957
2443	185-254-01		7 PADDINGTON CIR	BRONXVILLE	NY	10708
2444	185-254-02		59 BRENTWOOD DR	SAN RAFAEL	CA	94901
2445	185-254-03		70 BRIARWOOD DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2446	185-254-04		66 BRIARWOOD DR	SAN RAFAEL	CA	94901
2447	185-254-05		60 BRIARWOOD DR	SAN RAFAEL	CA	94901
2448	185-255-01		54 BRENTWOOD DR	SAN RAFAEL	CA	94901
2449	185-255-02		58 BRENTWOOD DR	SAN RAFAEL	CA	94901
2450	185-255-03		62 BRENTWOOD DR	SAN RAFAEL	CA	94901
2451	185-255-04		6565 CROWN POINT VIS	GRANITE BAY	CA	95746-8821
2452	185-255-05		72 BRENTWOOD DR	SAN RAFAEL	CA	94901
2453	185-255-06		76 BRENTWOOD DR	SAN RAFAEL	CA	94901-1405
2454	185-255-07		212 FAUNA AVE	ROHNERT PARK	CA	94928
2455	185-255-08		5 KAREN DR	AMERICAN CANYON	CA	94503
2456	185-255-09		88 BRENTWOOD DR	SAN RAFAEL	CA	94901
2457	185-255-10		249 KNIGHT DR	SAN RAFAEL	CA	94901
2458	185-255-11		245 KNIGHT DR	SAN RAFAEL	CA	94901
2459	185-255-12		241 KNIGHT DR	SAN RAFAEL	CA	94901
2460	185-255-13		237 KNIGHT DR	SAN RAFAEL	CA	94901
2461	185-256-01		236 KNIGHT DR	SAN RAFAEL	CA	94901-1430
2462	185-256-02		240 KNIGHT DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2463	185-256-03		244 KNIGHT DR	SAN RAFAEL	CA	94901
2464	185-256-04		248 KNIGHT DR	SAN RAFAEL	CA	94901
2465	185-256-05		252 KNIGHT DR	SAN RAFAEL	CA	94901
2466	185-271-01		293 KNIGHT DR	SAN RAFAEL	CA	94901
2467	185-271-02		287 KNIGHT DR	SAN RAFAEL	CA	94901
2468	185-271-03		281 KNIGHT DR	SAN RAFAEL	CA	94901
2469	185-271-04		275 KNIGHT DR	SAN RAFAEL	CA	94901
2470	185-271-05		271 KNIGHT DR	SAN RAFAEL	CA	94901
2471	185-271-06		267 KNIGHT DR	SAN RAFAEL	CA	94901
2472	185-271-07		263 KNIGHT DR	SAN RAFAEL	CA	94901
2473	185-271-08		259 KNIGHT DR	SAN RAFAEL	CA	94901
2474	185-271-09		255 KNIGHT DR	SAN RAFAEL	CA	94901
2475	185-271-10		8 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2476	185-271-11		19221 VINEYARD LN	SARATOGA	CA	95070
2477	185-271-12		60 RATTO RD	ALAMEDA	CA	94502-7952

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2478	185-271-13		186 RIVIERA DR	SAN RAFAEL	CA	94901-1554
2479	185-271-14		24 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2480	185-271-15		28 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2481	185-271-16			SAN RAFAEL	CA	94901
2482	185-272-01		268 KNIGHT DR	SAN RAFAEL	CA	94901
2483	185-272-02		272 KNIGHT DR	SAN RAFAEL	CA	94901
2484	185-272-03		276 KNIGHT DR	SAN RAFAEL	CA	94901
2485	185-272-04		280 KNIGHT DR	SAN RAFAEL	CA	94901
2486	185-272-05		284 KNIGHT DR	SAN RAFAEL	CA	94901
2487	185-272-06		288 KNIGHT DR	SAN RAFAEL	CA	94901
2488	185-272-07		292 KNIGHT DR	SAN RAFAEL	CA	94901
2489	185-273-01		256 KNIGHT DR	SAN RAFAEL	CA	94901
2490	185-273-02		260 KNIGHT DR	SAN RAFAEL	CA	94901
2491	186-041-02		18 PLACE MOULIN	TIBURON	CA	94920
2492	186-041-03		18 PLACE MOULIN	TIBURON	CA	94920
2493	186-042-02		178 MAIN DR	SAN RAFAEL	CA	94901
2494	186-042-03		30 BAYVIEW DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2495	186-051-05		120 MAIN DR	SAN RAFAEL	CA	94901
2496	186-051-06		128 MAIN DR	SAN RAFAEL	CA	94901
2497	186-051-07		132 MAIN DR	SAN RAFAEL	CA	94901
2498	186-051-08		140 MAIN DR	SAN RAFAEL	CA	94901
2499	186-051-09		138 MAIN DR	SAN RAFAEL	CA	94901
2500	186-051-10		PO BOX 60	SAN RAFAEL	CA	94915
2501	186-051-11		150 MAIN DR	SAN RAFAEL	CA	94901
2502	186-051-12		174 MAIN DR	SAN RAFAEL	CA	94901
2503	186-051-13		174 MAIN DR	SAN RAFAEL	CA	94901-2520
2504	186-071-03		225 BAYVIEW DR	SAN RAFAEL	CA	94901-2553
2505	186-071-04		10 BAY CT	SAN RAFAEL	CA	94901
2506	186-071-05		79 INVERNESS DR	SAN RAFAEL	CA	94901
2507	186-071-09		233 BAYVIEW DR	SAN RAFAEL	CA	94901
2508	186-072-01		222 BAYVIEW DR	SAN RAFAEL	CA	94901
2509	186-072-09		70 MANZANITA AVE	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2510	186-072-10		70 MANZANITA AVE	SAN RAFAEL	CA	94901
2511	186-072-16		226 BAYVIEW DR	SAN RAFAEL	CA	94901
2512	186-072-17		75 MANZANITA AVE	SAN RAFAEL	CA	94901
2513	186-081-05		117 MAIN DR	SAN RAFAEL	CA	94901
2514	186-081-07		30 MANZANITA AVE	SAN RAFAEL	CA	94901
2515	186-081-08		48 MANZANITA AVE	SAN RAFAEL	CA	94901-2522
2516	186-081-09		115 MAIN DR	SAN RAFAEL	CA	94901
2517	186-081-10		20 MANZANITA AVE	SAN RAFAEL	CA	94901
2518	186-081-15		80 ATHERTON OAKS	NOVATO	CA	94945
2519	186-081-16		125 MAIN DR	SAN RAFAEL	CA	94901
2520	186-081-17		165 MAIN DR	SAN RAFAEL	CA	94901
2521	186-081-18		155 MAIN DR	SAN RAFAEL	CA	94901
2522	186-081-19		64 MANZANITA AVE	SAN RAFAEL	CA	94901
2523	186-081-20		60 MANZANITA AVE	SAN RAFAEL	CA	94901-2522
2524	186-081-21		145 MAIN DR	SAN RAFAEL	CA	94901
2525	186-082-01		65 MANZANITA AVE	SAN RAFAEL	CA	94901
2526	186-082-02		45 MANZANITA AVE	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2527	186-091-01		221 BAYVIEW DR	SAN RAFAEL	CA	94901
2528	186-091-02		205 BAYVIEW DR	SAN RAFAEL	CA	94901
2529	186-091-08		193 BAYVIEW DR	SAN RAFAEL	CA	94901
2530	186-091-10		203 BAYVIEW DR	SAN RAFAEL	CA	94901
2531	186-092-01		31 MANZANITA AVE	SAN RAFAEL	CA	94901
2532	186-092-02		25 MANZANITA AVE	SAN RAFAEL	CA	94901-2521
2533	186-092-04		15 MANZANITA AVE	SAN RAFAEL	CA	94901-2521
2534	186-092-05		85 MAIN DR	SAN RAFAEL	CA	94901
2535	186-092-06		166 BAYVIEW DR	SAN RAFAEL	CA	94901
2536	186-092-08		1000 FOURTH ST #875	SAN RAFAEL	CA	94901
2537	186-092-09		190 BAYVIEW DR	SAN RAFAEL	CA	94901-2567
2538	186-092-10		200 BAYVIEW DR	SAN RAFAEL	CA	94901
2539	186-092-11		210 BAYVIEW DR	SAN RAFAEL	CA	94901
2540	186-092-12		1000 4TH ST STE 875	SAN RAFAEL	CA	94901
2541	186-092-14		21 MANZANITA AVE	SAN RAFAEL	CA	94901
2542	186-101-02		55 MAIN DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2543	186-101-03		47 MAIN DR	SAN RAFAEL	CA	94901
2544	186-101-04		45 MAIN DR	SAN RAFAEL	CA	94901
2545	186-101-05		35 MAIN DR	SAN RAFAEL	CA	94901
2546	186-101-06		25 MAIN DR	SAN RAFAEL	CA	94901
2547	186-101-08		120 BAYVIEW DR	SAN RAFAEL	CA	94901
2548	186-101-09		120 BAYVIEW DR	SAN RAFAEL	CA	94901
2549	186-101-10		130 BAYVIEW DR	SAN RAFAEL	CA	94901
2550	186-101-13		136 BAYVIEW DR	SAN RAFAEL	CA	94901
2551	186-101-14		134 BAYVIEW DR	SAN RAFAEL	CA	94901
2552	186-101-15		140 BAYVIEW DR	SAN RAFAEL	CA	94901-2502
2553	186-101-16		75 MAIN DR	SAN RAFAEL	CA	94901
2554	186-101-17		75 MAIN DR	SAN RAFAEL	CA	94901
2555	186-111-01		185 BAYVIEW DR	SAN RAFAEL	CA	94901-2559
2556	186-111-02		161 BAYVIEW DR	SAN RAFAEL	CA	94901
2557	186-112-01		1000 FOURTH ST STE 800	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2558	186-112-02		1000 FOURTH ST STE 800	SAN RAFAEL	CA	94901
2559	186-112-04					
2560	186-112-07		157 BAYVIEW DR	SAN RAFAEL	CA	94901
2561	186-112-08		2692 VEGAS AVE	CASTRO VALLEY	CA	94546
2562	186-112-14		57 BAYVIEW DR	SAN RAFAEL	CA	94901
2563	186-112-15		33 BAYVIEW DR	SAN RAFAEL	CA	94901
2564	186-112-16		135 BAYVIEW DR	SAN RAFAEL	CA	94901
2565	186-112-18		PO BOX D	SAN RAFAEL	CA	94913-3903
2566	186-112-19					
2567	186-112-20					
2568	186-112-21		2323 VALLEJO ST	SAN FRANCISCO	CA	94123
2569	186-112-22		139 BAYVIEW DR	SAN RAFAEL	CA	94901
2559M	186-112-23		31 BAYVIEW DR	SAN RAFAEL	CA	94901
2570	186-121-14		110 BAYVIEW DR	SAN RAFAEL	CA	94901
2571	186-121-17		871 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2572	186-121-18		227 22ND ST	HUNTINGTON BEACH	CA	92648

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2573	186-121-21		114 BAYVIEW DR	SAN RAFAEL	CA	94901
2574	186-121-24		829 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2575	186-121-25		108 BAYVIEW DR	SAN RAFAEL	CA	94901-2502
2576	186-121-28		344 63RD ST	OAKLAND	CA	94618
2577	186-121-29		344 63RD ST	OAKLAND	CA	94618
2578	186-121-30		PO BOX 242	GUINDA	CA	95637
2579	186-121-31		PO BOX 242	GUINDA	CA	95637
2580	186-121-32					
2581	186-121-33					
2582	186-121-36		90 BAYVIEW DR	SAN RAFAEL	CA	94901
2580M	186-121-37		100 BAYVIEW DR	SAN RAFAEL	CA	94901
2583	186-122-07		836 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2584	186-122-08		836 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2585	186-131-03		27 BAYVIEW DR	SAN RAFAEL	CA	94901
2586	186-131-04		23 BAYVIEW DR	SAN RAFAEL	CA	94901
2587	186-132-04		60 BAYVIEW DR	SAN RAFAEL	CA	94901
2588	186-132-14		80 BAYVIEW DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2589	186-132-15		30 BAYVIEW DR	SAN RAFAEL	CA	94901
2590	186-132-18		30 BAYVIEW DR	SAN RAFAEL	CA	94901
2591	186-132-22		755 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2592	186-132-23		745 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2593	186-132-24		761 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2594	186-132-25		765 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2595	186-132-26		10 BAYVIEW DR	SAN RAFAEL	CA	94901
2596	186-132-27		2690 HEATHERSTONE DR	SAN RAFAEL	CA	94903
2597	186-132-40		52 OLIVE AVE	PIEDMONT	CA	94611
2598	186-132-41		40 BAYVIEW DR	SAN RAFAEL	CA	94901
2599	186-132-42		60 BAYVIEW DR	SAN RAFAEL	CA	94901
2600	186-141-01		5117 PACIFICA DR	SAN DIEGO	CA	92109
2601	186-141-02		5117 PACIFICA DR	SAN DIEGO	CA	92109
2602	186-141-03		1061 BUTTERFIELD RD	SAN ANSELMO	CA	94960
2603	186-141-04		732 PT SAN PEDRO RD	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2604	186-141-05		5094 PARADISE DR	CORTE MADERA	CA	94925
2605	186-141-06		738 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2533
2606	186-141-07		905 SE 10TH CT	POMPANO BEACH	FL	33060
2607	186-141-09		748 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2608	186-141-10		106 OAK DR	SAN RAFAEL	CA	94901
2609	186-141-11		108 OAK DR	SAN RAFAEL	CA	94901
2610	186-141-15		124 OAK DR	SAN RAFAEL	CA	94901
2611	186-141-16		PO BOX 151542	SAN RAFAEL	CA	94915
2612	186-141-17		34 MARINE DR	SAN RAFAEL	CA	94901
2613	186-141-20		15 MOUNTAIN VIEW AVE	SAN RAFAEL	CA	94901
2614	186-141-22		116 OAK DR	SAN RAFAEL	CA	94901
2615	186-141-23		122 OAK DR	SAN RAFAEL	CA	94901-2513
2616	186-141-24		110 OAK DR	SAN RAFAEL	CA	94901
2617	186-141-26		748 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2618	186-141-30			SACRAMENTO	CA	
2619	186-141-31		PO BOX 151560	SAN RAFAEL	CA	94915-1560
2620	186-141-32		235 SANTA ANA AVE	SAN FRANCISCO	CA	94127
2621	186-141-33		112 OAK DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2622	186-141-34		114 OAK DR	SAN RAFAEL	CA	94901-2513
2623	186-142-01		220 RAGLE AVE S	SEBASTOPOL	CA	95472
2624	186-142-02		704 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2625	186-142-04					
2626	186-142-05		712 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
2627	186-142-06		2 BEACH DR	SAN RAFAEL	CA	94901
2628	186-142-07		4 BEACH DR	SAN RAFAEL	CA	94901
2629	186-142-10					
2630	186-142-14		26 BEACH DR	SAN RAFAEL	CA	94901
2631	186-142-15		50 MARINE DR	SAN RAFAEL	CA	94901
2632	186-142-16		40 MARINE DR	SAN RAFAEL	CA	94901
2633	186-142-17		46 MARINE DR	SAN RAFAEL	CA	94901
2634	186-142-18		38 BEACH DR	SAN RAFAEL	CA	94901
2635	186-142-19		50 MARINE DR	SAN RAFAEL	CA	94901
2636	186-142-20		55 MARINE DR	SAN RAFAEL	CA	94901
2637	186-142-25		33 DELLWOOD CT	SAN RAFAEL	CA	94901
2638	186-142-26		5707 E 32ND ST	YUMA	AZ	85365
2639	186-142-27		45 MARINE DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2640	186-142-30		704 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2641	186-142-31					
2642	186-142-32		1104 WALNUT ST	WESTERN SPRINGS	IL	60558
2643	186-142-33		201 MISSION ST 4TH FL	SAN FRANCISCO	CA	94105
2644	186-142-34		55 ROWLEY CIR	TIBURON	CA	94920
2645	186-142-35		55 ROWLEY CIR	TIBURON	CA	94920
2646	186-142-36		55 ROWLEY CIR	TIBURON	CA	94920
2625M	186-142-37		708 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2647	186-152-02		190 OAK DR	SAN RAFAEL	CA	94901
2648	186-152-03		160 OAK DR	SAN RAFAEL	CA	94901
2649	186-152-10		170 OAK DR	SAN RAFAEL	CA	94901
2650	186-152-11		166 OAK DR	SAN RAFAEL	CA	94901
2651	186-153-01		35 MARINE DR	SAN RAFAEL	CA	94901
2652	186-153-02		51 BEACH DR	SAN RAFAEL	CA	94901
2653	186-153-03		53 BEACH DR	SAN RAFAEL	CA	94901
2654	186-153-04		2307 STUART ST	BERKELEY	CA	94705-1108

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
2655	186-153-05	[REDACTED]	21 LINDEN LN	SAN RAFAEL	CA 94901
2656	186-153-06	[REDACTED]	21 LINDEN LN	SAN RAFAEL	CA 94901
2657	186-153-20	[REDACTED]			
2658	186-153-21	[REDACTED]	24 PT SAN PEDRO RD	SAN RAFAEL	CA 94901
2659	186-153-22	[REDACTED]	152 PICAACHO RD	LA HABRA HEIGHTS	CA 90631
2660	186-153-23	[REDACTED]	7647 TEAKWOOD DR	FREMONT	CA 94536
2661	186-153-24	[REDACTED]	7647 TEAKWOOD DR	FREMONT	CA 94536
2662	186-153-26	[REDACTED]	63 OAK DR	SAN RAFAEL	CA 94901
2663	186-153-35	[REDACTED]	87 OAK DR	SAN RAFAEL	CA 94901
2664	186-153-36	[REDACTED]	85 OAK DR	SAN RAFAEL	CA 94901
2665	186-153-37	[REDACTED]	83 OAK DR	SAN RAFAEL	CA 94901
2666	186-153-38	[REDACTED]	01 MISSION ST 4TH FL	SAN FRANCISCO	CA 94105
2667	186-153-44	[REDACTED]	O BOX 10031	SAN RAFAEL	CA 94912
2668	186-153-45	[REDACTED]	42 MILL ST	SAN RAFAEL	CA 94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2669	186-153-48		800 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2670	186-153-49		800 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2671	186-153-51		9 MARINE DR	SAN RAFAEL	CA	94901
2672	186-153-52		11 MARINE DR	SAN RAFAEL	CA	94901
2673	186-153-53		16311 MIDDLEBELT RD	LIVONIA	MI	48154
2674	186-153-55		74 VISTA DEL SOL	MILL VALLEY	CA	94941
2675	186-153-56		109 OAK DR	SAN RAFAEL	CA	94901
2676	186-153-57		115 OAK DR	SAN RAFAEL	CA	94901
2677	186-153-58		117 OAK DR	SAN RAFAEL	CA	94901
2678	186-153-59		119 OAK DR	SAN RAFAEL	CA	94901
2679	186-153-60		121 OAK DR	SAN RAFAEL	CA	94901
2680	186-153-61		123 OAK DR	SAN RAFAEL	CA	94901
2681	186-153-62		133 OAK DR	SAN RAFAEL	CA	94901
2682	186-153-63					
2683	186-153-69		946 CAULFIELD LN STE B	PETALUMA	CA	94952
2684	186-153-70		762 MOUNTAIN VIEW AVE	LONGMONT	CO	80501

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2657M	186-153-71		816 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2685	186-470-65			SAN RAFAEL	CA	94901
2686	186-470-66			SACRAMENTO	CA	
2687	186-470-81		1400 FIFTH AVE	SAN RAFAEL	CA	94901
2688	186-470-85		82 MCNEAR DR	SAN RAFAEL	CA	94901
2689	186-470-87		85 MC NEAR DR	SAN RAFAEL	CA	94901
2690	186-470-90		SAN RAFAEL CA	SAN RAFAEL	CA	94901
2691	186-470-91		6600 HUNTER DR	ROHNERT PARK	CA	94928
2692	186-470-93		PO BOX 2803	NOVATO	CA	94948
2693	186-470-99		81 MCNEAR DR	SAN RAFAEL	CA	94901
2694	186-491-01		3 LAURELWOOD CT	SAN RAFAEL	CA	94901
2695	186-491-02		7 LAURELWOOD CT	SAN RAFAEL	CA	94901
2696	186-491-03		11 LAURELWOOD CT	SAN RAFAEL	CA	94901
2697	186-491-04		15 LAURELWOOD CT	SAN RAFAEL	CA	94901
2698	186-491-05		19 LAURELWOOD CT	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2699	186-491-06		23 LAURELWOOD CT	SAN RAFAEL	CA	94901
2700	186-491-07		27 LAURELWOOD CT	SAN RAFAEL	CA	94901
2701	186-492-01		30 LAURELWOOD CT	SAN RAFAEL	CA	94901
2702	186-492-02		3971 CLAY ST	SAN FRANCISCO	CA	94118
2703	186-492-03		22 LAURELWOOD CT	SAN RAFAEL	CA	94901-1433
2704	186-492-04		18 LAURELWOOD CT	SAN RAFAEL	CA	94901
2705	186-492-05		14 LAURELWOOD CT	SAN RAFAEL	CA	94901
2706	186-492-06		10 LAURELWOOD CT	SAN RAFAEL	CA	94901
2707	186-492-07		4 LAURELWOOD CT	SAN RAFAEL	CA	94901
2708	186-492-08		317 KNIGHT DR	SAN RAFAEL	CA	94901
2709	186-492-09		323 KNIGHT DR	SAN RAFAEL	CA	94901
2710	186-492-10		327 KNIGHT DR	SAN RAFAEL	CA	94901
2711	186-492-11		331 KNIGHT DR	SAN RAFAEL	CA	94901
2712	186-492-12		337 KNIGHT DR	SAN RAFAEL	CA	94901
2713	186-492-13		345 KNIGHT DR	SAN RAFAEL	CA	94901
2714	186-492-14		351 KNIGHT DR	SAN RAFAEL	CA	94901
2715	186-493-01		356 KNIGHT DR	SAN RAFAEL	CA	94901
2716	186-493-02		352 KNIGHT DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2717	186-493-03		348 KNIGHT DR	SAN RAFAEL	CA	94901
2718	186-493-05		340 KNIGHT DR	SAN RAFAEL	CA	94901
2719	186-493-06		336 KNIGHT DR	SAN RAFAEL	CA	94901
2720	186-493-07		332 KNIGHT DR	SAN RAFAEL	CA	94901
2721	186-493-08		328 KNIGHT DR	SAN RAFAEL	CA	94901
2722	186-493-09		324 KNIGHT DR	SAN RAFAEL	CA	94901
2723	186-493-10		320 KNIGHT DR	SAN RAFAEL	CA	94901
2724	186-493-11		316 KNIGHT DR	SAN RAFAEL	CA	94901
2725	186-493-12		312 KNIGHT DR	SAN RAFAEL	CA	94901-1431
2726	186-493-13		308 KNIGHT DR	SAN RAFAEL	CA	94901
2727	186-493-14		191 MC NEAR DR	SAN RAFAEL	CA	94901
2728	186-493-15		197 MCNEAR DR	SAN RAFAEL	CA	94901
2729	186-493-16		203 MC NEAR DR	SAN RAFAEL	CA	94901
2730	186-493-17		71 W HUBBARD ST #4805	CHICAGO	IL	60654
2731	186-493-18		211 MC NEAR DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2732	186-493-19		215 MC NEAR DR	SAN RAFAEL	CA	94901
2733	186-493-21		223 MC NEAR DR	SAN RAFAEL	CA	94901
2734	186-493-22		227 MC NEAR DR	SAN RAFAEL	CA	94901
2735	186-493-23		231 MC NEAR DR	SAN RAFAEL	CA	94901
2736	186-493-24		235 MCNEAR DR	SAN RAFAEL	CA	94901-1436
2737	186-493-25		239 MC NEAR DR	SAN RAFAEL	CA	94901
2738	186-493-26		243 MC NEAR DR	SAN RAFAEL	CA	94901
2739	186-493-27		247 MCNEAR DR	SAN RAFAEL	CA	94901
2740	186-493-28		344 KNIGHT DR	SAN RAFAEL	CA	94901
2741	186-493-29			CORTE MADERA	CA	94925
2742	186-493-30		219 MC NEAR DR	SAN RAFAEL	CA	94901
2743	186-494-01		248 MCNEAR DR	SAN RAFAEL	CA	94901-1437
2744	186-494-02		242 MCNEAR DR	SAN RAFAEL	CA	94901
2745	186-494-03		236 MCNEAR DR	SAN RAFAEL	CA	94901
2746	186-494-04		230 MC NEAR DR	SAN RAFAEL	CA	94901
2747	186-494-05		PO BOX 5111	LARKSPUR	CA	94977-5111

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2748	186-495-01		214 MC NEAR DR	SAN RAFAEL	CA	94901
2749	186-495-02		208 MC NEAR DR	SAN RAFAEL	CA	94901
2750	186-495-03		204 MC NEAR DR	SAN RAFAEL	CA	94901
2751	186-495-04		200 MCNEAR DR	SAN RAFAEL	CA	94901
2752	186-495-05		196 MC NEAR DR	SAN RAFAEL	CA	94901
2753	186-501-01		297 KNIGHT DR	SAN RAFAEL	CA	94901
2754	186-501-02		301 KNIGHT DR	SAN RAFAEL	CA	94901
2755	186-502-01		304 KNIGHT DR	SAN RAFAEL	CA	94901
2756	186-502-02		300 KNIGHT DR	SAN RAFAEL	CA	94901
2757	186-502-03		296 KNIGHT DR	SAN RAFAEL	CA	94901
2758	186-502-06		9 WOODSIDE WAY	SAN RAFAEL	CA	94901-1439
2759	186-502-08		17 WOODSIDE WAY	SAN RAFAEL	CA	94901
2760	186-502-09		23 WOODSIDE WAY	SAN RAFAEL	CA	94901
2761	186-502-10		29 WOODSIDE WAY	SAN RAFAEL	CA	94901
2762	186-502-11		3 PINECONE CT	SAN RAFAEL	CA	94901
2763	186-502-12		7 PINECONE CT	SAN RAFAEL	CA	94901
2764	186-502-13		11 PINECONE CT	SAN RAFAEL	CA	94901
2765	186-502-14		8 PINECONE CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2766	186-502-15		35 WOODSIDE WAY	SAN RAFAEL	CA	94901
2767	186-502-16		1742 TERRACE DR	BELMONT	CA	94002-1757
2768	186-502-17		45 WOODSIDE WAY	SAN RAFAEL	CA	94901
2769	186-502-18		175 MCNEAR DR	SAN RAFAEL	CA	94901-1446
2770	186-502-19		179 MCNEAR DR	SAN RAFAEL	CA	94901
2771	186-502-20		185 MCNEAR DR	SAN RAFAEL	CA	94901
2772	186-502-22		5 WOODSIDE WAY	SAN RAFAEL	CA	94901
2773	186-502-23		11 WOODSIDE WAY	SAN RAFAEL	CA	94901
2774	186-502-25		3 WOODSIDE WAY	SAN RAFAEL	CA	94901
2775	186-503-01		192 MC NEAR DR	SAN RAFAEL	CA	94901
2776	186-503-02		188 MC NEAR DR	SAN RAFAEL	CA	94901
2777	186-503-03		2974 TILBURY WAY	ROSEVILLE	CA	95661
2778	186-503-04		180 MC NEAR DR	SAN RAFAEL	CA	94901
2779	186-503-05		176 MCNEAR DR	SAN RAFAEL	CA	94901
2780	186-503-06		170 MCNEAR DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2781	186-503-07		PO BOX 472126	SAN FRANCISCO	CA	94147-2126
2782	186-504-02		40 WOODSIDE WAY	SAN RAFAEL	CA	94901
2783	186-504-03		34 WOODSIDE WAY	SAN RAFAEL	CA	94901
2784	186-504-04		30 WOODSIDE WAY	SAN RAFAEL	CA	94901
2785	186-504-05		26 WOODSIDE WAY	SAN RAFAEL	CA	94901
2786	186-504-06		22 WOODSIDE WAY	SAN RAFAEL	CA	94901
2787	186-504-08		163 MCNEAR DR	SAN RAFAEL	CA	94901
2788	186-510-01		2 WOODSIDE WAY	SAN RAFAEL	CA	94901
2789	186-510-02		27 DUNFRIES TER	SAN RAFAEL	CA	94901
2790	186-510-03		10 WOODSIDE WAY	SAN RAFAEL	CA	94901-1440
2791	186-510-04		14 WOODSIDE WAY	SAN RAFAEL	CA	94901
2792	186-510-05		18 WOODSIDE WAY	SAN RAFAEL	CA	94901
2793	186-520-01		366 MARGARITA DR	SAN RAFAEL	CA	94901
2794	186-520-02		350 MARGARITA DR	SAN RAFAEL	CA	94901
2795	186-520-03		320 MARGARITA DR	SAN RAFAEL	CA	94901
2796	186-520-06		PO BOX 750007	PETALUMA	CA	94975-0007
2797	186-520-09		PO BOX 750007	PETALUMA	CA	94975-0007

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2798	186-520-10			CORTE MADERA	CA	94925
2799	186-520-11		PO BOX 750007	PETALUMA	CA	94975-0007
2800	186-520-12		292 MARGARITA DR	SAN RAFAEL	CA	94901
2801	186-520-13		290 MARGARITA DR	SAN RAFAEL	CA	94901
2802	186-520-14		296 MARGARITA DR	SAN RAFAEL	CA	94901
2803	186-520-15			SAN RAFAEL	CA	94901
2804	186-520-16			SAN RAFAEL	CA	94901
2805	186-520-19		3001 BRIDGEWAY #370-K	SAUSALITO	CA	94965
2806	186-520-20		PO BOX 994	CORTE MADERA	CA	94976-0994
2807	186-530-01		176 PEACOCK DR	SAN RAFAEL	CA	94901
2808	186-530-02		180 PEACOCK DR	SAN RAFAEL	CA	94901
2809	186-530-03		184 PEACOCK DR	SAN RAFAEL	CA	94901
2810	186-530-06		196 PEACOCK DR	SAN RAFAEL	CA	94901
2811	186-530-07		200 PEACOCK DR	SAN RAFAEL	CA	94901
2812	186-530-08		2 SILK OAK CIR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
2813	186-530-09	[REDACTED] 6 WOODROSE CT	SAN RAFAEL	CA	94901
2814	186-530-10	[REDACTED] 10 WOODROSE CT	SAN RAFAEL	CA	94901
2815	186-530-11	[REDACTED] 9 WOODROSE CT	SAN RAFAEL	CA	94901
2816	186-530-12	[REDACTED] 5 WOODROSE CT	SAN RAFAEL	CA	94901
2817	186-530-13	[REDACTED] 1 WOODROSE CT	SAN RAFAEL	CA	94901
2818	186-530-14	[REDACTED] 10 SILK OAK CIR	SAN RAFAEL	CA	94901
2819	186-530-15	[REDACTED] 4 SNOWBERRY CT	SAN RAFAEL	CA	94901
2820	186-530-16	[REDACTED] 8 SNOWBERRY CT	SAN RAFAEL	CA	94901-1592
2821	186-530-17	[REDACTED] 12 SNOWBERRY CT	SAN RAFAEL	CA	94901
2822	186-530-18	[REDACTED] 11 SNOWBERRY CT	SAN RAFAEL	CA	94901
2823	186-530-19	[REDACTED] 7 SNOWBERRY CT	SAN RAFAEL	CA	94901
2824	186-530-20	[REDACTED] 14 SILK OAK CIR	SAN RAFAEL	CA	94901
2825	186-530-21	[REDACTED] 2 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2826	186-530-22	[REDACTED] 6 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2827	186-530-23	[REDACTED] 10 SAGEBRUSH CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2828	186-530-24		14 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2829	186-530-25		18 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2830	186-530-26		15 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2831	186-530-27		11 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2832	186-530-28		9 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2833	186-530-29		5 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2834	186-530-30		1 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2835	186-530-31		4 LUPINE CT	SAN RAFAEL	CA	94901-1588
2836	186-530-32		8 LUPINE CT	SAN RAFAEL	CA	94901
2837	186-530-33		12 LUPINE CT	SAN RAFAEL	CA	94901
2838	186-530-34		16 LUPINE CT	SAN RAFAEL	CA	94901
2839	186-530-35		20 LUPINE CT	SAN RAFAEL	CA	94901
2840	186-530-36		27 LUPINE CT	SAN RAFAEL	CA	94901
2841	186-530-37		23 LUPINE CT	SAN RAFAEL	CA	94901
2842	186-530-38		19 LUPINE CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2843	186-530-39		15 LUPINE CT	SAN RAFAEL	CA	94901
2844	186-530-40		11 LUPINE CT	SAN RAFAEL	CA	94901-1589
2845	186-530-41		900 MISSION AVE #A	SAN RAFAEL	CA	94901
2846	186-530-42		3 LUPINE CT	SAN RAFAEL	CA	94901
2847	186-530-43		24 SILK OAK CIR	SAN RAFAEL	CA	94901
2848	186-530-44		26 SILK OAK CIR	SAN RAFAEL	CA	94901-8302
2849	186-530-45		6 BRACKEN CT	SAN RAFAEL	CA	94901
2850	186-530-46		10 BRACKEN CT	SAN RAFAEL	CA	94901
2851	186-530-47		14 BRACKEN CT	SAN RAFAEL	CA	94901
2852	186-530-48		18 BRACKEN CT	SAN RAFAEL	CA	94901
2853	186-530-49		21 BRACKEN CT	SAN RAFAEL	CA	94901
2854	186-530-50		17 BRACKEN CT	SAN RAFAEL	CA	94901
2855	186-530-51		13 BRACKEN CT	SAN RAFAEL	CA	94901
2856	186-530-52		65 FAIRWAY DR	SAN RAFAEL	CA	94901
2857	186-530-53		5 BRACKEN CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2858	186-530-54		1 BRACKEN CT	SAN RAFAEL	CA	94901
2859	186-530-55		25 SILK OAK CIR	SAN RAFAEL	CA	94901
2860	186-530-56		21 SILK OAK CIR	SAN RAFAEL	CA	94901-8301
2861	186-530-57		PO BOX 1067	TIBURON	CA	94920
2862	186-530-58		15 SILK OAK CIR	SAN RAFAEL	CA	94901
2863	186-530-59		9 SILK OAK CIR	SAN RAFAEL	CA	94901
2864	186-530-60		5 SILK OAK CIR	SAN RAFAEL	CA	94901
2865	186-530-61		1 SILK OAK CIR	SAN RAFAEL	CA	94901
2866	186-530-64		DEPT OF PUBLIC WORKS	SAN RAFAEL	CA	94915
2867	186-530-66		192 PEACOCK DR	SAN RAFAEL	CA	94901
2868	186-530-67		188 PEACOCK DR	SAN RAFAEL	CA	94901
2869	186-530-68			SAN RAFAEL	CA	94901
2870	186-540-01		4 ACELA DR	TIBURON	CA	94920-1609
2871	186-540-02		9 ROBINHOOD DR	SAN RAFAEL	CA	94901
2872	186-540-03		85 PARTRIDGE DR	SAN RAFAEL	CA	94901
2873	186-540-04		4 PACHECO CREEK DR	NOVATO	CA	94949

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2874	186-540-05		10 PARTRIDGE CT	SAN RAFAEL	CA	94901
2875	186-540-06		14 PARTRIDGE CT	SAN RAFAEL	CA	94901
2876	186-540-07		18 PARTRIDGE CT	SAN RAFAEL	CA	94901
2877	186-540-08		22 PARTRIDGE CT	SAN RAFAEL	CA	94901
2878	186-540-09		26 PARTRIDGE CT	SAN RAFAEL	CA	94901
2879	186-540-10		170 PALO ALTO AVE	SAN FRANCISCO	CA	94114-2122
2880	186-540-11		25 PARTRIDGE CT	SAN RAFAEL	CA	94901
2881	186-540-12		21 PARTRIDGE CT	SAN RAFAEL	CA	94901-1500
2882	186-540-13		17 PARTRIDGE CT	SAN RAFAEL	CA	94901
2883	186-540-14		2 ARDMORE RD	LARKSPUR	CA	94939
2884	186-540-15		9 PARTRIDGE CT	SAN RAFAEL	CA	94901
2885	186-540-16		53 LAGOON VISTA	TIBURON	CA	94920
2886	186-540-17		1 PARTRIDGE CT	SAN RAFAEL	CA	94901
2887	186-540-18		PO BOX 558	ORCAS	WA	98280-0558
2888	186-540-19		PO BOX 151118	SAN RAFAEL	CA	94915-1118
2889	186-540-20		357 MONTFORD AVE	MILL VALLEY	CA	94941

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2890	186-540-21		47 PARTRIDGE DR	SAN RAFAEL	CA	94901
2891	186-540-22		39 PARTRIDGE DR	SAN RAFAEL	CA	94901
2892	186-540-23		31 PARTRIDGE DR	SAN RAFAEL	CA	94901
2893	186-540-24		23 PARTRIDGE DR	SAN RAFAEL	CA	94901
2894	186-540-25		PO BOX 653	MILL VALLEY	CA	94942-0653
2895	186-540-26		11 PARTRIDGE DR	SAN RAFAEL	CA	94901
2896	186-540-27		7 PARTRIDGE DR	SAN RAFAEL	CA	94901
2897	186-540-28		3 PARTRIDGE DR	SAN RAFAEL	CA	94901
2898	186-540-29		4 PARTRIDGE DR	SAN RAFAEL	CA	94901
2899	186-540-30		1044 SIR FRANCIS DRAKE BLVD	KENTFIELD	CA	94904
2900	186-540-31		12 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2901	186-540-32		16 PARTRIDGE DR	SAN RAFAEL	CA	94901
2902	186-540-33		20 PARTRIDGE DR	SAN RAFAEL	CA	94901
2903	186-540-34		24 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2904	186-540-35		28 PARTRIDGE DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2905	186-540-36		32 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2906	186-540-37		36 PARTRIDGE DR	SAN RAFAEL	CA	94901
2907	186-540-38		40 PARTRIDGE DR	SAN RAFAEL	CA	94901
2908	186-540-39		50 PARTRIDGE DR	SAN RAFAEL	CA	94901
2909	186-540-40		54 PARTRIDGE DR	SAN RAFAEL	CA	94901
2910	186-540-41		58 PARTRIDGE DR	SAN RAFAEL	CA	94901
2911	186-540-42		PO BOX 151118	SAN RAFAEL	CA	94915-1118
2912	186-540-43		66 PARTRIDGE DR	SAN RAFAEL	CA	94901
2913	186-540-44		211 RIVIERA DR	SAN RAFAEL	CA	94901
2914	186-540-45		74 PARTRIDGE DR	SAN RAFAEL	CA	94901
2915	186-540-46		78 PARTRIDGE DR	SAN RAFAEL	CA	94901
2916	186-540-47		82 PARTRIDGE DR	SAN RAFAEL	CA	94901
2917	186-540-48		86 PARTRIDGE DR	SAN RAFAEL	CA	94901
2918	186-540-49		90 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2919	186-540-50		94 PARTRIDGE DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2920	186-540-51		6600 HUNTER DR	ROHNERT PARK	CA	94928
2921	186-540-52		6600 HUNTER DR	ROHNERT PARK	CA	94928
2922	186-551-01		400 BISCAYNE DR	SAN RAFAEL	CA	94901
2923	186-551-02		404 BISCAYNE DR	SAN RAFAEL	CA	94901
2924	186-551-03		408 BISCAYNE DR	SAN RAFAEL	CA	94901
2925	186-551-04		12 PHEASANT CT	SAN RAFAEL	CA	94901
2926	186-551-05		416 BISCAYNE DR	SAN RAFAEL	CA	94901
2927	186-551-08		11 PHEASANT CT	SAN RAFAEL	CA	94901-8330
2928	186-551-09		7 PHEASANT CT	SAN RAFAEL	CA	94901
2929	186-551-10		506 BISCAYNE DR	SAN RAFAEL	CA	94901
2930	186-551-12		514 BISCAYNE DR	SAN RAFAEL	CA	94901
2931	186-551-14		522 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2932	186-551-15		526 BISCAYNE DR	SAN RAFAEL	CA	94901
2933	186-551-16		528 BISCAYNE DR	SAN RAFAEL	CA	94901
2934	186-551-20		546 BISCAYNE DR	SAN RAFAEL	CA	94901-8321

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2935	186-551-21		PO BOX 6068	SAN RAFAEL	CA	94903-0068
2936	186-551-22		554 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2937	186-551-23		558 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2938	186-551-24		604 BISCAYNE DR	SAN RAFAEL	CA	94901-8323
2939	186-551-25		608 BISCAYNE DR	SAN RAFAEL	CA	94901
2940	186-551-26		612 BISCAYNE DR	SAN RAFAEL	CA	94901
2941	186-551-27		616 BISCAYNE DR	SAN RAFAEL	CA	94901
2942	186-551-28		620 BISCAYNE DR	SAN RAFAEL	CA	94901
2943	186-551-29		624 BISCAYNE DR	SAN RAFAEL	CA	94901
2944	186-551-30		628 BISCAYNE DR	SAN RAFAEL	CA	94901
2945	186-551-31		632 BISCAYNE DR	SAN RAFAEL	CA	94901
2946	186-551-32		636 BISCAYNE DR	SAN RAFAEL	CA	94901
2947	186-551-33		640 BISCAYNE DR	SAN RAFAEL	CA	94901
2948	186-551-34		555 MISSION ST	SAN FRANCISCO	CA	94105-0920

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2949	186-551-35		395 BISCAYNE DR	SAN RAFAEL	CA	94901
2950	186-551-36		391 BISCAYNE DR	SAN RAFAEL	CA	94901
2951	186-551-37		PO BOX 702748	DALLAS	TX	75370-2748
2952	186-551-38		538 BISCAYNE DR	SAN RAFAEL	CA	94901
2953	186-551-42		9101 ALTA DR UNIT 3	LAS VEGAS	NV	89145-8500
2954	186-551-43		534 BISCAYNE DR	SAN RAFAEL	CA	94901
2955	186-551-45		510 BISCAYNE DR	SAN RAFAEL	CA	94901
2956	186-551-47		12 PHEASANT CT	SAN RAFAEL	CA	94901
2957	186-551-48		8 PHEASANT CT	SAN RAFAEL	CA	94901
2958	186-551-49		518 BISCAYNE DR	SAN RAFAEL	CA	94901
2959	186-552-01		PO BOX 702748	DALLAS	TX	75370-2748
2960	186-552-02		627 BISCAYNE DR	SAN RAFAEL	CA	94901
2961	186-552-03		PO BOX 702748	DALLAS	TX	75370
2962	186-552-05		611 BISCAYNE DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2963	186-552-06		615 BISCAYNE DR	SAN RAFAEL	CA	94901
2964	186-552-07		619 BISCAYNE DR	SAN RAFAEL	CA	94901
2965	186-552-08		623 BISCAYNE DR	SAN RAFAEL	CA	94901
2966	186-560-01		1 PEACOCK CT	SAN RAFAEL	CA	94901-8325
2967	186-560-02		3 PEACOCK CT	SAN RAFAEL	CA	94901
2968	186-560-03		79145 MANDARINA	LAQUINTA	CA	92253
2969	186-560-04		36 OAKLAND AVE	SAN ANSELMO	CA	94960
2970	186-560-05		9 PEACOCK CT	SAN RAFAEL	CA	94901
2971	186-560-06		11 PEACOCK CT	SAN RAFAEL	CA	94901
2972	186-560-07		13 PEACOCK CT	SAN RAFAEL	CA	94901
2973	186-560-08		15 PEACOCK CT	SAN RAFAEL	CA	94901
2974	186-560-09		17 PEACOCK CT	SAN RAFAEL	CA	94901
2975	186-560-10		19 PEACOCK CT	SAN RAFAEL	CA	94901
2976	186-560-11		21 PEACOCK CT	SAN RAFAEL	CA	94901
2977	186-560-12		794 PINE TREE POINT RD	SWANTON	MD	21561

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2978	186-560-13		25 PEACOCK CT	SAN RAFAEL	CA	94901
2979	186-560-14		27 PEACOCK CT	SAN RAFAEL	CA	94901
2980	186-560-15		31 PEACOCK CT	SAN RAFAEL	CA	94901-8314
2981	186-560-16		33 PEACOCK CT	SAN RAFAEL	CA	94901
2982	186-560-17		7 NIGHTINGALE LN	SAN RAFAEL	CA	94901
2983	186-560-18		36 PEACOCK CT	SAN RAFAEL	CA	94901
2984	186-560-19		34 PEACOCK CT	SAN RAFAEL	CA	94901
2985	186-560-20		32 PEACOCK CT	SAN RAFAEL	CA	94901
2986	186-560-21		30 PEACOCK CT	SAN RAFAEL	CA	94901
2987	186-560-22		PO BOX 1156	TIBURON	CA	94920
2988	186-560-23		26 PEACOCK CT	SAN RAFAEL	CA	94901
2989	186-560-24		24 PEACOCK CT	SAN RAFAEL	CA	94901
2990	186-560-25		22 PEACOCK CT	SAN RAFAEL	CA	94901
2991	186-560-26		20 PEACOCK CT	SAN RAFAEL	CA	94901
2992	186-560-27		18 PEACOCK CT	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2993	186-560-28		PO BOX 2803	NOVATO	CA	94948
2994	186-571-01		537 BISCAYNE DR	SAN RAFAEL	CA	94901
2995	186-571-02		553 BISCAYNE DR	SAN RAFAEL	CA	94901
2996	186-571-03		400 BISCAYNE DR	SAN RAFAEL	CA	94901
2997	186-571-04		538 BISCAYNE DR	SAN RAFAEL	CA	94901
2998	186-571-09		545 BISCAYNE DR	SAN RAFAEL	CA	94901
2999	186-571-10		569 BISCAYNE DR	SAN RAFAEL	CA	94901
3000	186-571-11		565 BISCAYNE DR	SAN RAFAEL	CA	94901
3001	186-571-12		541 BISCAYNE DR	SAN RAFAEL	CA	94901
3002	186-571-22		68 MITCHELL BLVD STE 100	SAN RAFAEL	CA	94903
3003	186-571-23		533 BISCAYNE DR	SAN RAFAEL	CA	94901
3004	186-571-24		529 BISCAYNE DR	SAN RAFAEL	CA	94901
3005	186-571-25		557 BISCAYNE DR	SAN RAFAEL	CA	94901
3006	186-571-26		549 BISCAYNE DR	SAN RAFAEL	CA	94901

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METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
	016-070-09	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-10	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-12	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-13	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-14	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-15	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-16	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-17	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-18	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-19	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
	016-070-20		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-21		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-070-22		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-01		20 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-02		816 ACOMA STREET #1602	DENVER	CO	80204
	016-341-03		18 BAYHARBOR WAY	SAN RAFAEL	CA	94901-2586
	016-341-04		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
	016-341-05		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
	016-341-06		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
	016-341-07		1999 AVENUE OF THE STARS, STE 2850, STE 2850, STE 2850	LOS ANGELES	CA	90067
	016-341-08		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
	016-341-09		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-10		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
	016-341-11	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-12	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-13	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-14	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-15	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-16	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-17	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-18	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-19	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-20	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-21	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-22	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-23	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
	016-341-24		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-25		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-26		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-27		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-28		31 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-29		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-30		126 LOCH LOMOND DR	SAN RAFAEL	CA	94901-2508
	016-341-31		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-32		17 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-33		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-34		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-35		90 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-36		88 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-37		86 LOCH LOMOND DR	SAN RAFAEL	CA	94901-2503
	016-341-38		84 LOCH LOMOND DR	SAN RAFAEL	CA	94901

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
	016-341-39		82 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-40		50 LOCH LOMOND DR	SAN RAFAEL	CA	94901-2503
	016-341-41		48 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-42		46 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-43		44 LOCH LOMOND DR	SAN RAFAEL	CA	94901
	016-341-44		2803 MIDLANE ST UNIT A	HOUSTON	TX	77027
	016-341-45		14 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-46		12 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-47		10 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-48		8 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-49		6 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-50		16 GEARY AVE	KENTFIELD	CA	94904
	016-341-51		5 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-52		7 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-53		9 BAYHARBOR WAY	SAN RAFAEL	CA	94901-2586
	016-341-54		11 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-55		PO BOX 27566	SAN FRANCISCO	CA	94127

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
	016-341-56	L 79 LAS CASAS DR	SAN RAFAEL	CA	94901
	016-341-57	22 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-58	R 20 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-59	34 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-60	32 BAYHARBOR WAY	SAN RAFAEL	CA	94901-2586
	016-341-61	N 30 BAYHARBOR WAY	SAN RAFAEL	CA	94901
	016-341-62	2940 NW CIRCLE A DR	PORTLAND	OR	97229
	016-341-63	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-64	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-65	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-66	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-67	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-68	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-69	1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
	016-341-70		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-71		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-72		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-73		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-74		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-75		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-76		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-77		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-78		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-79		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-80		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-81		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-82		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
	016-341-83		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-84		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-85		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-86		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-87		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-88		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-89		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-90		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-91		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
	016-341-92		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

PART F
ASSESSMENT DIAGRAM

See sheets 1 through 34 in Appendix D.

Appendices

A - D

https://cityofsanrafael.granicus.com/MetaViewer.php?view_id=38&clip_id=1586&meta_id=141929

Marin Independent Journal

4000 Civic Center Drive, Suite 301
San Rafael, CA 94903
415-382-7335
legals@marinij.com
2070419

CITY OF SAN RAFAEL
CITY OF SAN RAFAEL
CITY CLERK, ROOM 209
1400 FIFTH AVENUE, SAN RAFAEL, CA 94901
SAN RAFAEL, CA 94915-1560

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Marin

FILE NO. POINT SAN PEDRO

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer of the MARIN INDEPENDENT JOURNAL, a newspaper of general circulation, printed and published daily in the County of Marin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Marin, State of California, under date of FEBRUARY 7, 1955, CASE NUMBER 25566; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

07/05/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated this 5th day of July, 2019.



Signature

PROOF OF PUBLICATION

Legal No. **0006356168**

RESOLUTION NO. 14681

SAN RAFAEL CITY COUNCIL RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 15th, 2019

POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT (Pursuant to the Landscaping and Lighting Act of 1972)

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. The City Council intends to levy and collect assessments within the Point San Pedro Road Median Landscaping Assessment District, City of San Rafael, Marin County, California, during the fiscal year 2019-20. The area of land to be assessed is located in the City of San Rafael, Marin County.

2. In accordance with this Council's resolution directing the filing of an Engineer's Annual Report, CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

3. The proposed assessment increases the assessment \$12.90 from the previous year, from \$83.98 to \$96.88 per EBU (Equivalent Benefit Unit), which is the maximum allowable assessment amount for FY 2019-20.

4. On Monday, the 15th day of July 2019 at the hour of 7:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the Chambers of the City Council, 1400 Fifth Avenue, San Rafael, California.

5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 by publishing a copy of this resolution once in the Marin Independent Journal, publication to be completed not less than ten (10) days before July 15th, 2019.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 3rd day of June 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS: Colin, Gamblin, McCullough & Mayor Phillips
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Bushey

/s/ LINDSAY LARA, City Clerk

no. 830 Jul 5, 2019



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin
Director of Public Works**

City Manager Approval:

File No.: 03.01.174

TOPIC: BAYPOINT LAGOONS ASSESSMENT DISTRICT

SUBJECT: RESOLUTION CONFIRMING THE ENGINEER'S ANNUAL REPORT FOR THE BAYPOINT LAGOONS ASSESSMENT DISTRICT ASSESSMENT DISTRICT AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FY 2019-20.

RECOMMENDATION: Staff recommends the City Council hold a public hearing and adopt the resolution ordering the levy of assessments.

BACKGROUND: To comply with provisions of the Landscaping and Lighting Act of 1972, which governs the Baypoint Lagoons Landscaping and Lighting District (Assessment District), the City Council must approve an Engineer's report on an annual basis. On June 3, 2019, the City Council adopted three resolutions in accordance with this year's Engineer's Annual Report and assessment process:

1. Resolution Directing Filing of Engineer's FY 2019-20 Annual Report
2. Resolution Approving Engineer's FY 2019-20 Annual Report
3. Resolution of Intention to Order Improvements and Setting a Public Hearing on the Annual Assessment for the City Council meeting of July 15, 2019

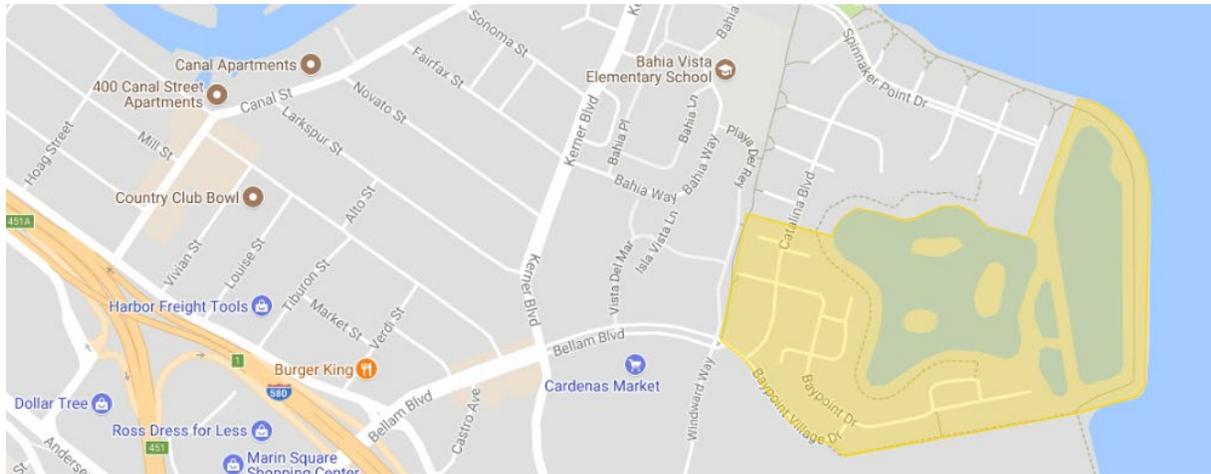
The Assessment District was formed in 1999 to protect and enhance wildlife habitat and water quality in the Baypoint (Spinnaker) Lagoons, which includes four ponds/lagoons and diked salt marsh. Primarily, this includes mowing around the lagoons, replanting areas with native vegetation, and eradicating exotic plants such as cattails.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____



Baypoint Lagoons Assessment District Boundaries in east San Rafael (highlighted in yellow)

Since its establishment, the Assessment District has taken an active role in landscaping and maintaining the surrounding neighborhood. In addition, the eradication of non-native cattails was completed in 2006, eliminating the on-going need for work to be performed.

As presented at the June 3, 2019 City Council meeting, the Assessment District has elected to direct funds towards two major purposes:

1. Cayes Pump Station Improvements

The Cayes Pump Station (Pump Station), constructed in the 1960s, is located north of the main Spinnaker Lagoon on Narragansett Cove and serves as the key drainage facility to the area, pumping the lagoon water northward into the bay. Since 2006, the Assessment District has set aside money every year to fund improvements to the Pump Station. The highest priority improvement includes electronic control system upgrades to allow a more automated control of the water level thus reducing the potential odors caused by hot weather and algae growth. Furthermore, the Pump Station requires capital improvements and on-going maintenance to provide maximum operability. Currently, the total assessment revenue per year generated through the Assessment District is allocated to these improvements.

Assessment District expenses in 2019 included a contracted capital repair of \$32,111 to repair the outfall system.

2. Odor Control

Odor complaints are a consistent seasonal issue, typically worse in the summer months, with the lagoons and the salt pond.

The City is actively pursuing grant funding to implement a large remediation project for the lagoon and marsh area as identified in the 2015 and 2016 environmental study completed by Siegel Environmental. To date, no grant funding has been secured.

The City Council is responsible for filing and approving an Annual Engineer's Report for the Assessment District, including a proposed levy and assessment for the upcoming fiscal year. Prior to the final approval of the report each year, the City Council must hold a public hearing to

provide members of the public with an opportunity to comment on the Annual Report and proposed assessment. Pursuant to the Landscaping and Lighting Act of 1972, the purpose of the public hearing is to comply with requirements of the California Streets and Highways Code (sections referenced):

1. (Section 22628) Any interested person, prior to the conclusion of the hearing, may file a written protest with the clerk, stating their objection to the assessment and Engineer's report as filed;
2. (Section 22630) During the hearing, the City Council may order changes in any of the matters provided in the Engineer's report;
3. (Section 22630.5) If there is a majority protest against the increase of the assessment from any previous year, the proposed increase in the assessment shall be abandoned.
4. (Section 22631) If a majority protest has not been filed, the City Council may adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed.

ANALYSIS: The proposed FY 2019-20 assessment is \$131.44 per parcel, which has remained unchanged since 1996. Assessment proceeds for FY 2019-20 will total \$24,100. The projected FY 2018-19 year-end fund balance (as of June 30, 2019) for the Assessment District is estimated to be \$247,301.

The City intends to initiate the control system upgrades in late 2019. Staff has already worked on the design of the system and anticipates that the installation could occur in 2020. The Pump Station improvements are estimated to be \$150,000. A complete Operations and Maintenance and Capital budget for FY 2019-20 for the Assessment District is available in the Engineer's Report.

FISCAL IMPACT: All revenues and expenses are generated by the Assessment District and are contained within the Baypoint Lagoons Assessment District Fund (Fund No. 235). The Department of Public Works also incurs staff costs to manage projects or on-going maintenance associated with the Pump Station.

OPTIONS:

The City Council has the following options to consider relating to this item:

1. Conduct the public hearing and adopt the resolution, thus ordering the levy of assessments for FY 2019-20.
2. Do not adopt the resolution, which will result in no levy of assessments for FY 2019-20. This may result in an inability to perform the required improvements in the Assessment District as there will be no revenue collected in the coming year if the levy of assessments is not approved.

RECOMMENDED ACTION: Staff recommends the City Council hold a public hearing and adopt the resolution ordering the levy of assessments.

ATTACHMENTS:

1. Resolution ordering the levy and collection of assessments for FY 2019-20
2. Engineer's Annual Report FY 2019-20
3. Public Hearing Notice

RESOLUTION NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL CONFIRMING THE ENGINEER'S ANNUAL REPORT FOR THE BAYPOINT LAGOONS ASSESSMENT DISTRICT AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FY 2019-20

WHEREAS, in accordance with Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work for the Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, to prepare and file an annual report for fiscal year 2019-20, a copy of which report is on file in the Department of Public Works and incorporated herein by reference; and

WHEREAS, on June 3, 2019 the City Council adopted its resolution of intention to levy and collect assessments within the assessment district for fiscal year 2019-20 and set a public hearing to be held on July 15, 2019, in the meeting place of the City Council located in the Chambers of the City Council, 1400 Fifth Avenue, San Rafael, California; and

WHEREAS, the Engineer's Annual Report establishes the fiscal year 2019-20 assessment at \$131.44 per parcel, unchanged since 1996; and

WHEREAS, at the public hearing, the City Council provided an opportunity for interested parties to comment on the annual report, either in writing or orally, and the City Council has considered such comments;

NOW, THEREFORE IT IS HEREBY RESOLVED that the City Council does hereby confirm the diagram and assessments as set forth in the annual report of the Engineer of Work and does hereby levy the assessments set forth therein for fiscal year 2019-20.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, do hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

ENGINEER'S ANNUAL REPORT
FOR
BAYPOINT LAGOONS LANDSCAPING
AND LIGHTING DISTRICT

2019 – 2020

FOR THE CITY OF SAN RAFAEL
CALIFORNIA

Prepared By:
CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949

**ENGINEER'S ANNUAL REPORT
2019-2020**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2019

CSW/STUBER-STROEH ENGINEERING GROUP, INC.
Engineer of Work

By _____
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on _____, 2019 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the _____ day of _____, 2019.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

**ENGINEER'S ANNUAL REPORT
2019-2020**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, makes this annual report, as directed by the City Council, by its Resolution No. _____, adopted _____, 2019.

The improvements which are the subject of this report are briefly described as follows:

Creating, maintaining, and monitoring open space habitat. Each year for the foreseeable future, cattail removal will be undertaken to enhance the habitat. After at least five years of cattail eradication, a monitoring assessment will be completed to document the effectiveness of the removal effort. The monitoring will be done in accordance with the proposal for SPINNAKER LAGOON MANAGEMENT, as prepared by Resource Management International, Inc. previously known as Western Ecological Services Company, Inc., dated February 25, 1998, and the letter dated November 28, 1999 by Wetlands Research Associates. The future Report will reflect anticipated costs to provide funds for the monitoring program necessary to demonstrate the contingent viability of the diked marsh area. Future monitoring is the best way to demonstrate to interested agencies the success of the mitigation program that is the responsibility of the district.

This report consists of six parts, as follows:

PART A - Plans (SPINNAKER LAGOON MANAGEMENT PLAN, WETLAND RESEARCH ASSOCIATES LETTER, and PACIFIC OPEN SPACE, INC. LETTER) for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

PART B - An Amended Estimated Cost of the Assessment District.

PART C - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

PART D - Method of Apportionment of Assessment - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

PART E - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

PART F - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

Respectfully submitted,
CSW/Stuber-Stroeh Engineering Group, Inc.

By _____
Alan G. Cornwell, Engineer of Work

PART A

Plans for the maintenance and improvement of the lagoon are the monitoring portions of the report prepared by Western Ecological Services Company, Inc., dated May 31, 1996 and titled REVISED PROPOSAL FOR 1998 and 1999 BUDGET FOR SPINNAKER LAGOON MANAGEMENT, the Letter Report prepared November 28, 1999 by Wetlands Research Associates, Inc., the Letter Proposal prepared by Pacific OpenSpace dated August 9, 1999, and subsequent documents and contracts between Pacific OpenSpace and the City of San Rafael. These documents have been filed previously with the clerk of the legislative body and are incorporated in this report by reference.

The actual eradication of the cattails has been handled directly through a City contract. Several years ago, the City obtained a number of preliminary proposals to completely eliminate the cattails from the entire lagoon. At that time, the estimated cost to do this work was \$90,000. Since the Assessment District was not able to fund the amount from a single annual assessment, the City developed a program to complete a portion of the eradication each year on an on-going basis, thereby arresting future expansion of the cattail area and slowly reclaiming the lagoon from the emerging cattail areas. In addition, the City also began replanting some areas with native vegetation. The fund to eradicate exotic plants has remained constant with no additional allocation. The fund value is currently \$55,000.00.

In past years, additional weed abatement was performed by Pacific OpenSpace, Inc. under the direction of the City. The Pacific OpenSpace maintenance crew performed weed control in the form of mowing at Baypoint Lagoon during 2005. The major focus of their work was the eradication of broadleaf perennials, such as bristly ox-tongue (*Picris echioides*) and fennel (*Foeniculum vulgare*), as well as perennial weeds such as Harding grass (*Phalaris aquatica*). The most recent maintenance mowing by Pacific OpenSpace took place on March 21, 2006 followed by spraying of broadleaf weeds on May 15, 2006. In 2006 the contract between the City and Pacific OpenSpace lapsed, and the second mowing was not completed with Assessment District funds. No mowing using Assessment District funds occurred during the 2016-2017 fiscal year.

The Homeowners Association has continued to take an active role in managing and directing the Assessment District. Representatives from the Homeowners Association have met on numerous occasions with the District Engineer, the City's engineering staff and the City's maintenance staff regarding the management and operations of the lagoon and surrounding open area. These meetings started a number of years ago and have continued, allowing the homeowners to gain expertise and insight into the original intentions of the Assessment District and develop ideas and plans to make the best use of the Assessment District funds. The most recent discussion took place in May 2017.

Based on the active role that the homeowners have taken, much of the annual landscape control maintenance work that had previously been completed by the District is being paid for directly by the Homeowners Association. This includes the annual or bi-annual mowing around the lagoon.

In early 2015, the Baypoint homeowners approached Nader Mansourian, then Director of Public Works, with two concerns relative to the assessment district. The first concern was the seemingly hopeless task of obtaining adequate funds to replace and upgrade the City of San Rafael's Cayes Storm Water Pump Station, and the second, the more immediate need, to address the odor nuisance from the Lagoon.

PART A

First Concern:

Since 2006, the Assessment District has set aside money every year to fund improvements to the Cayes Storm Water Pump Station. The amount of set aside started small, \$5,000.00, and has increased to approximately \$15,000.00 annually. However, in Fiscal Year 2018-2019 maintenance to clean the pump station and outfall was undertaken which reduced Cayes Pump Fund (see below). The amount set aside is designated to fund the control improvements to the pump station to bring the control system up to date and allow a more automated control of the water level to reduce the potential for hot weather odors and algae growth. This fund now stands at \$136,000.00. The cost of the controls system has increased steadily over the years, and there has never been a formal assessment of the specific control system improvements needed to automate the system. The Homeowners Association would like to work with the City to use District funds to undertake a formal study to determine the feasibility, cost, and potential benefit of enhancing the control systems at the Cayes Storm Water Pump Station, with specific emphasis on alleviating the unpleasant odors which emanate from the lagoon. As noted below, this more pressing need (odor control) has been the focus of the homeowners, and the funds normally anticipated to be added to the fund from 2015-2016 and 2016-2017 assessments have been used for other benefits. Nevertheless, an additional \$16,000 allocation from the 2019-2020 assessments is suggested for the coming year.

Second Concern:

In the summer of 2014, the odor complaints continued to get worse, and the funding for the improvements to the Cayes Storm Water Pump Station continued to be short of what was needed to fund the pump station improvements. Members of the Assessment District approached the City and requested that funds from the district be allocated to further study options to control the odor. In January, 2015, the City Council, acting on the request from the members of the Assessment District, authorized the Public Works Director to engage Siegel Environmental to study the problem and suggest solutions to the odor problems that might be accomplished without changing the controls at the pump station. The cost of the study was \$35,485.00, and the members of the Assessment District agreed to fund this out of the set aside funds available in the district. The study was completed in February, 2016, and the District paid the appropriate invoices.

The result of this work reduced the overall funds available. Since the work was environmentally driven, the District paid for the study from the set-asides allocated as the Environmental Monitoring Fund. This reduced the Environmental monitoring fund to \$31,515.00. For the subsequent two years the set-aside from the District has continued to grow this balance. Based on the contribution since 2016, the fund is \$41,515. No additional funds will be added for 2019-2020.

Environmental Monitoring: It is anticipated that a complete monitoring of the environmental health of the lagoon will be required at some time in the future. This year an additional \$5,000.00 is being allocated from the 2019-2020 expenditures. The fund will increase to \$51,515.00 in June, 2020.

Cayes Storm Water Pump Station: The homeowners continue to desire to add motor controls to better regulate the level of the lagoon. This would require that additional control devices be integrated into the Cayes Storm Water Pump Station. The District is allocating \$15,000.00 of next year's expenditures toward further analysis of the Cayes Storm Water Pump Station controls. The fund is projected to hold \$157,000.00 in June, 2020.

PART A

Additional Activities for the fiscal year 2017-2018: During Fiscal Year 2017-2018 the City, on behalf of the District, has made several inquiries into obtaining additional funding for restoration of the Lagoon. In the fall of 2017, the City made a grant application to the San Francisco Bay Restoration Authority under the Authority's First Round of Measure AA Funding. Unfortunately, the City's project was not chosen. In addition, the City has continued to work with Mr. Stuart Siegel (Siegel Environmental and Adjunct Professor at San Francisco State University) to try and persuade the San Francisco Bay Joint Venture to accept the project in order to demonstrate to the Restoration Authority that the project has been "vetted" and has support from the environmental community. These efforts are on-going. As with many grant applications, final approval may be several years in the future.

2018 – 2019 Activities

During Fiscal Year 2018-2019 the City contracted with Ghilotti Construction to clean the pump station and outlet pipes to improve flow. The cost of the work was \$32,111.00. This was paid out of the Pump Station Fund, reducing it to \$103,899. ($\$136,000 - \$32,111 = \$103,899$)

PART B
ESTIMATE OF COSTS

First Year Expenditures 1993-1994, Phase II Program	\$ 27,017.00
Assessment Proceeds, Plus 1992-1993 Surplus	<u>\$ 27,208.36</u>
Surplus to Carry Forward	\$ 191.36
Second Year Expenditures 1994-1995, Phase II Program	\$ 25,340.05
Assessment Proceeds, Plus 1993-1994 Surplus	<u>\$ 25,385.36</u>
Surplus to Carry Forward	\$ 45.31
Third Year Expenditures 1995-1996, Phase II Program	\$ 19,990.88
Assessment Proceeds, Plus 1994-1995 Surplus	<u>\$ 27,253.67</u>
Surplus to Carry Forward	\$ 7,262.79
Fourth Year Expenditures 1996-1997, Phase II Program	\$ 22,116.76
Assessment Proceeds, Plus 1995-1996 Surplus	<u>\$ 34,471.15</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 12,354.39
Fifth Year Expenditures 1997-1998, Phase II Program	\$ 29,681.42
Assessment Proceeds, Plus 1996-1997 Surplus	<u>\$ 39,644.38</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 9,962.96
Sixth Year Expenditures 1998-1999, Phase II Program	\$ 26,646.72
Assessment Proceeds, Plus 1997-1998 Surplus	<u>\$ 37,171.32</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 10,524.60
Seventh Year Expenditures 1999-2000, Phase II Program	\$ 12,350.00
Assessment Proceeds, Plus 1998-1999 Surplus	<u>\$ 37,647.13</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 25,297.13
Eighth Year Expenditures 2000-2001, Phase II Program	\$ 45,079.76
Assessment Proceeds, Plus 1999-2000 Surplus	<u>\$ 75,205.08</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 30,125.32
Ninth Year Expenditures 2001-2002, Phase II Program	\$ 20,386.00
Assessment Proceeds, Plus 2000-2001 Surplus	<u>\$ 55,382.83</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 34,996.83
Tenth Year Expenditures 2002-2003, Phase II Program	\$ 25,944.08
Assessment Proceeds, Plus 2001-2002 Surplus	<u>\$ 60,097.87</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 34,153.79
Eleventh Year Expenditures 2003-2004, Phase II Program	\$ 28,333.58
Assessment Proceeds, Plus 2002-2003 Surplus	<u>\$ 63,743.79</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 35,410.21
Twelfth Year Expenditures 2004-2005, Phase II Program	\$ 28,041.08
Assessment Proceeds, Plus 2004-2005 Surplus	<u>\$ 59,634.21</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 31,593.13
Thirteenth Year Expenditures 2005-2006 Phase II Program	\$ 12,669.63
Assessment Proceeds, Plus 2005-2006 Surplus	<u>\$ 56,078.66</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 43,409.03

**PART B
ESTIMATE OF COSTS**

Fourteenth Year Expenditures 2006-2007 Phase II Program	\$ 10,566.59	
Assessment Proceeds, Plus 2006-2007 Surplus	<u>\$ 68,278.56</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 57,711.97	
Fifteenth Year Expenditures 2007-2008 Phase II Program	\$ 386.00	
Assessment Proceeds, Plus 2007-2008 Surplus	<u>\$ 86,473.89</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 86,087.89	
Sixteenth Year Expenditures 2008-2009 Phase II Program	\$ 4,896.06	
Assessment Proceeds, Plus 2008-2009 Surplus	<u>\$ 111,250.42</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 106,354.36	
Seventeenth Year Expenditures 2009-2010 Phase II Program	\$ 5,079.22	
Assessment Proceeds, Plus 2009-2010 Surplus	<u>\$ 133,546.22</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 128,467.00	
Eighteenth Year Expenditures 2010-2011 Phase II Program	\$ 4,344.03	
Assessment Proceeds, Plus 2010-2011 Surplus	<u>\$ 153,053.53</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 148,709.50	
Nineteenth Year Expenditures 2011-2012 Phase II Program	\$ 4,391.16	
Assessment Proceeds, Plus 2011-2012 Surplus	<u>\$ 173,033.03</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 168,641.87	
Twentieth Year Expenditures 2012-2013 Phase II Program	\$ 4,338.60	
Assessment Proceeds, Plus 2012-2013 Surplus	<u>\$ 192,959.40</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	188,620.80	
Twenty-First Year Expenditures 2013-2014 Phase II Program	\$ 4,881.03	
Assessment Proceeds, Plus 2013-2014 Surplus	<u>\$ 214,106.83</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	209,225.80	
Twenty-Second Year Expenditures 2014-2015 Phase II Program including, Conceptual Enhancement and Measurement Report*	\$ 23,503.31	
Assessment Proceeds, Plus 2014-2015 Surplus	<u>\$ 233,684.33</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 210,181.02	
Twenty-Third Year Expenditures 2015-2016 Phase II Program including, Conceptual Enhancement and Measurement Report**	\$ 22,516.31	
Assessment Proceeds, Plus 2015-2016 Surplus	<u>\$ 212,712.63</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 190,196.32	
Twenty-Third through Twenty-Fourth Year Adjustment***	<u>\$ 27,723.68</u>	
Available Funds on July 1, 2016	\$ 217,920.00	
Twenty-Fourth Year Expenditures 2016-2017 Phase II Program including, Assessment Proceeds, Plus 2016-2017 Surplus	\$ 5,721.61	
	<u>\$ 244,047.24</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2017***		\$ 238,325.63
Twenty-Fifth Year Expenditures 2017-2018 Phase II Program including, Assessment Proceeds, Plus 2017-2018 Surplus	\$ 5,487.25	
	<u>\$ 263,384.52</u>	

SURPLUS & RESERVE FUND TO CARRY FORWARD

**PART B
ESTIMATE OF COSTS**

Available Funds on June 1, 2018 (2018-2019 Report)	\$ 257,897.27
Unallocated Contingencies from City Finance Department	<u>\$ 2,219.73</u>
Available Funds on June 1, 2018 (per City Finance Department)	\$ 260,117.00

Twenty-Sixth Year Expenditures 2018-2019 Phase II Program	\$ (5819.63)
Pump Station Clean-out (used Pump Station Control Fund)	\$ (32,111.00)
Assessment Proceeds 2018-2019	\$ 24,100.00
Interest	<u>\$ 1,115.00</u>

SURPLUS & RESERVE FUND TO CARRY FORWARD	
Available Funds on June 1, 2019	\$ 247,401.37

Twenty-Seventh Year, Phase II Program (2019-2020)	
Monitoring and Status Report Fund	\$ 51,515.00
Pump Station Control Fund	\$ 142,000.00
Eradication of Exotic Plants	<u>\$ 55,000.00</u>
Total Cost of Phase II Monitoring, Pump Station Fund & Eradication	<u>\$ 248,515.00</u>

Incidental Expenses	
Uncollected Assessments (2018-2019)	\$ 1,267.92
Engineer's Report (2019-2020)	\$ 6,400.00
Cayes Pump Station – 2019-2020 Allocation	\$ 15,000.00
County Administrative Fees	<u>\$ 290.00</u>
Total Cost of Incidental Expenses	<u>\$ 22,957.92</u>

Contingencies****	<u>\$ 1196.37</u>
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TOTAL ANTICIPATED TWENTY-SEVENTH YEAR EXPENSES AND ALLOCATIONS:	<u>\$ 272,669.29</u>
TWENTY-SEVENTH YEAR ASSESSMENT:	<u>\$ 25,367.92</u>
Total Twenty-Seventh Year Available Funds:	<u><u>\$272,669.29</u></u>

*2014-2015 expenses were not fully available at the time the 2014-2015 report was prepared. The 2015 expense for Siegel Environmental of \$18,110.00 should be added, reducing the 2014-2015 allocation (\$5,000.00) to the environmental and monitoring fund to zero (\$0.00) and using a portion of the reserves in that fund to pay for the study (\$13,110.00).

**2015-2016 expenses include the payments to Siegel Environmental to complete the Conceptual Enhancements and Management Report, \$17,375.00. This does not allow any contribution to the Environmental and Monitoring Fund as previously noted and reduces the Environmental and Monitoring Fund to (\$67,000.00-\$35,485.00) \$31,515.

***Based on a complete reconciliation of revenue and expenses from years 1 – 23, the City's ledger shows the May 6, 2016 balance of \$205,748.13, \$15,551.81 (\$27,723.68 using July 1, 2016 fund balance of \$217,920.00) greater than the balance which has been carried by the Assessment District; this balance has been building gradually over the years since the Homeowners Association elected to take on the maintenance and District projections of expenses have been purposely conservative. This was further updated in 2017-2018 year to reflect fund balances at fiscal year-end as of July 1, 2016 and 2017.

****For 2019-2020, prior contingencies were used to pay, in part, for the Pump Station clean-out.

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
1	\$131.44	1	009-361-06
2	\$131.44	2	009-361-05
3	\$131.44	3	009-361-04
4	\$131.44	4	009-361-03
5	\$131.44	5	009-361-02
6	\$131.44	6	009-361-08
7	\$131.44	7	009-361-09
8	\$131.44	8	009-361-10
9	\$131.44	9	009-361-11
10	\$131.44	10	009-361-12
11	\$131.44	11	009-361-17
12	\$131.44	12	009-361-16
13	\$131.44	13	009-361-15
14	\$131.44	14	009-361-14
15	\$131.44	15	009-361-13
16	\$131.44	16	009-361-19
17	\$131.44	17	009-361-20
18	\$131.44	18	009-361-21
19	\$131.44	19	009-361-22
20-1	\$0.00	20	009-371-02
20-2	\$0.00	Portion of 20	009-371-03
21	\$131.44	21	009-372-01
22	\$131.44	22	009-372-02
23	\$131.44	23	009-372-03
24	\$131.44	24	009-372-04
25	\$131.44	25	009-372-05

**PART C
ASSESSMENT ROLL**

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for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
26	\$131.44	26	009-372-06
27	\$131.44	27	009-372-07
28	\$131.44	28	009-372-08
29	\$131.44	29	009-372-09
30	\$131.44	30	009-372-10
31	\$131.44	31	009-372-11
32	\$131.44	32	009-372-12
33	\$131.44	33	009-372-13
34	\$131.44	34	009-372-14
35	\$131.44	35	009-372-15
36	\$131.44	36	009-372-26
37	\$131.44	37	009-372-27
38	\$131.44	38	009-372-25
39	\$131.44	39	009-372-24
40	\$131.44	40	009-372-23
41	\$131.44	41	009-372-22
42	\$131.44	42	009-372-21
43	\$131.44	43	009-372-20
44	\$131.44	44	009-372-18
45	\$131.44	45	009-372-19
46	\$131.44	46	009-362-03
47	\$131.44	47	009-362-04
48	\$131.44	48	009-362-05
49	\$131.44	49	009-362-13
50	\$131.44	50	009-362-12
51	\$131.44	51	009-362-14

**PART C
ASSESSMENT ROLL**

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SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
52	\$131.44	52	009-362-15
53	\$131.44	53	009-362-16
54	\$131.44	54	009-362-17
55	\$131.44	55	009-362-18
56	\$131.44	56	009-362-19
57	\$131.44	57	009-362-20
58	\$131.44	58	009-362-21
59	\$131.44	59	009-362-10
60	\$131.44	60	009-362-09
61	\$131.44	61	009-362-06
62	\$131.44	62	009-362-22
63	\$131.44	63	009-362-25
64	\$131.44	64	009-362-26
65	\$131.44	65	009-362-30
66	\$131.44	66	009-362-31
67	\$131.44	67	009-362-32
68	\$131.44	68	009-362-33
69	\$131.44	69	009-362-34
70	\$131.44	70	009-362-29
71	\$131.44	71	009-362-35
72	\$131.44	72	009-362-38
73	\$131.44	73	009-362-39
74	\$131.44	74	009-362-42
75	\$131.44	75	009-362-43
76	\$131.44	76	009-362-46
77	\$131.44	77	009-373-11

**PART C
ASSESSMENT ROLL**

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for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
78	\$131.44	78	009-373-14
79	\$131.44	79	009-373-15
80	\$131.44	80	009-373-18
81	\$131.44	81	009-373-19
82	\$131.44	82	009-373-01
83	\$131.44	83	009-373-02
84	\$131.44	84	009-373-03
85	\$131.44	85	009-373-04
86	\$131.44	86	009-373-08
87	\$131.44	87	009-373-07
88	\$131.44	88	009-373-06
89	\$131.44	89	009-373-05
90	\$0.00	Portion of Parcel A (Shoreline Park)	009-010-34
91-1	\$0.00	Parcels B, F, L & M	009-361-24
92-1	\$0.00	Parcel C & Lots L46, L61, L60, L62, L63, L64, L70, L71, L72, L73, L74, L75 & L76	009-362-49
93	\$0.00	Parcel D	009-362-11
94-1	\$0.00	Parcel E	009-362-47
94-2	\$0.00	Portion of Parcel E	009-373-22
96-1	\$0.00	Parcels G, H & I & Lots L77, L78, L79, L80 & L81	009-373-23
99-1	\$0.00	Parcels C, J & K	009-372-28
103	\$0.00	Parcel N	009-010-31
104-1	\$0.00	Parcel A	009-390-01
104-3	\$131.44	94	009-390-03
104-4	\$131.44	95	009-390-04

**PART C
ASSESSMENT ROLL**

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for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-5	\$131.44	96	009-390-05
104-6	\$131.44	97	009-390-06
104-7	\$131.44	98	009-390-07
104-8	\$131.44	99	009-390-08
104-9	\$131.44	100	009-390-09
104-10	\$131.44	101	009-390-10
104-11-1	\$131.44	102	009-390-66
104-12	\$131.44	103	009-390-12
104-13	\$131.44	104	009-390-13
104-14	\$131.44	105	009-390-14
104-15	\$131.44	106	009-390-15
104-16	\$131.44	107	009-390-16
104-17	\$131.44	108	009-390-17
104-18	\$131.44	109	009-390-61
104-19	\$131.44	110	009-390-19
104-20	\$131.44	111	009-390-20
104-21	\$131.44	112	009-390-21
104-22	\$131.44	113	009-390-22
104-23	\$131.44	114	009-390-23
104-24	\$131.44	115	009-390-24
104-25	\$131.44	116	009-390-25
104-26	\$131.44	117	009-390-26
104-27	\$131.44	118	009-390-27
104-28	\$131.44	119	009-390-28
104-29	\$131.44	120	009-390-29
104-30	\$131.44	121	009-390-30

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-31	\$131.44	122	009-390-31
104-32	\$131.44	123	009-390-63
104-33	\$131.44	124	009-390-51
104-34	\$131.44	125	009-390-34
104-35	\$131.44	126	009-390-35
104-36	\$131.44	127	009-390-36
104-37	\$131.44	128	009-390-37
104-38-1	\$0.00	Parcel B & Lots 128E, 129E, 132E, 133E & 134E	009-390-64
104-39	\$131.44	129	009-390-39
104-41	\$131.44	130	009-390-41
104-42	\$131.44	131	009-390-42
104-43	\$131.44	132	009-390-43
104-45-1	\$131.44	133	009-390-65
104-47-1	\$131.44	134	009-390-59
104-49	\$0.00	Parcel D	009-390-49
104-51-1	\$131.44	135	009-411-01
104-51-2	\$131.44	136	009-411-02
104-51-3	\$131.44	137	009-411-03
104-51-4	\$131.44	138	009-411-04
104-51-5	\$131.44	139	009-411-05
104-51-6	\$131.44	140	009-411-06
104-51-7	\$131.44	141	009-411-07
104-51-8	\$131.44	142	009-411-08
104-51-9	\$131.44	143	009-411-09
104-51-10	\$131.44	144	009-411-10
104-51-11	\$131.44	145	009-411-11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-12	\$131.44	146	009-411-12
104-51-13	\$0.00	Parcel F	009-411-13
104-51-14	\$131.44	147	009-412-01
104-51-15-1	\$0.00	Lots 147E, 148E, 149E, 150E, 151E, 152E & 155E	009-412-20
104-51-16	\$131.44	148	009-412-03
104-51-18	\$131.44	149	009-412-05
104-51-20	\$131.44	150	009-412-07
104-51-22	\$131.44	151	009-412-09
104-51-24	\$131.44	152	009-412-11
104-51-26	\$131.44	153	009-412-13
104-51-27	\$131.44	154	009-412-14
104-51-28	\$131.44	155	009-412-15
104-51-30	\$131.44	156	009-412-17
104-51-31	\$0.00	156E	009-412-18
104-51-32	\$0.00	Parcel G	009-412-19
104-51-33	\$0.00	Portion of Parcel O	009-400-03
104-51-34-1	\$131.44	157	009-420-45
104-51-34-2	\$0.00	157E	009-420-46
104-51-35-1	\$131.44	158	009-420-47
104-51-35-2	\$0.00	158E	009-420-48
104-51-36-1	\$131.44	159	009-420-49
104-51-36-2	\$0.00	159E	009-420-50
104-51-37-1	\$131.44	160	009-420-51
104-51-37-2	\$0.00	160E	009-420-52
104-51-38-1	\$131.44	161	009-420-53
104-51-38-2	\$0.00	161E	009-420-54

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-39-1	\$131.44	162	009-420-55
104-51-39-2	\$0.00	162E	009-420-56
104-51-40-1	\$0.00	Parcels H & I & Lots 163E, 164E, 167E, 168E, 169E, 170E & 171E	009-420-71
104-51-41-1	\$131.44	163	009-420-57
104-51-42-1	\$131.44	164	009-420-59
104-51-43	\$131.44	165	009-420-10
104-51-44	\$131.44	166	009-420-11
104-51-45-1	\$131.44	167	009-420-61
104-51-46-1	\$131.44	168	009-420-63
104-51-47-1	\$131.44	169	009-420-65
104-51-48-1	\$131.44	170	009-420-67
104-51-49-1	\$131.44	171	009-420-69
104-51-51	\$131.44	172	009-420-17
104-51-52	\$131.44	173	009-420-18
104-51-53	\$131.44	174	009-420-19
104-51-54	\$131.44	175	009-420-20
104-51-55	\$131.44	176	009-420-21
104-51-56	\$131.44	177	009-420-22
104-51-57	\$131.44	178	009-420-23
104-51-58	\$131.44	179	009-420-24
104-51-59	\$131.44	180	009-420-25
104-51-60	\$131.44	181	009-420-26
104-51-61	\$131.44	182	009-420-27
104-51-62	\$131.44	183	009-420-28
104-51-63	\$131.44	184	009-420-29

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-64	\$131.44	185	009-420-30
104-51-65	\$131.44	186	009-420-31
104-51-66	\$131.44	187	009-420-32
104-51-67	\$131.44	188	009-420-33
104-51-68	\$131.44	189	009-420-34
104-51-69	\$131.44	190	009-420-35
104-51-70	\$131.44	191	009-420-36
104-51-71	\$131.44	192	009-420-37
104-51-72	\$131.44	193	009-420-38
104-51-73	\$131.44	194	009-420-39
104-51-74	\$131.44	195	009-420-40
104-51-75	\$131.44	196	009-420-41
104-51-76	\$131.44	197	009-420-42
104-51-77	\$131.44	198	009-420-43
105	\$0.00	Parcel P	009-010-34
106	\$0.00	Parcel Q	009-010-35
TOTAL ASSESSMENT	\$25,367.92	(For Twenty-Sixth Year)	

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Marin.

Property descriptions are lot or parcel numbers as shown on the recorded final maps of Baypoint Lagoons, recorded: in Book 20 of Maps at Page 80, and Book 21 of Maps at Page 34, Book 21 of Maps at Page 55, and Record Maps Book 1998 at Page 99, Marin County Records.

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

There are 193 single family dwelling units existing within the Assessment District boundary.

(NOTE: This is a reduction from 207 originally included. The reduction is based on the actual number of lots recorded and is appropriate.)

Subdivision Phase I consists of 89 lots, of which lot 20 anticipates low cost housing (not single family) and lots 1 through 19 and 21 through 89 anticipates one single family dwelling unit each. Subdivision Phase II consists of 41 lots and anticipates one single family dwelling unit each.

Subdivision IIIa consists of 22 lots and anticipates one single family dwelling unit each.

Subdivision IIIb consists of an additional 42 units, one single family dwelling unit each.

The “Remaining” 12 lots were not created and have been removed from the assessment.

The number of single family dwelling units is:

Phase I.....	88
Phase II.....	41
Phase IIIa.....	22
Phase IIIb	<u>42</u>
TOTAL:.....	193

Each of the single family dwelling unit lots are assessed for equal portions of the total assessment.

This assessment is exempt from the procedures and requirements of the (recently enacted Proposition 218) California Constitution, Article 13D, Section 4 pursuant to the exemption contained in Article 13D, Section 5(d) [*previously majority voter approval or*] Section 5(b) [*petition signed by persons owning all the property*]. The benefits are entirely special benefits and there are no general benefits. Additionally, the proposed assessment is the same assessment as last year.

Assessment Parcels 1 through 19, 21 through 89, 104-3 through 104-11-1, 104-12 through 104-37, 104-39 through 104-47-1, 104-51-1 through 104-51-12, 104-51-14, 104-51-16, 104-51-18, 104-51-20, 104-51-22, 104-51-24, 104-51-26 through 104-51-28, 104-51-30, 104-51-34-1, 104-51-35-1, 104-51-36-1, 104-51-37-1, 104-51-38-1, 104-51-39-1, 104-51-41-1 through 104-51-77 are each assessed 1/193 of the total assessment.

Assessment Parcels 20-1 and 20-2, 90 through 104-1, 104-38-1, 104-49, 104-51-13, 104-51-15-1, 104-51-31 through 104-51-33, 104-51-34-2, 104-51-35-2, 104-51-36-2, 104-51-37-2, 104-51-38-2, 104-51-39-2, 104-51-40-1, 105 and 106 each have zero (\$0.00) assessment.

The following changes were made to the Assessment Rolls and Assessment Diagram in the 2004-2005 Baypoint Lagoons Annual Engineer’s Report due to Mapping Changes at the Marin County Assessor’s Office:

On May 6, 2005 our office contacted the Marin County Assessor's Office due to obvious changes to the Assessor's Parcel Maps for the Baypoint Lagoons development. According to information

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

received from Mapping Department staff, in calendar year 2004 several Applications for Parcel Merger were received by the County of Marin from representatives of Baypoint Lagoons Homeowners Association. The following parcels were affected by the Parcel Merger Applications:

Assessment Numbers 91, 95, 101 and 102, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-361-24 by the Marin County Assessor's Office. Assessment Number 91 has been changed to 91-1 and reflects the new APN. Assessment Numbers 95, 101 and 102 have been removed from Parts C and E of this Report.

Assessment Numbers 92, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-49 by the Marin County Assessor's Office. Assessment Number 92 has been changed to 92-1 and reflects the new APN. Assessment Numbers 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119 have been removed from Parts C and E of this Report.

Assessment Numbers 96, 97, 98, 120, 121, 122, 123 and 124, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-23 by the Marin County Assessor's Office. Assessment Number 96 has been changed to 96-1 and reflects the new APN. Assessment Numbers 97, 98, 120, 121, 122, 123 and 124 have been removed from Parts C and E of this Report.

Assessment Numbers 99, 100 and 104-2, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-372-28 by the Marin County Assessor's Office. Assessment Number 99 has been changed to 99-1 and reflects the new APN. Assessment Numbers 100 and 104-2 have been removed from Parts C and E of this Report.

Assessment Numbers 104-38, 104-40, 104-44, 104-46, 104-47-2, 104-48, 104-48-1 and 104-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-390-64 by the Marin County Assessor's Office. Assessment Number 104-38 has been changed to 104-38-1 and reflects the new APN. Assessment Numbers 104-40, 104-44, 104-46, 104-47-2, 104-48 and 104-50 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-15, 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-412-20 by the Marin County Assessor's Office. Assessment Number 104-51-15 has been changed to 104-51-15-1 and reflects the new APN. Assessment Numbers 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-40, 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-420-71 by the Marin County Assessor's Office. Assessment Number 104-51-40 has been changed to 104-51-40-1 and reflects the new APN. Assessment Numbers 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50 have been removed from Parts C and E of this Report.

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1	009-361-06	
2	009-361-05	
3	009-361-04	
4	009-361-03	
5	009-361-02	
6	009-361-08	
7	009-361-09	
8	009-361-10	
9	009-361-11	
10	009-361-12	
11	009-361-17	
12	009-361-16	

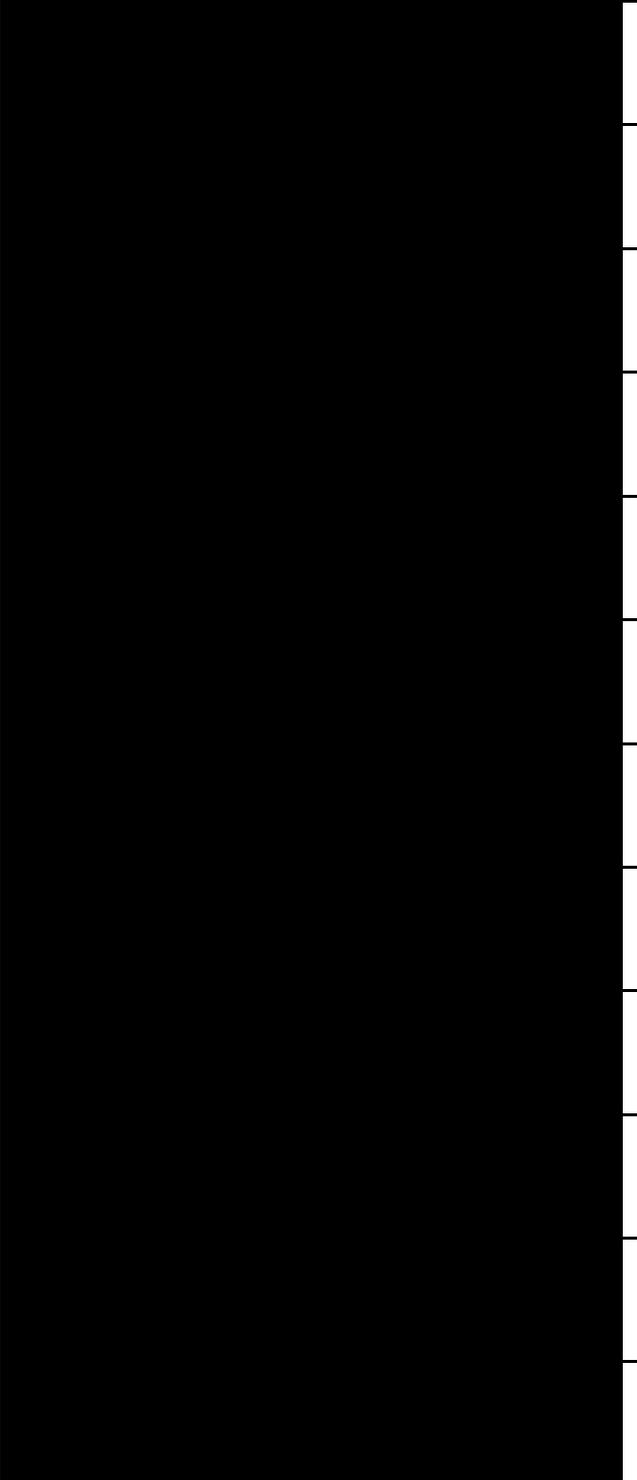
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
13	009-361-15	
14	009-361-14	
15	009-361-13	
16	009-361-19	
17	009-361-20	
18	009-361-21	
19	009-361-22	
20-1	009-371-02	
20-2	009-371-03	
21	009-372-01	
22	009-372-02	

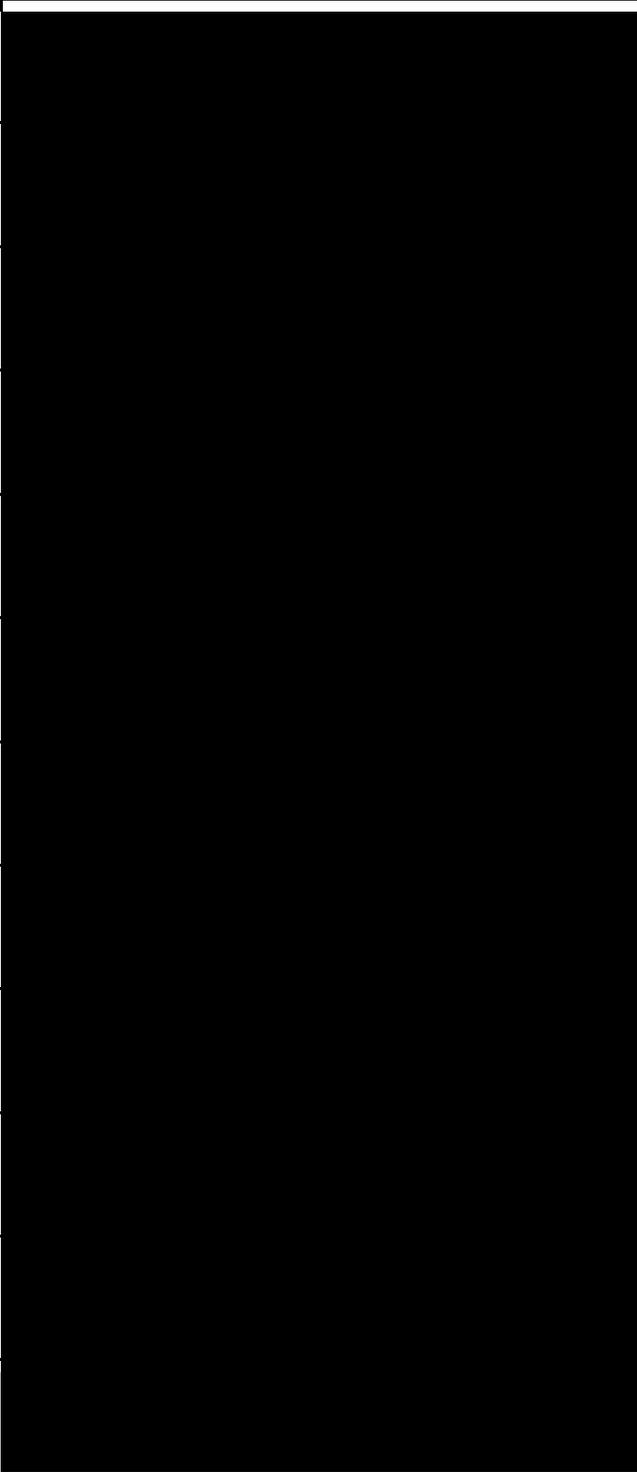
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
23	009-372-03	
24	009-372-04	
25	009-372-05	
26	009-372-06	
27	009-372-07	
28	009-372-08	
29	009-372-09	
30	009-372-10	
31	009-372-11	
32	009-372-12	
33	009-372-13	
34	009-372-14	

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
35	009-372-15	
36	009-372-26	
37	009-372-27	
38	009-372-25	
39	009-372-24	
40	009-372-23	
41	009-372-22	
42	009-372-21	
43	009-372-20	
44	009-372-18	
45	009-372-19	
46	009-362-03	

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
47	009-362-04	
48	009-362-05	
49	009-362-13	
50	009-362-12	
51	009-362-14	
52	009-362-15	
53	009-362-16	
54	009-362-17	
55	009-362-18	
56	009-362-19	
57	009-362-20	
58	009-362-21	

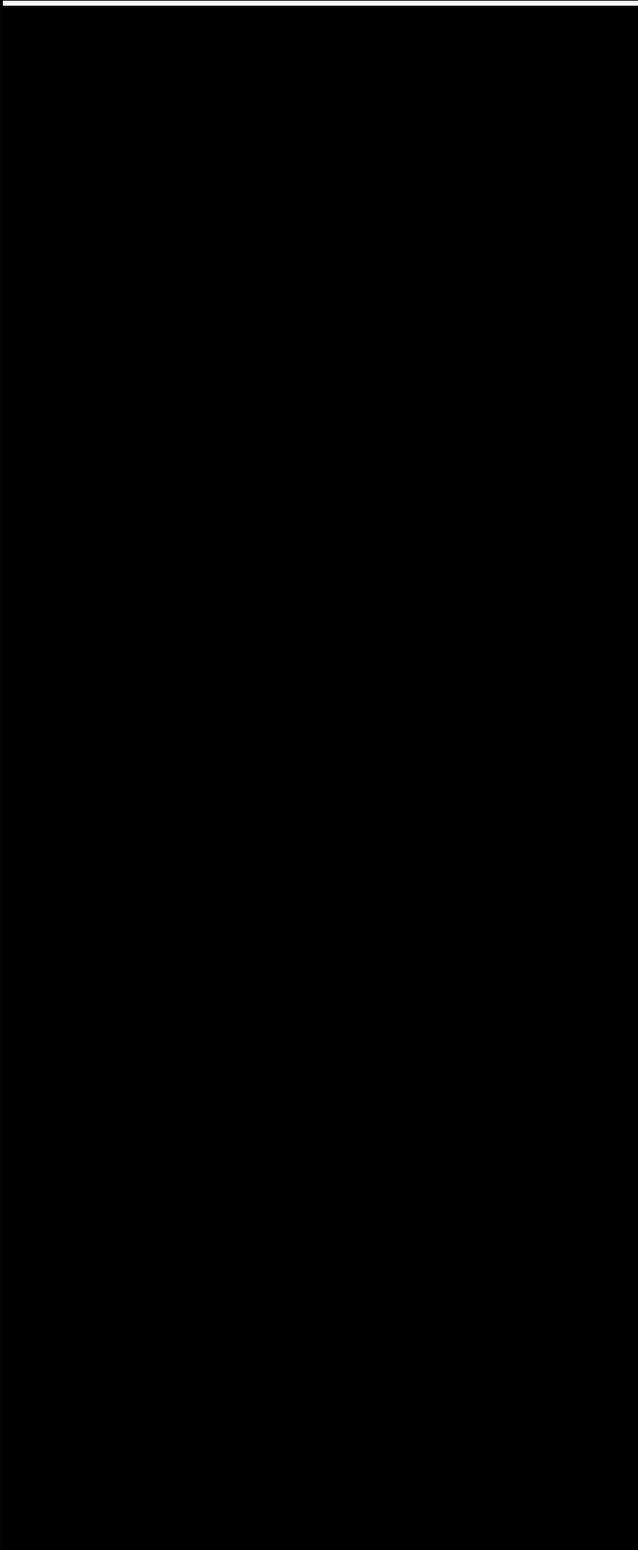
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
59	009-362-10	
60	009-362-09	
61	009-362-06	
62	009-362-22	
63	009-362-25	
64	009-362-26	
65	009-362-30	
66	009-362-31	
67	009-362-32	
68	009-362-33	
69	009-362-34	
70	009-362-29	

PART E
ASSESSMENT ROLL

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
71	009-362-35	
72	009-362-38	
73	009-362-39	
74	009-362-42	
75	009-362-43	
76	009-362-46	
77	009-373-11	
78	009-373-14	
79	009-373-15	
80	009-373-18	
81	009-373-19	
82	009-373-01	

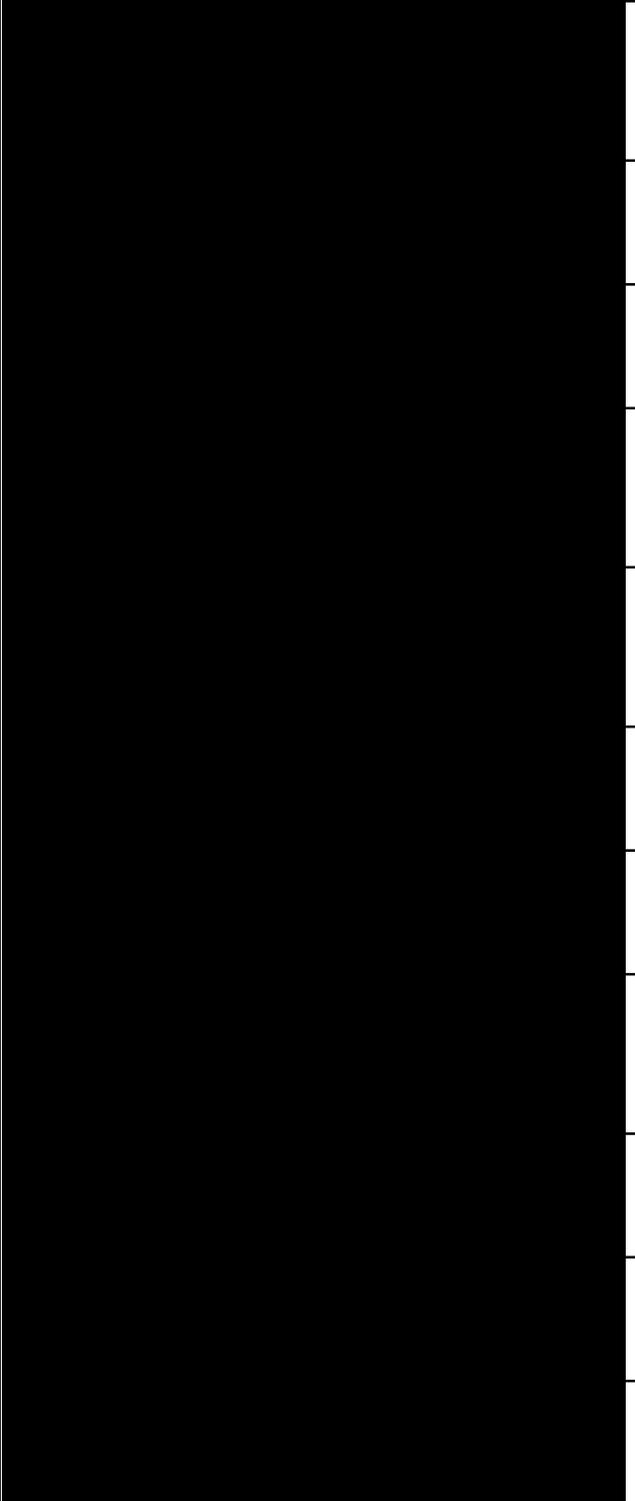
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
83	009-373-02	
84	009-373-03	
85	009-373-04	
86	009-373-08	
87	009-373-07	
88	009-373-06	
89	009-373-05	
90	009-010-34	
91-1	009-361-24	
92-1	009-362-49	
93	009-362-11	
94-1	009-362-47	

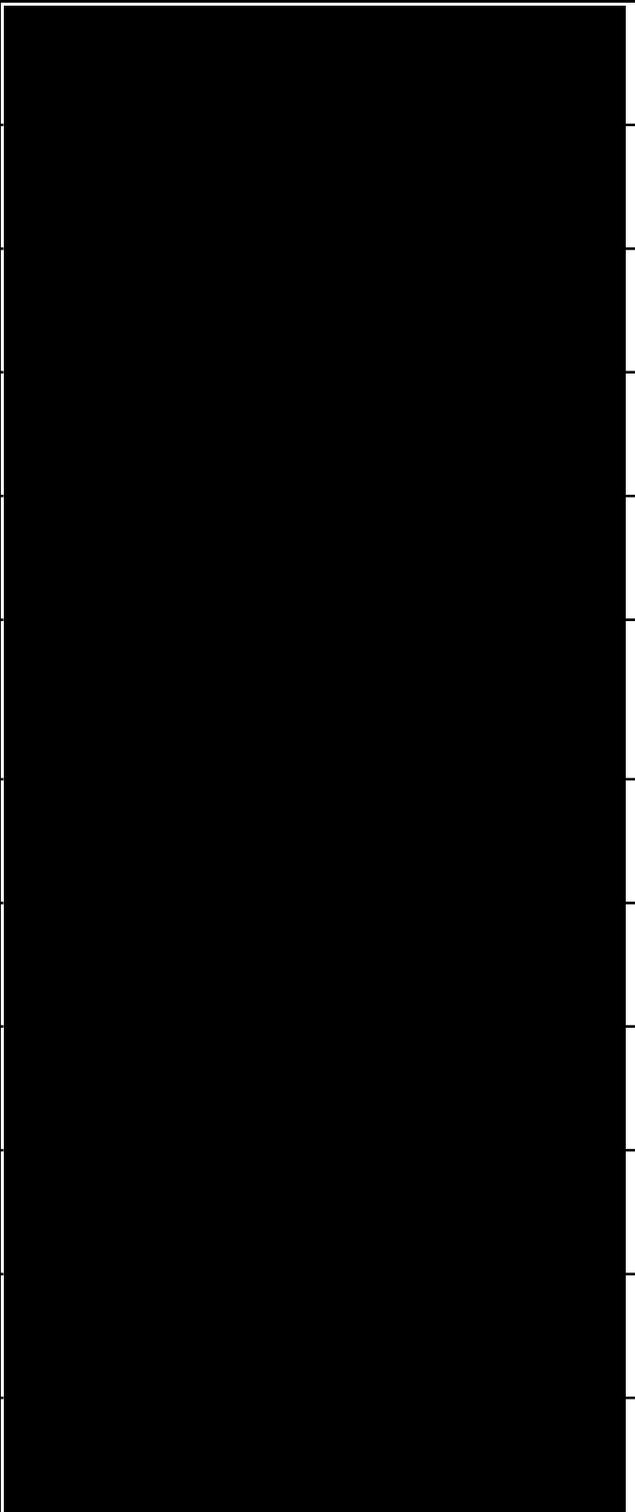
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
94-2	009-373-22	
96-1	009-373-23	
99-1	009-372-28	
103	009-010-31	
104-1	009-390-01	
104-3	009-390-03	
104-4	009-390-04	
104-5	009-390-05	
104-6	009-390-06	
104-7	009-390-07	
104-8	009-390-08	

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-9	009-390-09	
104-10	009-390-10	
104-11-1	009-390-66	
104-12	009-390-12	
104-13	009-390-13	
104-14	009-390-14	
104-15	009-390-15	
104-16	009-390-16	
104-17	009-390-17	
104-18	009-390-61	
104-19	009-390-19	
104-20	009-390-20	

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-21	009-390-21	
104-22	009-390-22	
104-23	009-390-23	
104-24	009-390-24	
104-25	009-390-25	
104-26	009-390-26	
104-27	009-390-27	
104-28	009-390-28	
104-29	009-390-29	
104-30	009-390-30	
104-31	009-390-31	
104-32	009-390-63	

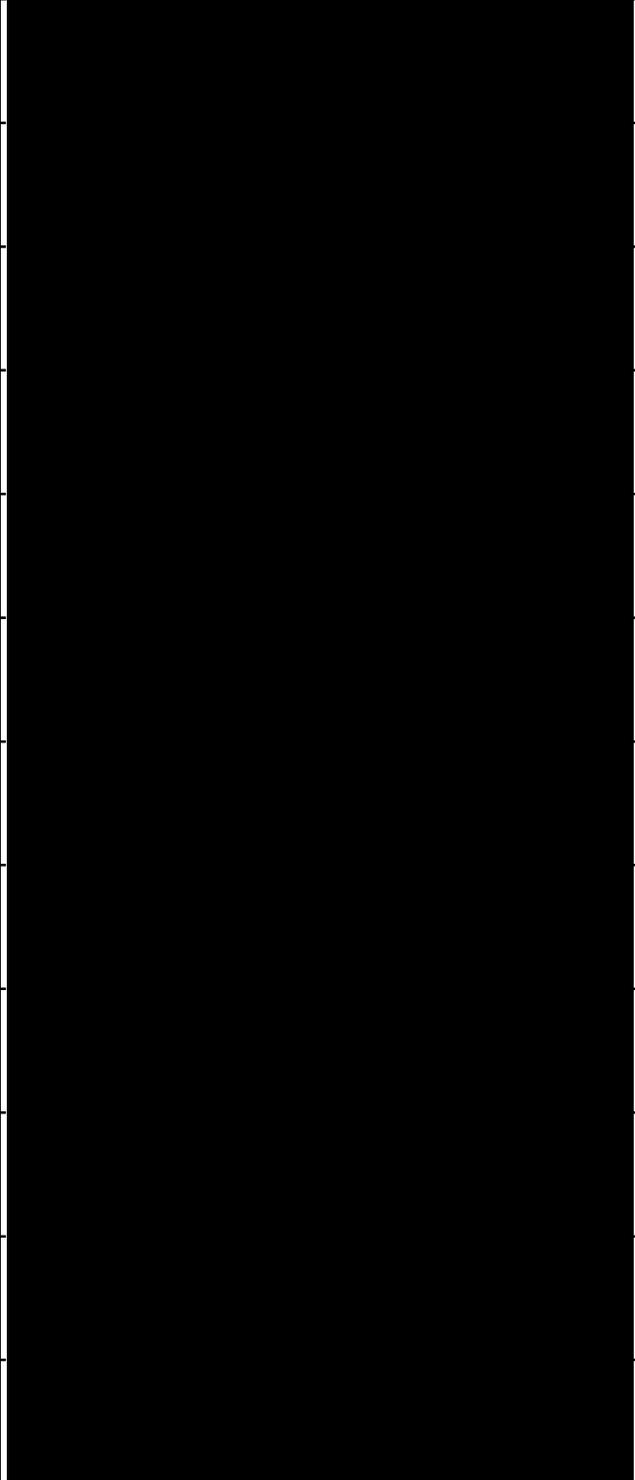
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-33	009-390-51	
104-34	009-390-34	
104-35	009-390-35	
104-36	009-390-36	
104-37	009-390-37	
104-38-1	009-390-64	
104-39	009-390-39	
104-41	009-390-41	
104-42	009-390-42	
104-43	009-390-43	
104-45-1	009-390-65	
104-47-1	009-390-59	

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-49	009-390-49	
104-51-1	009-411-01	
104-51-2	009-411-02	
104-51-3	009-411-03	
104-51-4	009-411-04	
104-51-5	009-411-05	
104-51-6	009-411-06	
104-51-7	009-411-07	
104-51-8	009-411-08	
104-51-9	009-411-09	
104-51-10	009-411-10	
104-51-11	009-411-11	

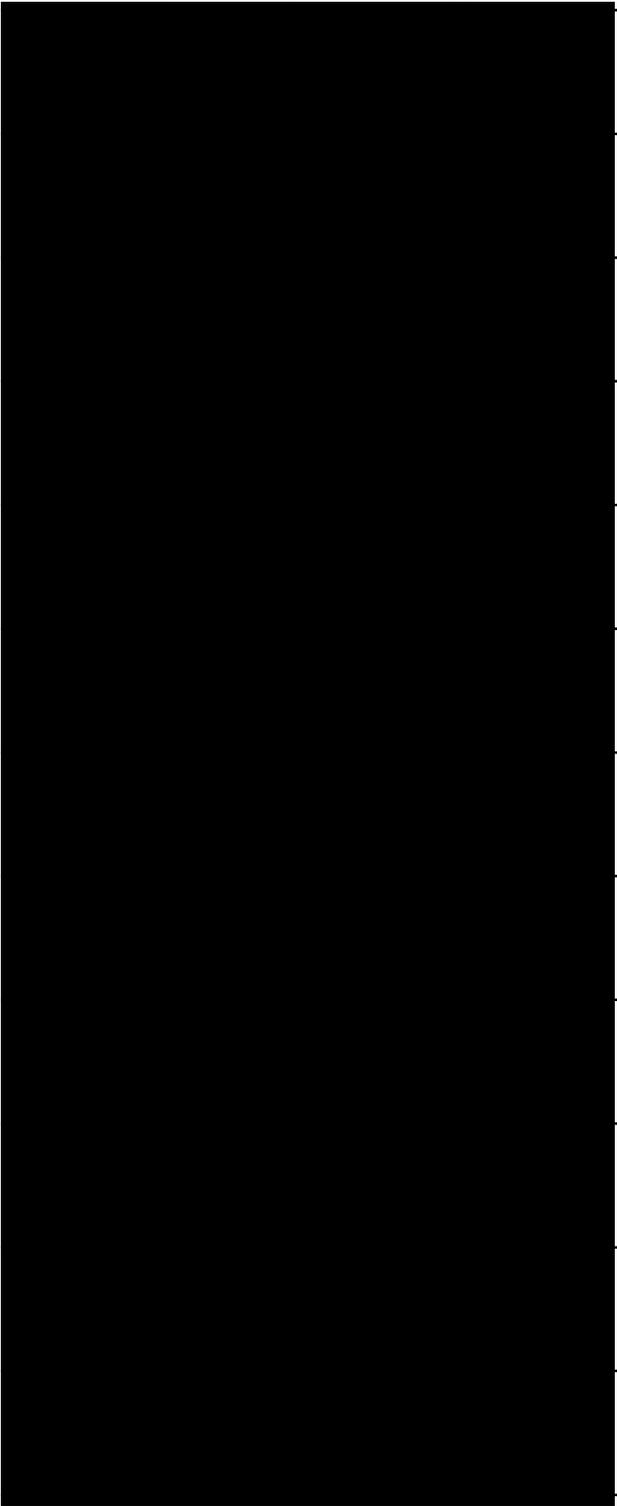
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-12	009-411-12	
104-51-13	009-411-13	
104-51-14	009-412-01	
104-51-15-1	009-412-20	
104-51-16	009-412-03	
104-51-18	009-412-05	
104-51-20	009-412-07	
104-51-22	009-412-09	
104-51-24	009-412-11	
104-51-26	009-412-13	
104-51-27	009-412-14	
104-51-28	009-412-15	

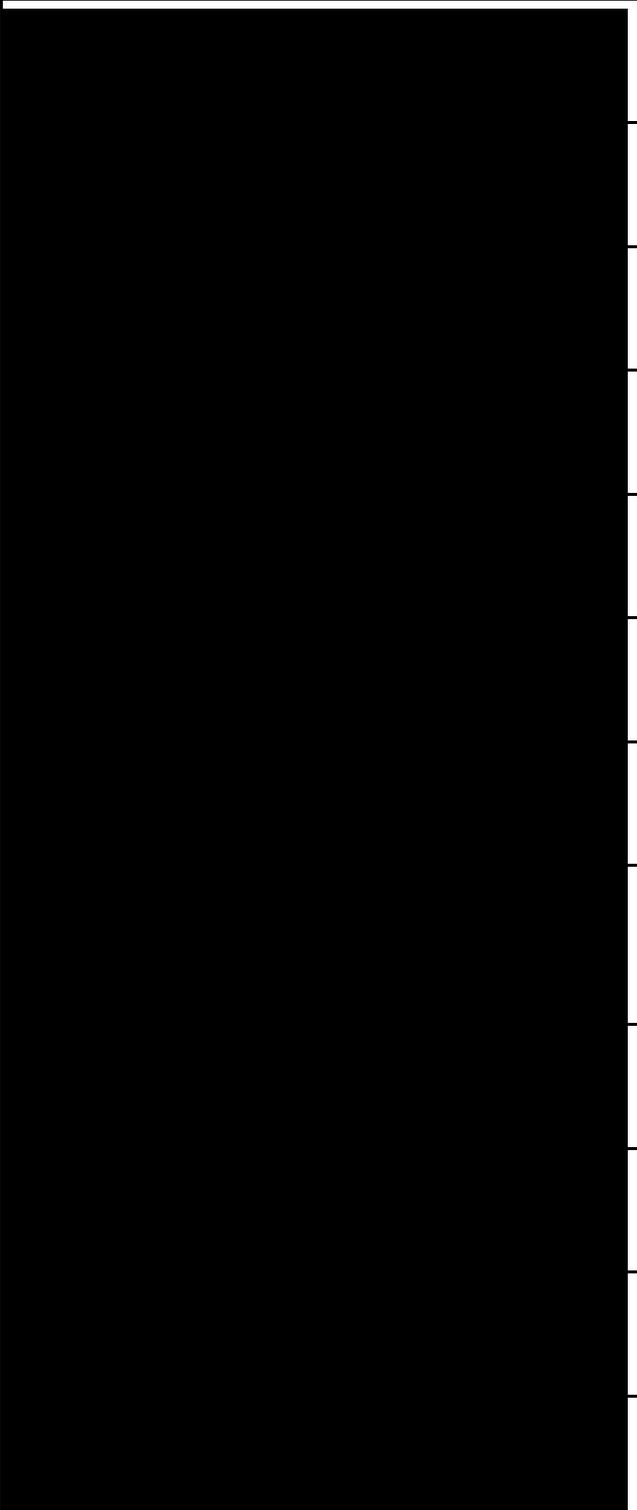
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-30	009-412-17	
104-51-31	009-412-18	
104-51-32	009-412-19	
104-51-33	009-400-03	
104-51-34-1	009-420-45	
104-51-34-2	009-420-46	
104-51-35-1	009-420-47	
104-51-35-2	009-420-48	
104-51-36-1	009-420-49	
104-51-36-2	009-420-50	
104-51-37-1	009-420-51	
104-51-37-2	009-420-52	

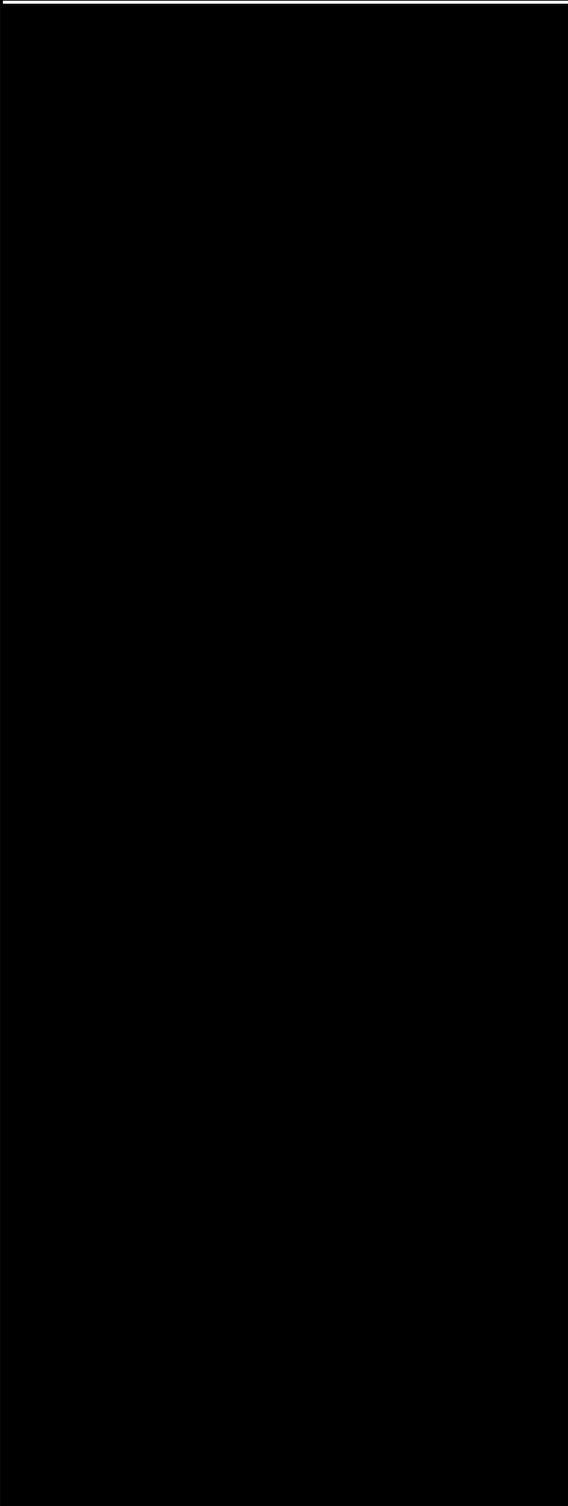
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-38-1	009-420-53	
104-51-38-2	009-420-54	
104-51-39-1	009-420-55	
104-51-39-2	009-420-56	
104-51-40-1	009-420-71	
104-51-41-1	009-420-57	
104-51-42-1	009-420-59	
104-51-43	009-420-10	
104-51-44	009-420-11	
104-51-45-1	009-420-61	
104-51-46-1	009-420-63	
104-51-47-1	009-420-65	

**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-48-1	009-420-67	
104-51-49-1	009-420-69	
104-51-51	009-420-17	
104-51-52	009-420-18	
104-51-53	009-420-19	
104-51-54	009-420-20	
104-51-55	009-420-21	
104-51-56	009-420-22	
104-51-57	009-420-23	
104-51-58	009-420-24	
104-51-59	009-420-25	
104-51-60	009-420-26	

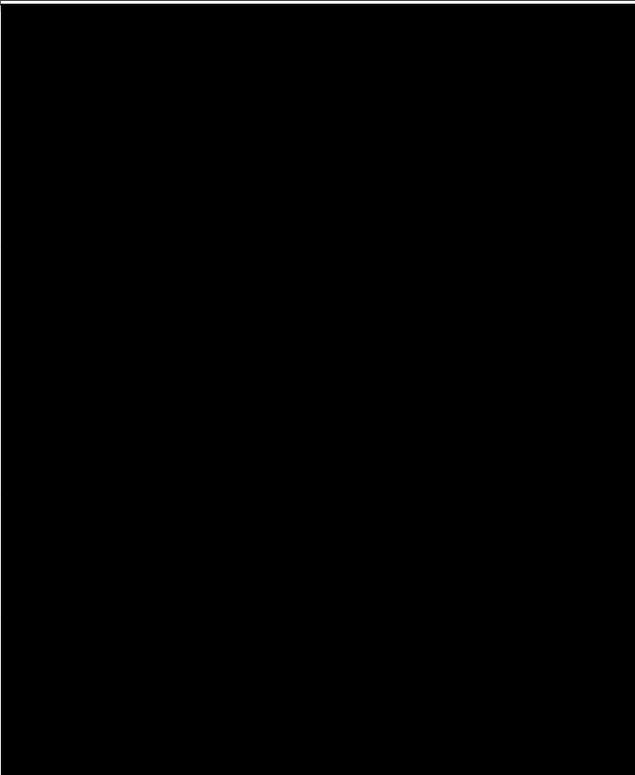
**PART E
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-61	009-420-27	
104-51-62	009-420-28	
104-51-63	009-420-29	
104-51-64	009-420-30	
104-51-65	009-420-31	
104-51-66	009-420-32	
104-51-67	009-420-33	
104-51-68	009-420-34	
104-51-69	009-420-35	
104-51-70	009-420-36	
104-51-71	009-420-37	
104-51-72	009-420-38	

PART E
ASSESSMENT ROLL

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-73	009-420-39	
104-51-74	009-420-40	
104-51-75	009-420-41	
104-51-76	009-420-42	
104-51-77	009-420-43	
106	009-010-35	

PART F
ASSESSMENT DIAGRAM

See sheets 1 through 8 in attached packet.

Marin Independent Journal

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2070419

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SAN RAFAEL, CA 94915-1560

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Marin

FILE NO. BAYPOINT LAGOON

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer of the MARIN INDEPENDENT JOURNAL, a newspaper of general circulation, printed and published daily in the County of Marin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Marin, State of California, under date of FEBRUARY 7, 1955, CASE NUMBER 25566; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

07/05/2019

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated this 5th day of July, 2019.



Signature

PROOF OF PUBLICATION

Legal No. **0006356166**

RESOLUTION NO. 14678

SAN RAFAEL CITY COUNCIL RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 15, 2019

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT (Pursuant to the Landscaping and Lighting Act of 1972)

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. The City Council intends to levy and collect assessments within the Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, during the fiscal year 2019-20. The area of land to be assessed is located in the City of San Rafael, Marin County.
2. In accordance with this Council's resolution directing the filing of an Engineer's Annual Report, CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.
3. The proposed assessment does not increase the assessment from the previous year.
4. On Monday, the 15th day of July 2019 at the hour of 7:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the Chambers of the City Council, 1400 Fifth Avenue, San Rafael, California.
5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 by publishing a copy of this resolution once in the Marin Independent Journal, publication to be completed not less than ten (10) days before July 15, 2019.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 3rd day of June 2019, by the following vote, to wit:

AYES:	COUNCILMEMBERS: Colin, Gamblin, McCullough & Mayor Phillips
NOES:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: Bushey

/s/
LINDSAY LARA, City Clerk

no. 829 July 5, 2019



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

Prepared by: Josh Minshall,
Associate Civil Engineer

City Manager Approval: _____

TOPIC: VACATE A PORTION OF JACOBY STREET

SUBJECT: A RESOLUTION TO ORDER VACATION OF PORTIONS OF JACOBY STREET, SAN RAFAEL, CALIFORNIA

RECOMMENDATION:

Hold a public hearing and adopt a resolution to order the vacation of portions of Jacoby Street.

BACKGROUND:

Prior to 1984, a portion of Jacoby Street existed as a paper street through what is currently Marin Sanitary Service (MSS) property. A paper street is designated on a recorded document but is not necessarily constructed as a roadway. Paper streets are set up based on the original subdivision of the properties and also allows utilities to provide services within these areas. In this case, the alignment of Jacoby Street was part of an historic route following the grade near the bottom of the hillside to connect towards San Quentin, prior to the construction of Highway 580. The underlying property is owned by Marin Sanitary Service (MSS) and the paper street is an easement across that property originally intended to provide access and utilities to adjacent properties. The subsequent installation of Andersen Drive through this area of San Rafael has provided more direct access to the area, making the portion of Jacoby Street through MSS superfluous.

In 1984, the City of San Rafael vacated half the width of Jacoby Street through MSS property per Resolution No. 6780. Vacating the entire roadway was not pursued at that time based on requests from utility companies who used to maintain facilities within a portion of the existing paper street.

In 1993, the conditions of approval for MSS's Use Permit 92-7 noted that the remainder of Jacoby Street should be abandoned from the westerly property line of AP 18-143-06 (now AP 18-180-72) to Jacoby Street's easterly terminus. City Use Permit 96-8 confirmed this condition of approval.

FOR CITY CLERK ONLY

File No.:

Council Meeting:

Disposition:

In 2012, as part of its preparation to amend its Use Permit, MSS requested that the City move forward with the vacation process for the paper street section of Jacoby Street located within MSS property. The portion of Jacoby Street to be abandoned is shown and described on Exhibit A of Attachment 1.

In 2015 the San Rafael City Council adopted [Resolution 13976](#), amending the MSS Use Permit (Master Use Permit 09-020 and Environmental Design Review Permit ED09-031), which included lot consolidation. As part of Condition 25 of ED09-031 the applicant was required to submit documents and a deposit for vacating this portion of Jacoby Street.

The abandonment process, referred to as a general vacation, is set forth in the California Streets and Highways Code, Sections 8320-8325. The following steps are intended to meet the process requirements:

1. Notify and receive confirmation from utilities.
2. Adopt a Resolution of Intent.
3. Post notices of the public hearing on the property to be vacated.
4. Conduct a public hearing.

Utilities were previously notified on June 23, 2015 of the proposed vacation. Objections were received from MMWD, PG&E and SRSD, based on their existing or potential infrastructure within Jacoby Street. Following these objections, MSS has coordinated and prepared easements to address each objection (Attachment 2 and 3). Another set of notifications was sent May 15, 2019 to confirm that remaining objections have been withdrawn.

On June 17, 2019 a [resolution of intent](#) was passed at the regular City Council meeting and the hearing date was set for July 15, 2019. As required by the process outlined above, notice was printed in the Marin Independent Journal for two successive weeks prior to the hearing (Attachment 2), and physical postings were placed along Jacoby Street.

ANALYSIS:

The historic purpose of Jacoby Street was to connect the City of San Rafael to San Quentin and also provided access to properties as they developed. However, this portion of Jacoby Street has not been utilized by the City since the completion of Highway 580 and Andersen Drive. As referenced in the background, the abandonment was a condition of the Master Use Permit, and the underlying property is currently owned by MSS. Vacation would not be a grant of City-owned property, but rather the City would be relinquishing the right to construct a roadway or utilities in the remaining alignment. Therefore, this would not be considered a special benefit to MSS, but fulfillment of the conditions imposed as part of the approval of the Master Use Permit. Staff believes it is appropriate to move forward with vacating this section of Jacoby Street as requested by MSS and as noted in the conditions of approval for MSS. MSS has utilized these lands as part of their site operation and have installed a gate at the westerly end of their site on Jacoby Street, to secure their operations and demarcating the City's maintenance limit.

Staff has provided notification to utility companies of the City's intent to vacate this property. Utilities are encouraged to contact the property owner to secure independent easements for their facilities and it is staff's understanding that the Marin Municipal Water District (MMWD) is pursuing such an easement with MSS. MMWD has sent the City a letter indicating that their prior request to not vacate the existing portion of Jacoby Street has been withdrawn (Attachment 3).

An easement has been proposed for PG&E regarding their existing facilities. Similarly, a separate easement has been proposed for the San Rafael Sanitation District (SRSD). These easements are

shown and described in Attachment 3. The City is not obligated to halt the vacation process, but as a courtesy, staff has coordinated this effort with utilities, and they have secured easements with the property owner.

At this time, the City is asked to hold a public hearing to consider vacating a portion of Jacoby Street and to take action if approved. Staff recommends that the City Council adopt the resolution as presented, to vacate a portion of Jacoby Street and authorize recordation of the resolution in the Official Records of Marin County, to finalize the vacation.

FISCAL IMPACT:

There is no fiscal impact associated with this item. Staff costs associated with this action will be reimbursed by MSS per the use permit conditions.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt the resolution as presented.
2. Adopt the resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION:

Hold a public hearing and adopt a resolution to vacate a portion of Jacoby Street.

ATTACHMENTS:

1. Resolution, with Exhibit A: Legal Description and Plat
2. Notice of Public Hearing
3. MMWD Letter withdrawing a request for reservation Oct. 2, 2018.
4. Proposed easements, with Exhibit B for PG&E and Exhibit C for SRSD

RESOLUTION NO.

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL TO ORDER VACATION OF PORTIONS OF JACOBY STREET, SAN RAFAEL, CALIFORNIA

WHEREAS, prior to 1984, a portion of Jacoby Street existed as a paper street through what is currently Marin Sanitary Service (MSS) property, originally forming a part of an historic route towards San Quentin, prior to the construction of Highway 580; and

WHEREAS, the subsequent installation of Andersen Drive through this area of San Rafael has provided more direct access to the area, making the portion of Jacoby Street through MSS superfluous; and

WHEREAS, in 1984, the City of San Rafael vacated half the width of Jacoby Street through MSS property per Resolution No. 6780. Vacating the entire roadway was not pursued at that time based on requests from utility companies who used to maintain facilities within a portion of the existing paper street; and

WHEREAS, in 1993, the conditions of approval for MSS's Use Permit 92-7 noted that the remainder of Jacoby Street should be abandoned from the westerly property line of AP 18-143-06 (now AP 18-180-72) to Jacoby Street's easterly terminus. City Use Permit 96-8 confirmed this condition of approval; and

WHEREAS, in 2012, as part of its preparation to amend its Use Permit, MSS requested that the City move forward with the vacation process for the paper street section of Jacoby Street located within MSS property. The portion of Jacoby Street proposed for abandonment is shown and described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, in 2015 the San Rafael City Council adopted [Resolution 13976](#), amending the MSS Use permit. As a condition of approval, the City required the applicant to submit documents and a deposit for vacating the remaining portion of Jacoby Street on MSS property; and

WHEREAS, it appears that that portion of Jacoby Street shown in Exhibit A, lying southwesterly of Andersen Drive and southeasterly of Simms Streets, is unnecessary for present or prospective public purpose; and

WHEREAS, MSS has prepared separate easements for the benefit of the Marin Municipal Water District, Pacific Gas and Electric, and the San Rafael Sanitation District; and

WHEREAS, in June 2019 the San Rafael City Council adopted [Resolution 14687](#), noticing the intention to order vacation of portions of Jacoby Street and setting a hearing date for the 15th of July 2019; and

WHEREAS, notice has been published and posted pursuant to California Streets and Highways Code sections [8322 and 8323](#);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Rafael as follows:

1. That the City Council hereby elects to proceed under the General Vacation provisions of the Public Streets, Highways, and Service Easements Vacation Law (Sts. & Hwys Code §§8320-8325).
2. The easements requested for reservation by Marin Municipal Water District, Pacific Gas and Electric, and San Rafael Sanitation District shall be recorded by the property owner to the satisfaction of the easement holders.
3. That the City Council hereby orders vacation of the portion of Jacoby Street shown on and described in Exhibit "A".
4. The City Clerk is directed to record a certified copy of this resolution in the Official Records of the County of Marin, and the vacation will become effective upon such recordation.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

LEGAL DESCRIPTION
JACOBY RIGHT OF WAY VACATION
TO MARIN SANITARY SERVICE

All that certain real property situate in the State of California, County of Marin, City of San Rafael, and more particularly described as follows:

Being a portion of the public street designated as Jacoby Street and more particularly described as follows:

BEGINNING AT the most easterly corner of Parcel E as described in the Lot Line Adjustment document recorded by document serial 97-056783, Marin County Records, point being the on the centerline of the 60' right-of-way formerly known as the San Rafael-San Quentin Toll Road; thence along said centerline North 57°15' West 20.46 feet; thence North 81°32' West 204.80 feet; thence South 69°54' West 203.50 feet; thence South 72°59' West 116.60 feet; thence North 84°06' West 384.90 feet; thence North 66°49' West 92.20 feet; thence North 52°28' West 245.10 feet; thence North 43°10' West 176.80 feet; thence North 12°13' West 406.10 feet; thence North 48°36' West 95.60 feet to the Southeasterly corner of Parcel 2 as shown on that Parcel Map titled, "Parcel Map, Lands of Quail Hill Inc." recorded in Book 15 of Parcel Maps at page 38, Marin County Records; thence continuing along said right-of-way centerline being common to the Southerly line of said Parcel 2, North 77°03' West 116.70 feet; thence South 80°21' West 163.00 feet; thence North 69°37' West 82.00 feet; thence North 49°32' West 70.51 feet to the most Westerly corner of said Parcel 2; thence leaving the line of said right-of-way along the boundary common to said Parcel 2 and Parcel 1 as shown on said Parcel Map (15 PM 38), North 38°26'50" East 30.02 feet to a point on the Northeasterly boundary of Parcel A as shown on said Parcel Map (15 PM 38); thence along the boundary of said Parcel A, North 49°32' West 31.52 feet; thence North 36°08' West 193.38 feet; thence North 70°35' West 87.46 feet to point on the boundary of Parcel A as described in said Lot Line Adjustment document (97-056783); thence along the boundary of said Parcel A (97-056783), North 70°35' West 268.82 feet; thence North 57°09' West 131.46 feet; thence North 43°01' West 88.09 feet to the Westerly corner of said Parcel A (97-056783), point being the Southerly corner of the property described in the Grant Deed to D&M Investment Properties, LLC recorded by document serial 2001-0089424, Marin County Records; thence leaving the boundary of said Parcel A, South 46°59' West 60.00 feet to a point on the Northeasterly boundary of Parcel B as described in said Lot Line Adjustment document (97-056783); thence along said Northeasterly boundary of Parcel B, South 43°01' East 95.53 feet; thence South 57°09' East 145.96 feet; thence South 70°35' East 149.50 feet to the Northwesterly corner of Parcel C as described in said Lot Line Adjustment document (97-056783); thence along the boundary of said Parcel C, South 70°35' East 105.69 feet; thence leaving the boundary of said Parcel C and continuing along a line offset 30 feet South of the centerline of the 60' right-of-way formerly known as the San Rafael-San Quentin Toll Road, South 70°35' East 89.55 feet; thence South 36°08' East 181.82 feet; thence South 49°32' East 115.45 feet; thence South 69°37' East 95.36 feet; thence North 80°21' East 165.05

feet; thence South $77^{\circ}03'$ East 103.10 feet; thence South $48^{\circ}36'$ East 78.14 feet; thence South $12^{\circ}13''$ East 404.55 feet; thence South $43^{\circ}10'$ East 187.55 feet; thence South $52^{\circ}28'$ East 251.32 feet; thence South $66^{\circ}49'$ East 100.54 feet; thence South $84^{\circ}06'$ East 395.54 feet; thence North $72^{\circ}59'$ East 123.49 feet; thence North $69^{\circ}54'$ East 196.67 feet; thence South $81^{\circ}32'$ East 190.71 feet; thence South $57^{\circ}15'$ East 9.41 feet to the Easterly boundary of said Parcel E (97-056783); thence leaving the line offset 30 feet South of the centerline of the 60' right-of-way (formerly known as the San Rafael-San Quentin Toll Road) along the boundary of said Parcel E, North $41^{\circ}27'18''$ East 30.35 feet to the point of beginning.

pab:leo

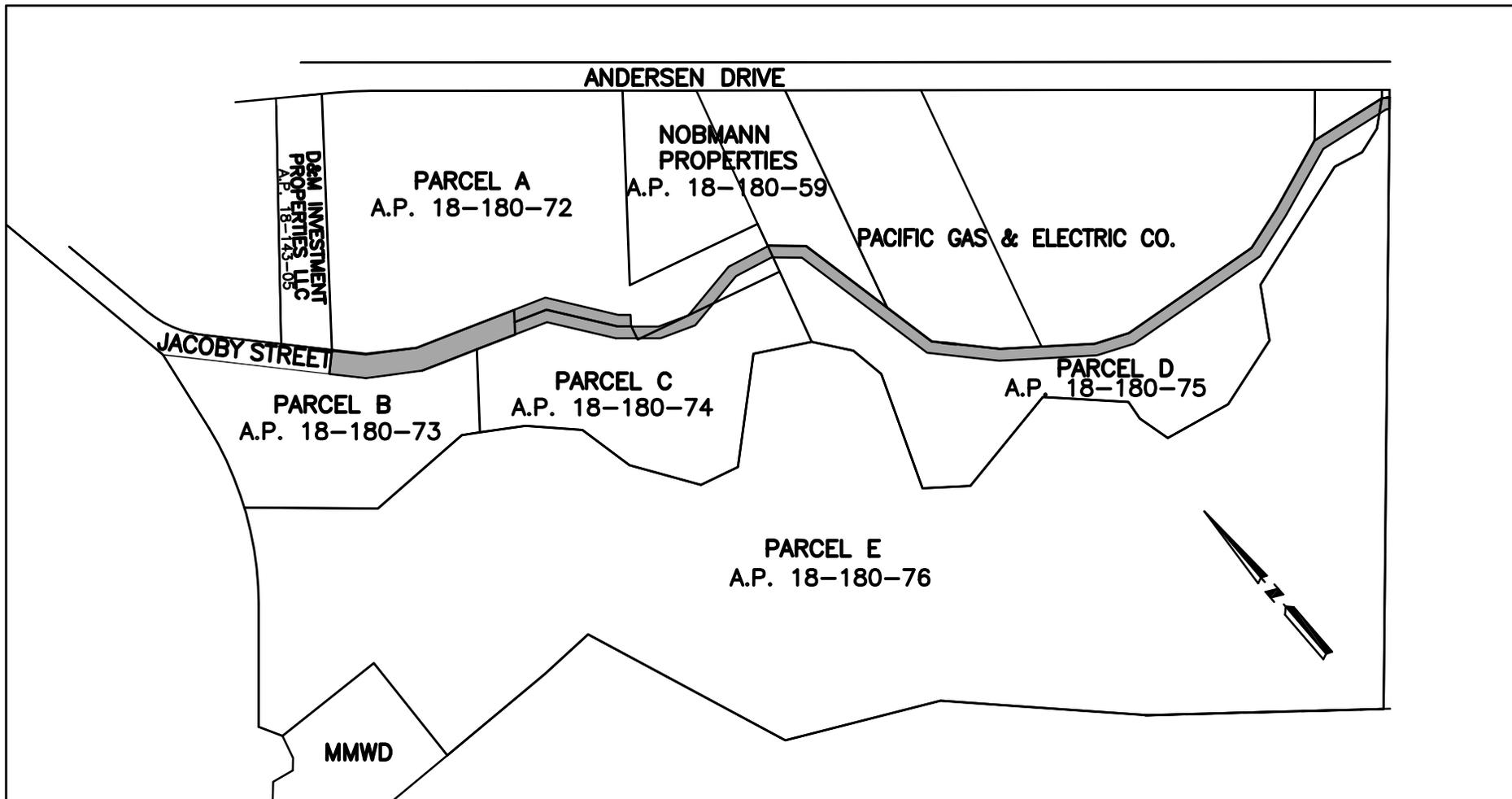


EXHIBIT A

JACOBY STREET
RIGHT-OF-WAY VACATION

PARCEL CONVEYED FROM THE CITY OF SAN
RAFAEL TO MARIN SANITARY SERVICE
MARIN COUNTY, CALIFORNIA

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.

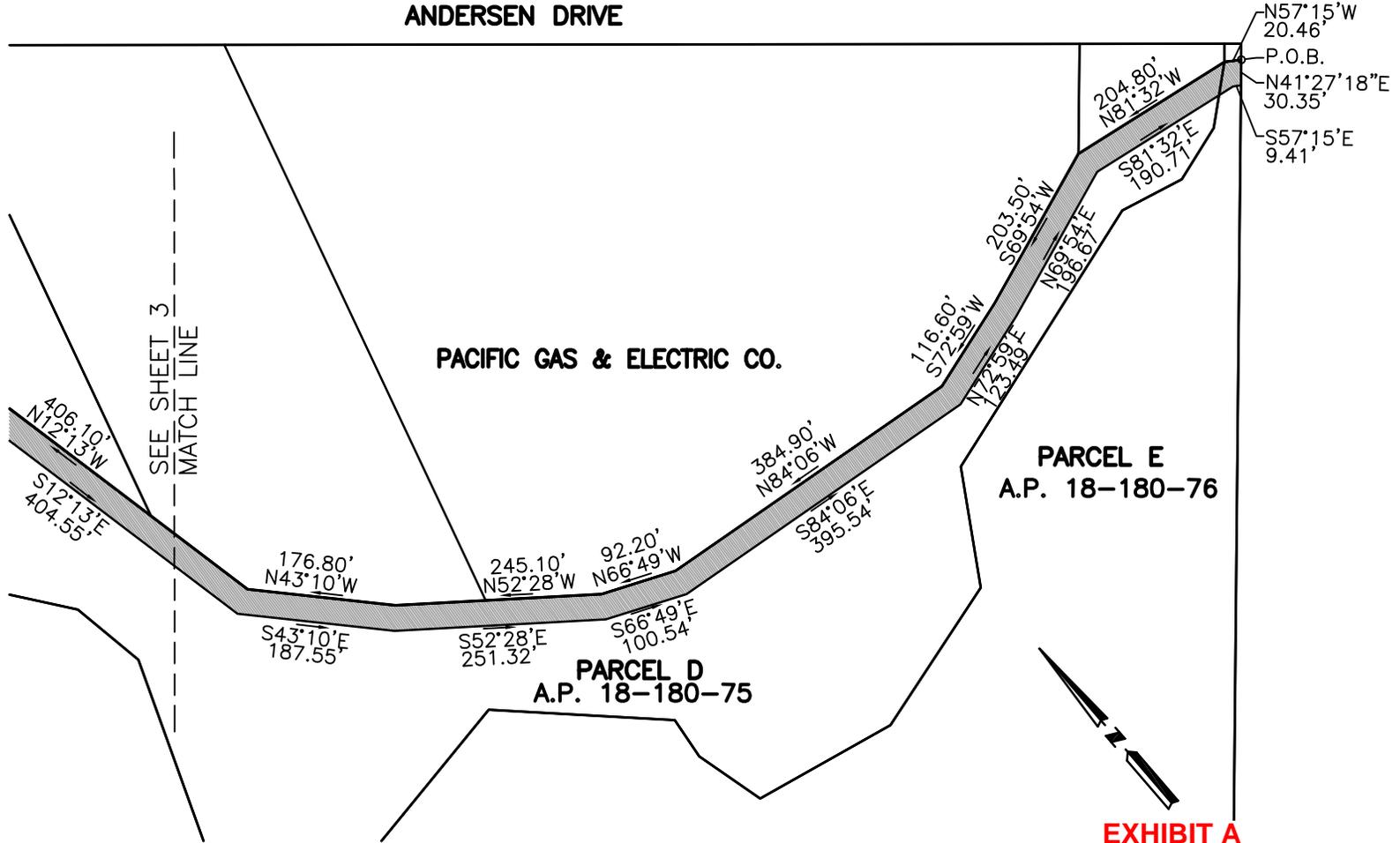
NOVATO, CA
(415)897-2800 JOB# 10-121

 RIGHT-OF-WAY
VACATION AREA

0 400' 800'

SCALE: 1" = 400'

ANDERSEN DRIVE



PACIFIC GAS & ELECTRIC CO.

PARCEL E
A.P. 18-180-76

PARCEL D
A.P. 18-180-75

EXHIBIT A

JACOBY STREET
RIGHT-OF-WAY VACATION

PARCEL CONVEYED FROM THE CITY OF SAN
RAFAEL TO MARIN SANITARY SERVICE
MARIN COUNTY, CALIFORNIA

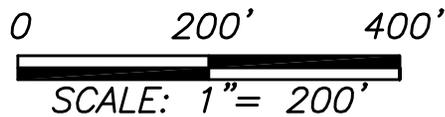
OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.

NOVATO, CA

(415)897-2800 JOB# 10-121

2 of 5

RIGHT-OF-WAY
VACATION AREA



CITY OF SAN RAFAEL
NOTICE OF PUBLIC HEARING

The City Council of the City of San Rafael will hold a public hearing:

- PURPOSE:** Public Hearing to consider a Resolution vacating a portion of Jacoby Street.
- Pursuant with the State of California Streets and Highways Code Sections 8320-8325, the Resolution would order the vacation of a portion of Jacoby Street, approximately from the westly line of Marin Sanitary Service property (APN 18-180-72) which is about 1500 feet southeasterly from the intersection of Simms Street and Andersen Drive to the eastly terminus at Andersen Drive. The area is more specifically described in Exhibit "A" on file with the City Clerk, also available from the City website, and posted on-site.
- DATE/TIME/PLACE:** Monday, July 15, 2019 at 7:00 PM City Council Chambers, City Hall, 1400 Fifth Avenue, San Rafael.
- WHAT WILL HAPPEN:** You may comment on the proposed vacation. The City Council will consider all public testimony and will then decide whether to approve the resolution to order vacation of the portion of Jacoby Street.
- IF YOU CANNOT ATTEND:** You may send a letter to Lindsay Lara, City Clerk, City of San Rafael, P.O. Box 151560, San Rafael, CA 94915-1560. You may also hand deliver a letter prior to the meeting.
- FOR MORE INFORMATION:** You may contact Josh Minshall, Associate Civil Engineer at (415) 485-3158, Department of Public Works, 111 Morphew Street, San Rafael, CA

San Rafael City Council
Lindsay Lara, City Clerk



SAN RAFAEL
THE CITY WITH A MISSION

NOTICE OF PUBLIC HEARING

The City Council of the City of San Rafael will hold a public hearing:

PURPOSE:

Public Hearing to consider a Resolution vacating a portion of Jacoby Street.

Pursuant with the State of California Streets and Highways Code Sections 8320-8325, the Resolution would order the vacation of a portion of Jacoby Street, approximately from the westly line of Marin Sanitary Service property (APN 18-180-72) which is about 1500 feet southeasterly from the intersection of Simms Street and Andersen Drive to the eastly terminus at Andersen Drive. The area is more specifically described in Exhibit "A" on file with the City Clerk, also available from the City website, and posted on-site.

DATE/TIME/PLACE:

Monday, July 15, 2019 at 7:00 PM City Council Chambers, City Hall, 1400 Fifth Avenue, San Rafael.

WHAT WILL HAPPEN:

You may comment on the proposed vacation. The City Council will consider all public testimony and will then decide whether to approve the resolution to order vacation of the portion of Jacoby Street.

IF YOU CANNOT ATTEND:

You may send a letter to Lindsay Lara, City Clerk, City of San Rafael, P.O. Box 151560, San Rafael, CA 94915-1560. You may also hand deliver a letter prior to the meeting.

FOR MORE INFORMATION:

You may contact Josh Minshall, Associate Civil Engineer at (415) 485-3158, Department of Public Works, 111 Morpew Street, San Rafael, CA

San Rafael City Council
Lindsay Lara, City Clerk



MARIN MUNICIPAL WATER DISTRICT

220 Nellen Avenue Corte Madera CA 94925-1169
marinwater.org

October 2, 2018

VIA ELECTRONIC EMAIL

alicia.guidice@cityofsanrafael.org

Alicia Guidice, Senior Planner
City of San Rafael
1400 Fifth Avenue
San Rafael CA 94901

Re: **MMWD – MSS Easement Agreement, etc.**
APN 018-180-52

Dear Ms. Guidice:

The Marin Municipal Water District (“District”) and the Marin Sanitary Service (“MSS”) have approved and executed (1) a Right of Way Agreement, and (2) a new Easement Agreement that provides the District with a new easement description for the District’s future facilities.

Prior to the approval of both agreements, the District reserved “the reservation of a right-of-way for District facilities,” per the California Streets and Highways Code Section 8340 to maintain and operate for in-place utility facilities. Subsequent to the approval and execution of the both agreements, the District withdraws its request for the reservation of a right-of-way for District facilities, over the subject property, as referenced in Attachments 1 and 2 of this letter.

Should you have any questions, please contact me by email at pmorrison@marinwater.org or by phone at 415-945-1535.

Sincerely,

Paul Morrison
Engineering Support Services Manager

PM:SG:mp

Attachments:

1. City of San Rafael letter to MMWD, dated June 23, 2015
2. MMWD letter to City of San Rafael, dated July 8, 2015

cc: Mary Casey-MMWD Counsel, Terry J. Mason-Marine Sanitary Service Counsel, Mike Ban-MMWD, Rafi Boloyan-City of San Rafael Planning, Patty Garbarino-Marine Sanitary Service



CITY OF
San Rafael

MAYOR GARY D. PHILLIPS
VICE MAYOR ANDREW CUYUGAN MCCULLOUGH
COUNCIL MEMBER MARIBETH BUSHBY
COUNCIL MEMBER KATHY COLIN
COUNCIL MEMBER JOHN GAMBELIN

PUBLIC WORKS DEPARTMENT: (415)485-3355 FAX: (415)485-3334
Kevin McGowan, Acting Director of Public Works

June 23, 2015

Kevin McDonnel
Marin Municipal Water District
220 Nellan Avenue
Corte Madera, CA 94925

File No: 16.14.23 and
13.02.19 - LD14-097

Re: Vacation of a portion of Jacoby Street – Right-of-Way Vacation
Notification and Request for Review

Dear Kevin,

The purpose of this letter is to notify utility owners in the vicinity of Jacoby Street, San Rafael that a portion of the Jacoby Street Right-of-Way is in the process of being vacated by the City of San Rafael. Utilities that would otherwise have access use this Right-of-Way are being notified in order to respond to the proposal and acquire any easements, access agreements, and/or similar instruments necessary to maintain facilities.

BACKGROUND:

In 1984 the City vacated, by Resolution No. 6780, the northerly 30 feet of a portion of the old 60-foot road right-of-way (ROW) which comprises Jacoby Street and its former route to the San Quentin area from approximately the westerly property line of AP 18-180-59 to approximately 60 feet of Jacoby's easterly terminus.

The City's 1993 Marin Sanitary Service (MSS) Use Permit 92-7 paragraph (4) "Abandonment of Jacoby Street" provided approval to extend the abandonment of Jacoby Street from the westerly property line of AP 18-143-06 (now AP 18-180-72) to Jacoby's easterly terminus. City Use Permit 96-8 confirmed the prior approval by Use Permit 92-7 by including the paragraph entitled "Abandonment of Jacoby Street".

In 2012, as part of its preparation to amend its Use Permit, MSS requested the Public Works Department to move forward with the abandonment process for the extended segment, as well as including the 30 feet southerly remainder of the 60-foot road ROW not abandoned in 1984.

FOR REVIEW:

Attached are the following documents for the referenced Jacoby Street Right-of-Way Vacation:

1. Legal Description
2. Exhibits 1 through 3 – Vacation Plat

Review the attached information, a response is required prior to July 8, 2015 if there are any objections. Please provide confirmation that easements have been obtained to maintain access to existing facilities, if applicable. If you have questions or comments please contact me at 415-485-3158 or at josh.minshall@cityofsanrafael.org.

Very truly yours,



Josh Minshall,
Assistant Civil Engineer

Attachments

1. Legal Description
2. Exhibits 1 through 3 - Vacation Plat

C: Raffi Boloyan, Planning Manager
Kevin McGowan, Acting Public Works Director

LEGAL DESCRIPTION
JACOBY RIGHT OF WAY VACATION
TO MARIN SANITARY SERVICE

All that certain real property situate in the State of California, County of Marin, City of San Rafael, and more particularly described as follows:

Being a portion of the public street designated as Jacoby Street and more particularly described as follows:

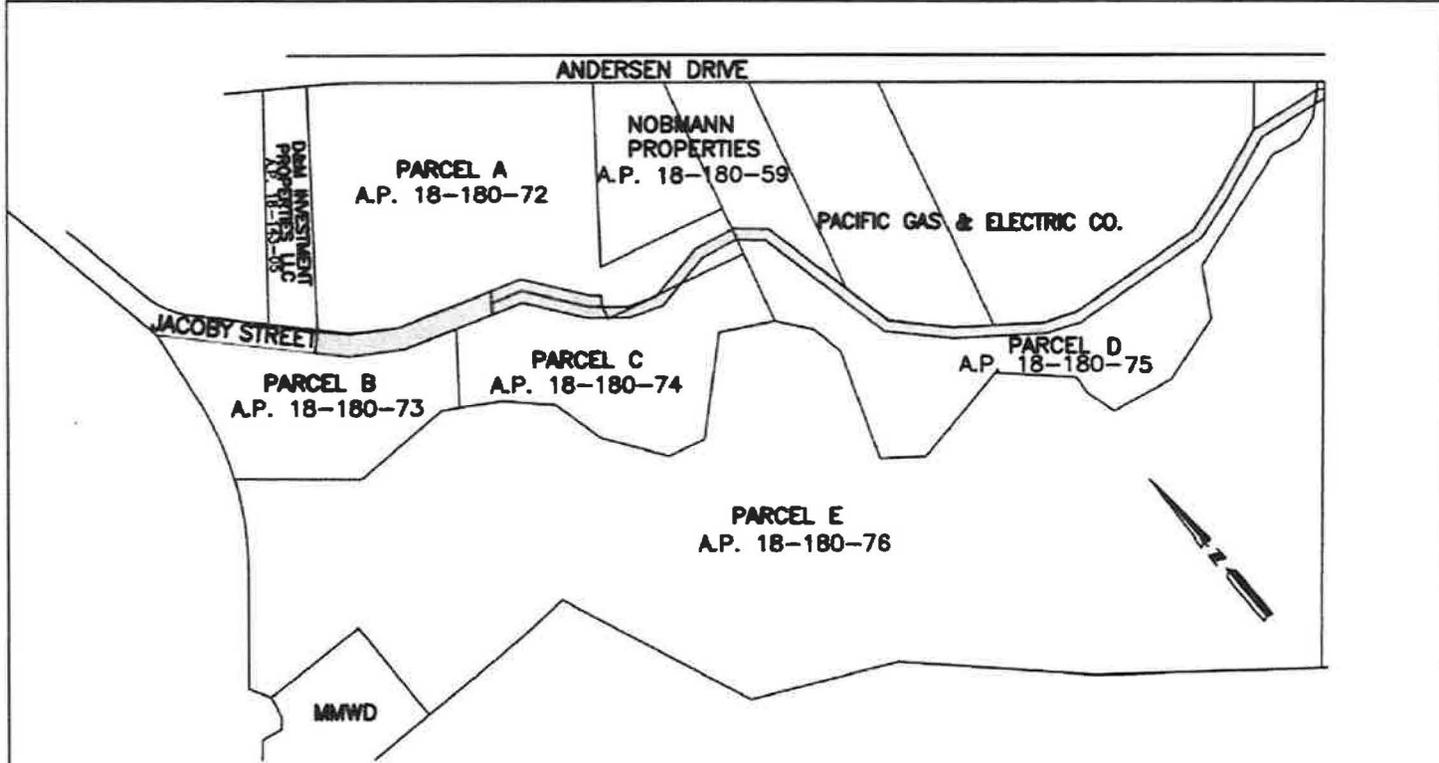
BEGINNING AT the most easterly corner of Parcel E as described in the Lot Line Adjustment document recorded by document serial 97-056783, Marin County Records, point being the on the centerline of the 60' right-of-way formerly known as the San Rafael-San Quentin Toll Road; thence along said centerline North 57°15' West 20.46 feet; thence North 81°32' West 204.80 feet; thence South 69°54' West 203.50 feet; thence South 72°59' West 116.60 feet; thence North 84°06' West 384.90 feet; thence North 66°49' West 92.20 feet; thence North 52°28' West 245.10 feet; thence North 43°10' West 176.80 feet; thence North 12°13' West 406.10 feet; thence North 48°36' West 95.60 feet to the Southeasterly corner of Parcel 2 as shown on that Parcel Map titled, "Parcel Map, Lands of Quail Hill Inc." recorded in Book 15 of Parcel Maps at page 38, Marin County Records; thence continuing along said right-of-way centerline being common to the Southerly line of said Parcel 2, North 77°03' West 116.70 feet; thence South 80°21' West 163.00 feet; thence North 69°37' West 82.00 feet; thence North 49°32' West 70.51 feet to the most Westerly corner of said Parcel 2; thence leaving the line of said right-of-way along the boundary common to said Parcel 2 and Parcel 1 as shown on said Parcel Map (15 PM 38), North 38°26'50" East 30.02 feet to a point on the Northeasterly boundary of Parcel A as shown on said Parcel Map (15 PM 38); thence along the boundary of said Parcel A, North 49°32' West 31.52 feet; thence North 36°08' West 193.38 feet; thence North 70°35' West 87.46 feet to point on the boundary of Parcel A as described in said Lot Line Adjustment document (97-056783); thence along the boundary of said Parcel A (97-056783), North 70°35' West 268.82 feet; thence North 57°09' West 131.46 feet; thence North 43°01' West 88.09 feet to the Westerly corner of said Parcel A (97-056783), point being the Southerly corner of the property described in the Grant Deed to D&M Investment Properties, LLC recorded by document serial 2001-0089424, Marin County Records; thence leaving the boundary of said Parcel A, South 46°59' West 60.00 feet to a point on the Northeasterly boundary of Parcel B as described in said Lot Line Adjustment document (97-056783); thence along said Northeasterly boundary of Parcel B, South 43°01' East 95.53 feet; thence South 57°09' East 145.96 feet; thence South 70°35' East 149.50 feet to the Northwesterly corner of Parcel C as described in said Lot Line Adjustment document (97-056783); thence along the boundary of said Parcel C, South 70°35' East 105.69 feet; thence leaving the boundary of said Parcel C and continuing along a line offset 30 feet South of the centerline of the 60' right-of-way formerly known as the San Rafael-San Quentin Toll Road, South 70°35' East 89.55 feet; thence South 36°08' East 181.82 feet; thence South 49°32' East 115.45 feet; thence South 69°37' East 95.36 feet; thence North 80°21' East 165.05

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC

05-21-14
Job No. 10-121

feet; thence South 77°03' East 103.10 feet; thence South 48°36' East 78.14 feet; thence South 12°13" East 404.55 feet; thence South 43°10' East 187.55 feet; thence South 52°28' East 251.32 feet; thence South 66°49' East 100.54 feet; thence South 84°06' East 395.54 feet; thence North 72°59' East 123.49 feet; thence North 69°54' East 196.67 feet; thence South 81°32' East 190.71 feet; thence South 57°15' East 9.41 feet to the Easterly boundary of said Parcel E (97-056783); thence leaving the line offset 30 feet South of the centerline of the 60' right-of-way (formerly known as the San Rafael-San Quentin Toll Road) along the boundary of said Parcel E, North 41°27' 18" East 30.35 feet to the point of beginning.

pab:leo

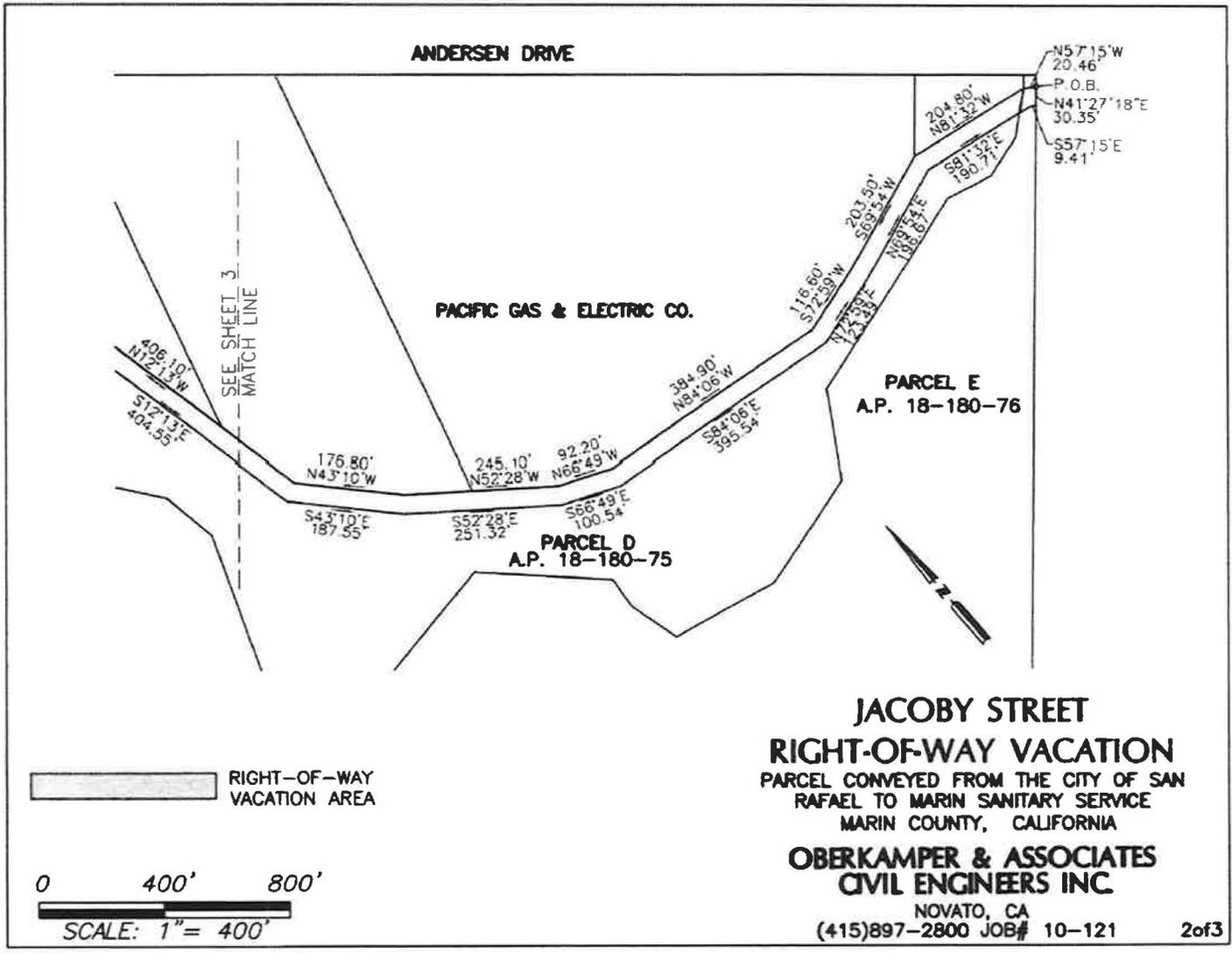


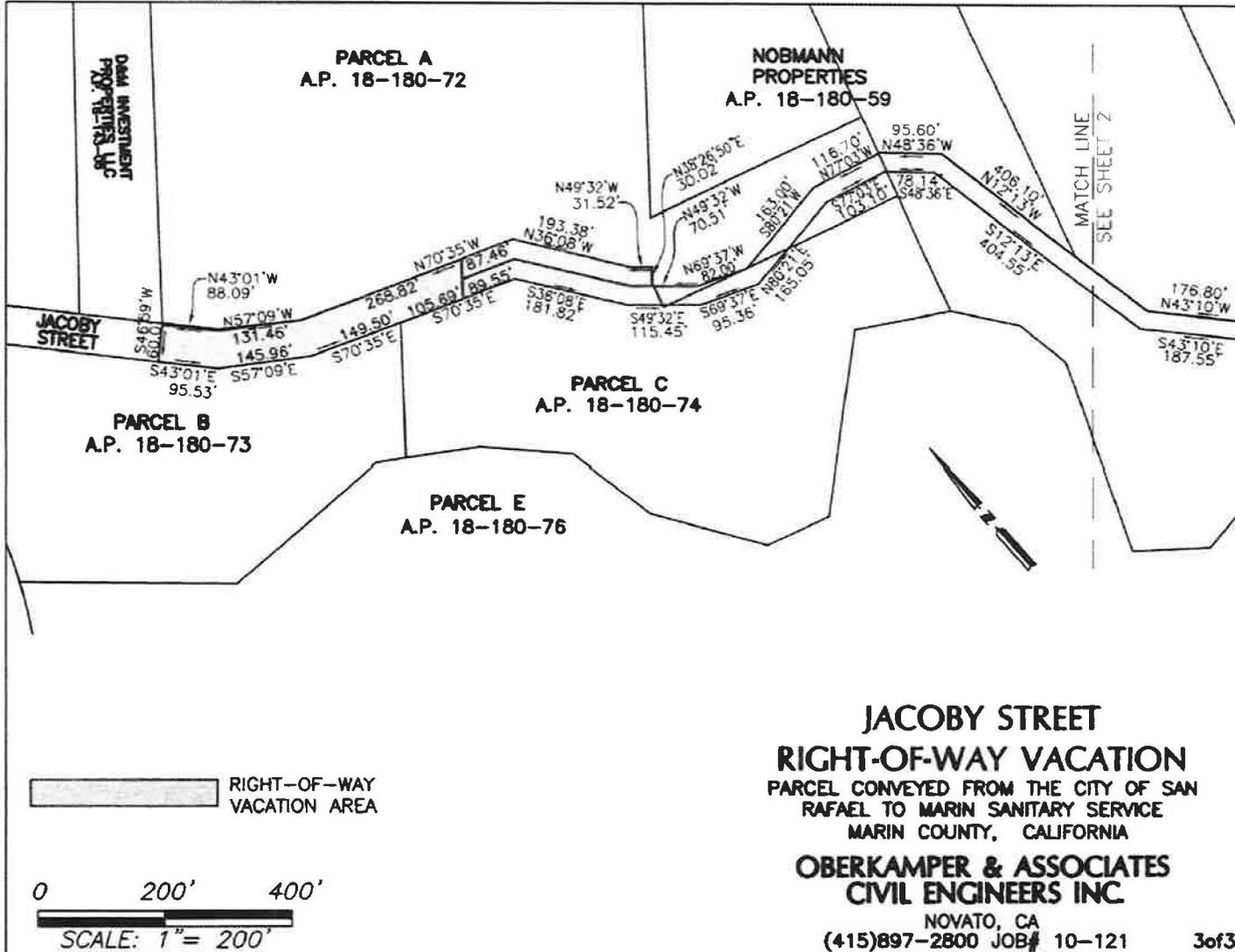
 RIGHT-OF-WAY VACATION AREA

0 400' 800'

 SCALE: 1" = 400'

JACOBY STREET
RIGHT-OF-WAY VACATION
 PARCEL CONVEYED FROM THE CITY OF SAN RAFAEL TO MARIN SANITARY SERVICE
 MARIN COUNTY, CALIFORNIA
OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
 NOVATO, CA
 (415)897-2800 JOB# 10-121







**MARIN MUNICIPAL
WATER DISTRICT**

220 Nellen Avenue Corte Madera CA 94925-1169
www.marinwater.org

July 8, 2015

John Minshall
City of San Rafael Public Works Dept.
P.O. Box 151560
San Rafael, CA 94915

RE: **WATER AVAILABILITY** – Right-of-Way Vacation
Location: Jacoby St., San Rafael

Dear Mr. Minshall:

Thank you for the opportunity to review the proposed vacation of a portion of the Jacoby Street right-of-way. The Marin Municipal Water District (District) requests per Section 8340 et. Seq. of the California Streets and Highway Code, "the reservation of a right-of-way for District facilities." The District anticipates using the right-of-way for future water transmission facilities.

In addition, as a result of the proposed vacation, the District intends to abandon all water facilities outside of the public right-of-way. A service will be installed at the new terminus of the water main within the Jacoby Street right-of-way. All costs associated with the service installation and property quitclaim are borne by the applicant. Please advise the applicant to contact the District to make financial arrangements for the necessary work.

If you have any questions regarding this matter, please contact me at (415) 945-1532.

Sincerely,

Joseph Eischens
Senior Engineering Technician

JE:cb

cc: City of San Rafael Building Dept
City of San Rafael Fire Dept. 1039 C St. San Rafael, CA 94901

LEGAL DESCRIPTION
PG&E EASEMENT

All that certain real property situate in the State of California, County of Marin, City of San Rafael, and more particularly described as follows:

Being a portion of the public street designated as Jacoby Street and more particularly described as follows:

BEGINNING AT the Westerly corner of Parcel A (97-056783), point being the Southerly corner of the property described in the Grant Deed to D&M Investment Properties, LLC recorded by document serial 2001-0089424, Marin County Records; thence leaving the boundary of said Parcel A, South $46^{\circ}59'$ West 60.00 feet to a point on the Northeasterly boundary of Parcel B as described in said Lot Line Adjustment document (97-056783); thence along said Northeasterly boundary of Parcel B, South $43^{\circ}01'$ East 95.53 feet; thence South $57^{\circ}09'$ East 145.96 feet; thence South $70^{\circ}35'$ East 149.50 feet to the Northwesterly corner of Parcel C as described in said Lot Line Adjustment document (97-056783); thence along the boundary of said Parcel C, South $70^{\circ}35'$ East 105.69 feet; thence leaving the boundary of said Parcel C and continuing along a line offset 30 feet South of the centerline of the 60' right-of-way formerly known as the San Rafael-San Quentin Toll Road, South $70^{\circ}35'$ East 89.55 feet; thence South $36^{\circ}08'$ East 181.82 feet; thence South $49^{\circ}32'$ East 54.87 feet to a point on the Northeasterly boundary of Parcel C; thence along the boundary of said Parcel C, North $15^{\circ}02'$ East 33.73 feet; thence leaving the boundary of said Parcel C, North $38^{\circ}26'50''$ East 30.02 feet to a point on the Northeasterly line offset 30 feet North of the centerline of the 60' right-of-way; thence along the Northeasterly line offset 30 feet North of the centerline, North $49^{\circ}32'$ West 31.52 feet; thence North $36^{\circ}08'$ West 193.38 feet; thence North $70^{\circ}35'$ West 87.46 feet to point on the boundary of Parcel A as described in said Lot Line Adjustment document (97-056783); thence along the boundary of said Parcel A (97-056783), North $70^{\circ}35'$ West 268.82 feet; thence North $57^{\circ}09'$ West 131.46 feet; thence North $43^{\circ}01'$ West 88.09 feet to the point of beginning.

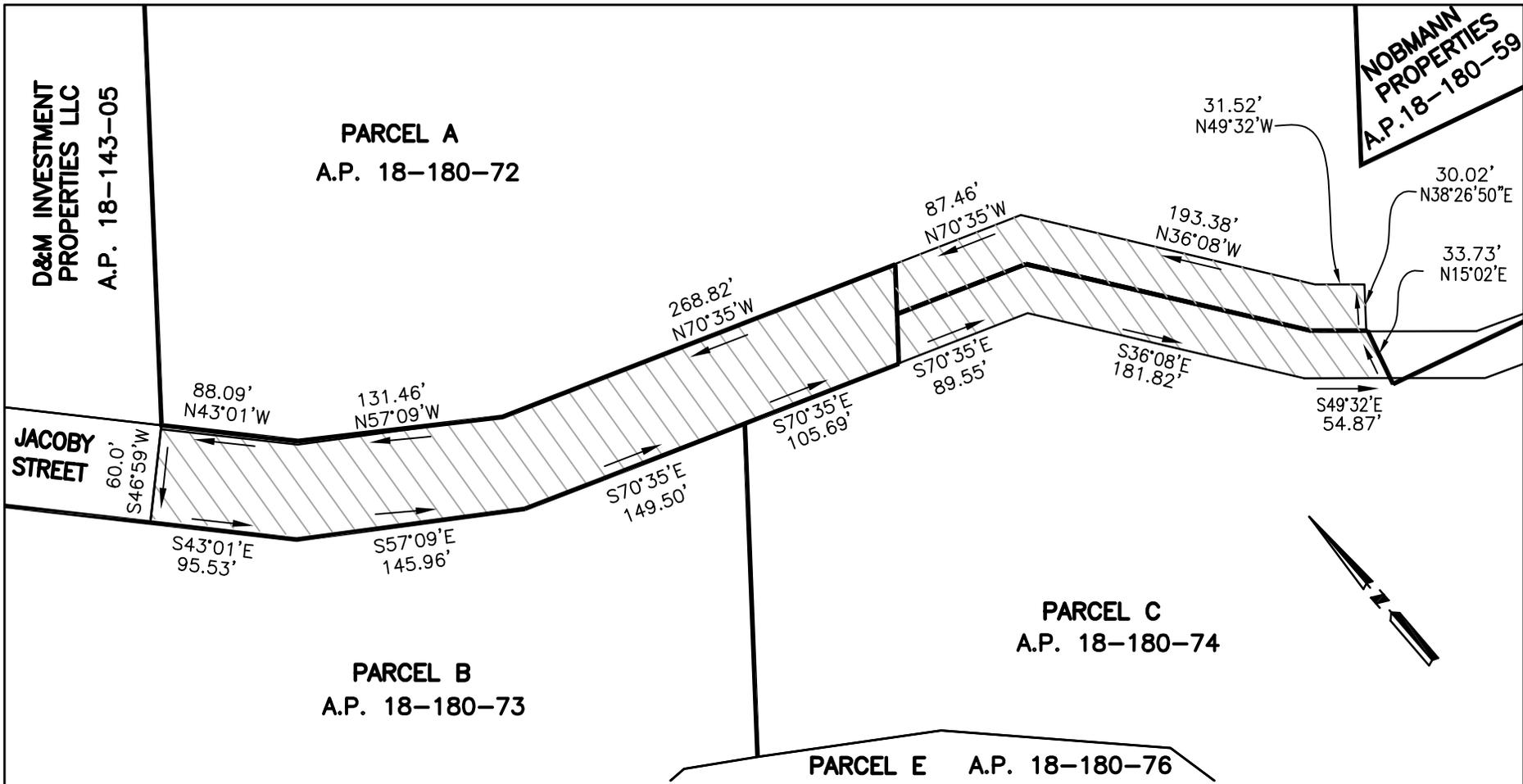


EXHIBIT B

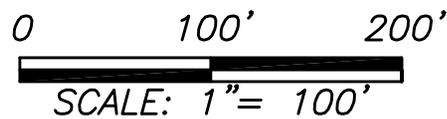
JACOBY STREET
PG&E EASEMENT

PARCEL CONVEYED FROM THE CITY OF SAN
RAFAEL TO MARIN SANITARY SERVICE
MARIN COUNTY, CALIFORNIA

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.

NOVATO, CA
(415)897-2800 JOB# 10-121

 PG&E EASEMENT



LEGAL DESCRIPTION
SAN RAFAEL SANITATION DISTRICT EASEMENT

All that certain real property situate in the State of California, County of Marin, City of San Rafael, and more particularly described as follows:

Being a portion of the public street designated as Jacoby Street and more particularly described as follows:

BEGINNING AT the Westerly corner of Parcel A (97-056783), point being the Southerly corner of the property described in the Grant Deed to D&M Investment Properties, LLC recorded by document serial 2001-0089424, Marin County Records; thence leaving the boundary of said Parcel A, South $46^{\circ}59'$ West 60.00 feet to a point on the Northeasterly boundary of Parcel B as described in said Lot Line Adjustment document (97-056783); thence along said Northeasterly boundary of Parcel B, South $43^{\circ}01'$ East 50.00 feet; thence leaving the boundary of said Parcel B, North $46^{\circ}59'$ East 60.00 feet to point on the Southwesterly boundary of Parcel A; thence along said Southwesterly boundary of Parcel A, North $43^{\circ}01'$ West 60.00 feet to the point of beginning.

**NOBMANN
PROPERTIES**
A.P. 18-180-59

**D&M INVESTMENT
PROPERTIES LLC**
A.P. 18-143-05

PARCEL A
A.P. 18-180-72

**JACOBY
STREET**

50.0'
N43°01'W

60.0'
S46°59'W

N46°59'E
60.0'

S43°01'E
50.0'

PARCEL B
A.P. 18-180-73

PARCEL C
A.P. 18-180-74

PARCEL E A.P. 18-180-76

EXHIBIT C

JACOBY STREET
SAN RAFAEL SANITATION
DISTRICT EASEMENT

PARCEL CONVEYED FROM THE CITY OF SAN
RAFAEL TO MARIN SANITARY SERVICE
MARIN COUNTY, CALIFORNIA

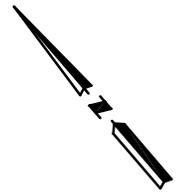
**OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.**

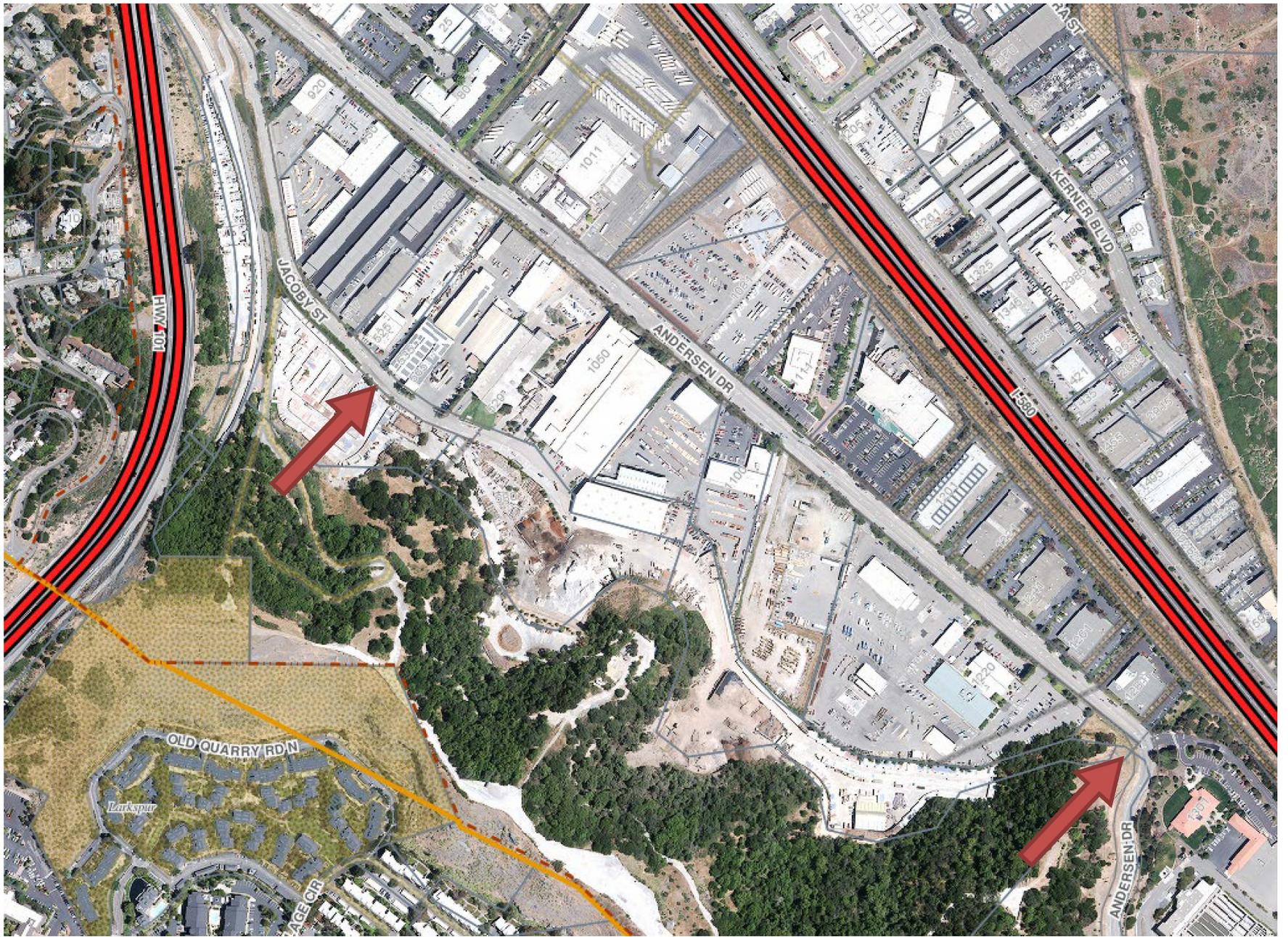
NOVATO, CA
(415)897-2800 JOB# 10-121

 SAN RAFAEL SANITATION
DISTRICT EASEMENT

0 100' 200'

SCALE: 1" = 100'





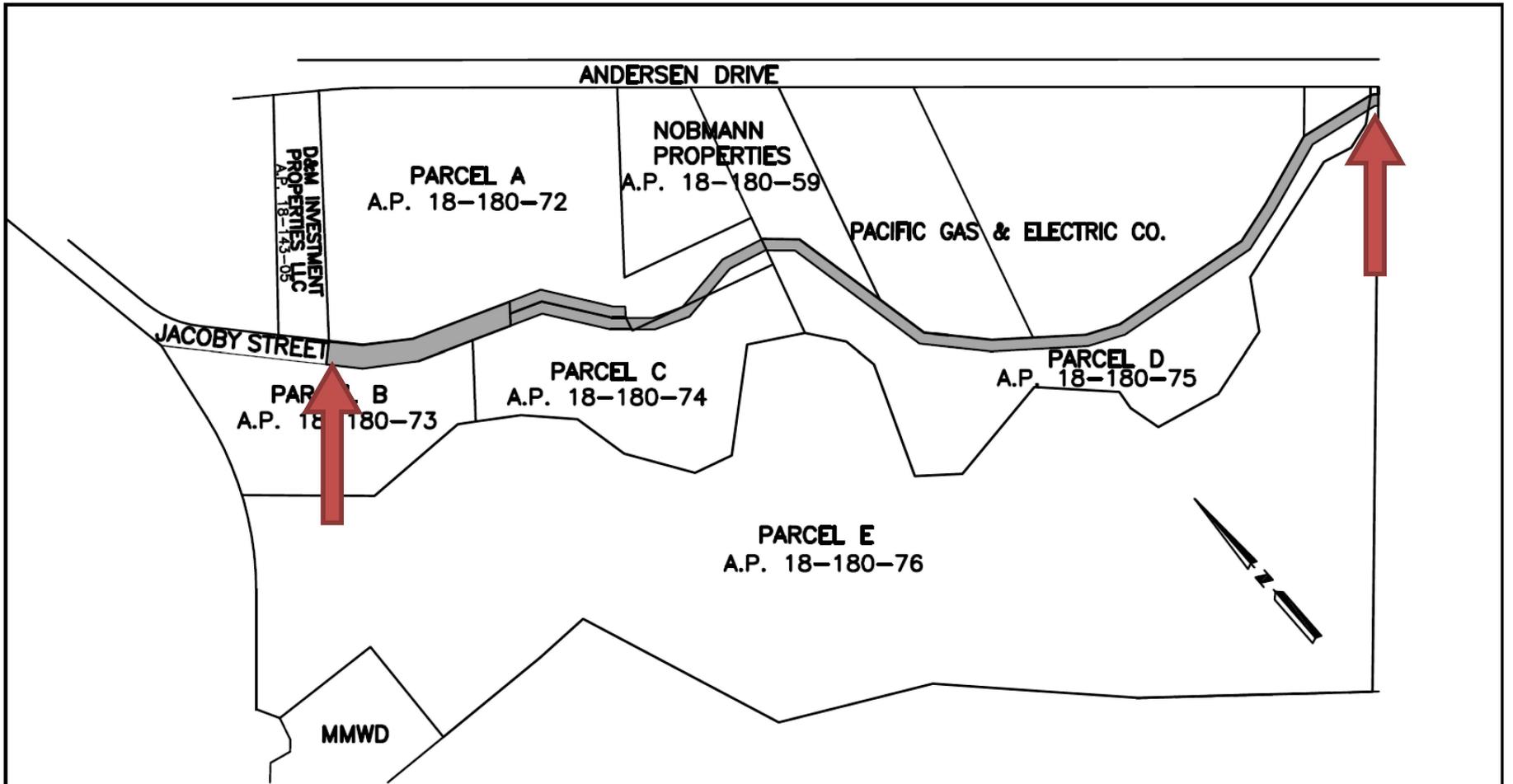


EXHIBIT A

**JACOBY STREET
RIGHT-OF-WAY VACATION**

**PARCEL CONVEYED FROM THE CITY OF SAN
RAFAEL TO MARIN SANITARY SERVICE
MARIN COUNTY, CALIFORNIA**

**OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.**

NOVATO, CA
(415)897-2800 JOB# 10-121

 RIGHT-OF-WAY
VACATION AREA

0 400' 800'

SCALE:



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin,
Director of Public Works**

City Manager Approval:

File No.: 01.18.31

TOPIC: FREITAS PARKWAY UNDERGROUNDING DISTRICT

SUBJECT: ADOPT A RESOLUTION TO FORM A UTILITY UNDERGROUNDING DISTRICT ON MANUAL T. FREITAS PARKWAY BETWEEN U.S. HIGHWAY 101 AND LAS GALLINAS AVENUE.

RECOMMENDATION:

Hold a public hearing and adopt a resolution to establish an underground utility district on Manual T. Freitas Parkway between U.S. Highway 101 and Las Gallinas Avenue.

BACKGROUND:

In 1967, the California Public Utilities Commission (CPUC) established tariff rules for what is now commonly referred to as the "Rule 20A Utility Undergrounding Program" (Rule 20A). This statewide program was created to eliminate the concentration of overhead electric and telecommunication lines and wooden utility poles along major arterial streets, public areas of scenic value, and the downtown or civic center core.

Rule 20A allows cities and counties to receive an annual allocation of monetary credits that can accumulate for the eventual expenditure and benefit of undergrounding unattractive overhead wires in their community. The program is financed by the rate payers through the utilities. Each year, PG&E sets aside a specified number of work credits from rate payers within each City to underground overhead utility lines; this program is called a Rule 20A project. To initiate an undergrounding project, a jurisdiction is required to make a finding of necessity, health, safety, and welfare that requires the removal and undergrounding of overhead utilities within a specified area, known as an underground utility district. In addition, future overhead utility facilities within this district would not be allowed. Some exceptions exist to these conditions, such as street light cabling.

On June 3, 2019, PG&E notified the Department of Public Works via email that a portion of San Rafael's current Rule 20A allocation will be redistributed to the City of Live Oak based on CPUC Resolution E-4971 as Live Oak is actively working on their own Rule 20A undergrounding project. This CPUC resolution orders PG&E to reallocate \$554,000 of statewide unused credits from communities that have not participated in the Rule 20A program in the past eight years, of

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

which San Rafael is one. As of June 3, 2019, San Rafael's current Rule 20 A allocation is \$5,106,823. Pursuant to CPUC Resolution E-4971, PG&E proposes to reallocate approximately \$17,363 (0.0034*\$5,106,823) of this allocation to the City of Live Oak. To avoid this reallocation, San Rafael may adopt a resolution establishing an underground utility district prior to July 24, 2019, which will allocate a portion of the City's current Rule 20A credits.

San Rafael Municipal Code (SRMC) Chapter 11.28 authorizes the City Council to establish an underground utility district by resolution, following notice to affected property owners and a public hearing.

Recent undergrounding projects performed in San Rafael occurred in 2002 along Francisco Boulevard West, in conjunction with a U.S. Highway 101 project, as well as in 2008 on the west end of Fourth Street, which also included undergrounding overhead utilities.

ANALYSIS:

Since 2008, the City has accumulated work credits in preparation for undergrounding overhead lines on Manual T. Freitas Parkway from U.S. Highway 101 to Monticello Road, and has worked with PG&E Rule 20A representatives regarding this project over the last several years. PG&E recently estimated the cost of this undergrounding to be \$11 million.

San Rafael's current annual allocation to the Rule 20A program is approximately \$227,000. In order to underground the entire length of Manual T Freitas from U.S. Highway 101 to Monticello Road, the City has a current shortfall of \$5.9 million (\$11 million – \$5.2 million). Based on our current allocation rate, it will take approximately 26 years to accumulate sufficient Rule 20A funds to underground the entire segment of Manual T Freitas Parkway, ignoring inflation and changes in construction cost.

While separating the undergrounding project into phases is not preferable, it is important to move forward with establishing an underground utility district to avoid losing any of our current Rule 20A allocation and to demonstrate San Rafael's commitment to this program. Therefore, staff recommends adopting the attached resolution to establish an underground utility district on Manual T. Freitas Parkway from U.S. Highway 101 to Las Gallinas Avenue, as shown graphically in Exhibit A to the resolution. PG&E estimates the cost of this first phase undergrounding to be \$4.6 million.

SRMC Section 11.28.070 requires affected property owners to be noticed and given an opportunity to be heard at a public hearing prior to establishment of an underground utility district. In this case, adjacent properties would be unaffected because they are serviced by utility lines from side streets. Therefore, although notice of the City Council's public hearing was published in the Marin Independent Journal (Attachment 2), mailed notices to property owners was not required prior to the City Council's action. Written notification to property owners and utilities is required after the City Council establishes a district. Public Works met with representatives of PG&E, Comcast, and AT&T in 2018 to walk the full length of Manual T. Freitas Parkway in anticipation of undergrounding the overhead lines within the next three years. At that time, no objections were raised by these utilities about the undergrounding.

Public Works staff has contacted PG&E, who is anticipated to be the project lead for this undergrounding project to determine timeline for the work. PG&E is currently working on system hardening and resiliency against wildfire threats. Pursuing an underground utility district at this time will require PG&E and associated utilities to develop construction plans and

coordinate the construction project. PG&E staff estimates that work on this project, if approved, will not begin for another five to seven years as this project is primarily for beautification purposes. SRMC Section 11.28.030 requires that a fixed time be detailed in the resolution for undergrounding. Based on PG&E's estimated start time of five to seven years, staff recommends requiring completion within 10 years of establishing the district.

FISCAL IMPACT:

No fiscal impact is associated with this item, especially since there are no service connections within the proposed underground utility district for which the City may be financially liable.

OPTIONS:

Council may consider the following actions:

1. Adopt a resolution to establish an underground district on Manual T. Freitas Parkway from U.S. Highway 101 to Las Gallinas Avenue as shown in Exhibit A to the resolution. This option obligates the use of the City of San Rafael's Rule 20A funds and will require utilities in this district to underground their overhead services.
2. The City Council may elect not to establish an underground utility district on this stretch of Manual T. Freitas Parkway. Consequently, approximately \$17,363 of the City's current Rule 20A allocation will be redistributed based on CPUC Resolution E-4971.

RECOMMENDED ACTION:

Hold a public hearing and adopt a resolution to establish an underground utility district on Manual T. Freitas Parkway between U.S. Highway 101 and Las Gallinas Avenue.

ATTACHMENT:

1. Resolution with Exhibit A – Map of Manual T. Freitas Parkway Underground Utility District Boundaries
2. Notice of Public Hearing

RESOLUTION NO. _____

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL TO FORM A UTILITY UNDERGROUNDING DISTRICT ON MANUAL T. FREITAS PARKWAY BETWEEN U.S. HIGHWAY 101 AND LAS GALLINAS AVENUE

WHEREAS, Chapter 11.28 of the San Rafael Municipal Code establishes a procedure for the creation of underground utility districts and requires the San Rafael City Council to hold a public hearing to ascertain whether public necessity, health, safety, or welfare requires the removal of poles, overhead wires and associated overhead structures and the undergrounding installation of wires and facilities for supplying electric, communication or similar or associated services in any such district; and

WHEREAS, staff has recommended that such an underground utility district be formed within the area of the City of San Rafael described as follows: The area contained within the public right of way of Manual T. Freitas Parkway from U.S. Highway 101 to Las Gallinas Avenue, as shown on the map attached hereto as “Exhibit A” entitled “Proposed Boundary for Rule 20A District, Manual T Freitas Parkway, Highway 101 to Las Gallinas Ave”, dated June 2019; and

WHEREAS, no properties adjacent to the area delineated on Exhibit A are serviced by overhead lines, therefore no separate notification to property owners is required as specified in Section 11.28.030 of the San Rafael Municipal Code; and

WHEREAS, based on previous meetings with San Rafael staff, affected utilities have no objection to undergrounding overhead lines within the proposed district as shown on Exhibit A; and

WHEREAS, at its regular meeting on July 15, 2019, the City Council held a public hearing to receive and consider public comments regarding the establishment of the proposed underground utility district;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of San Rafael as follows:

1. The City Council finds that the public necessity, health, safety, or welfare requires the removal of poles, overhead wires and associated overhead structures and the undergrounding installation of wires and facilities for supplying electric, communication or similar or associated services in the area depicted on that certain map entitled "Proposed Boundary for Rule 20A District, Manual T Freitas Parkway, Highway 101 to Las Gallinas Ave", dated June 2019, attached hereto as Exhibit A and on file in the offices of the Department of Public Works City of San Rafael.

2. Pursuant to Chapter 11.28 of the San Rafael Municipal Code, the City Council hereby declares the area shown in Exhibit A to be an underground utility district and orders the removal of poles, overhead wires and associated overhead structures and the undergrounding installation of wires and facilities for supplying electric, communication or similar or associated services in that district within ten years following the adoption of this Resolution.

3. The City Clerk is directed to give all notices required by Chapter 11.28 of the San Rafael Municipal Code.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

Jun 26, 2019 - 5:28pm - USER: KevinC
W:\01 Administration\0118 Underground Utility Districts\0118.31.57 Freitas Parkway Underground UD Rule 20A\Design\Plans\Design PE\Exhibit A - Boundary Map.dwg

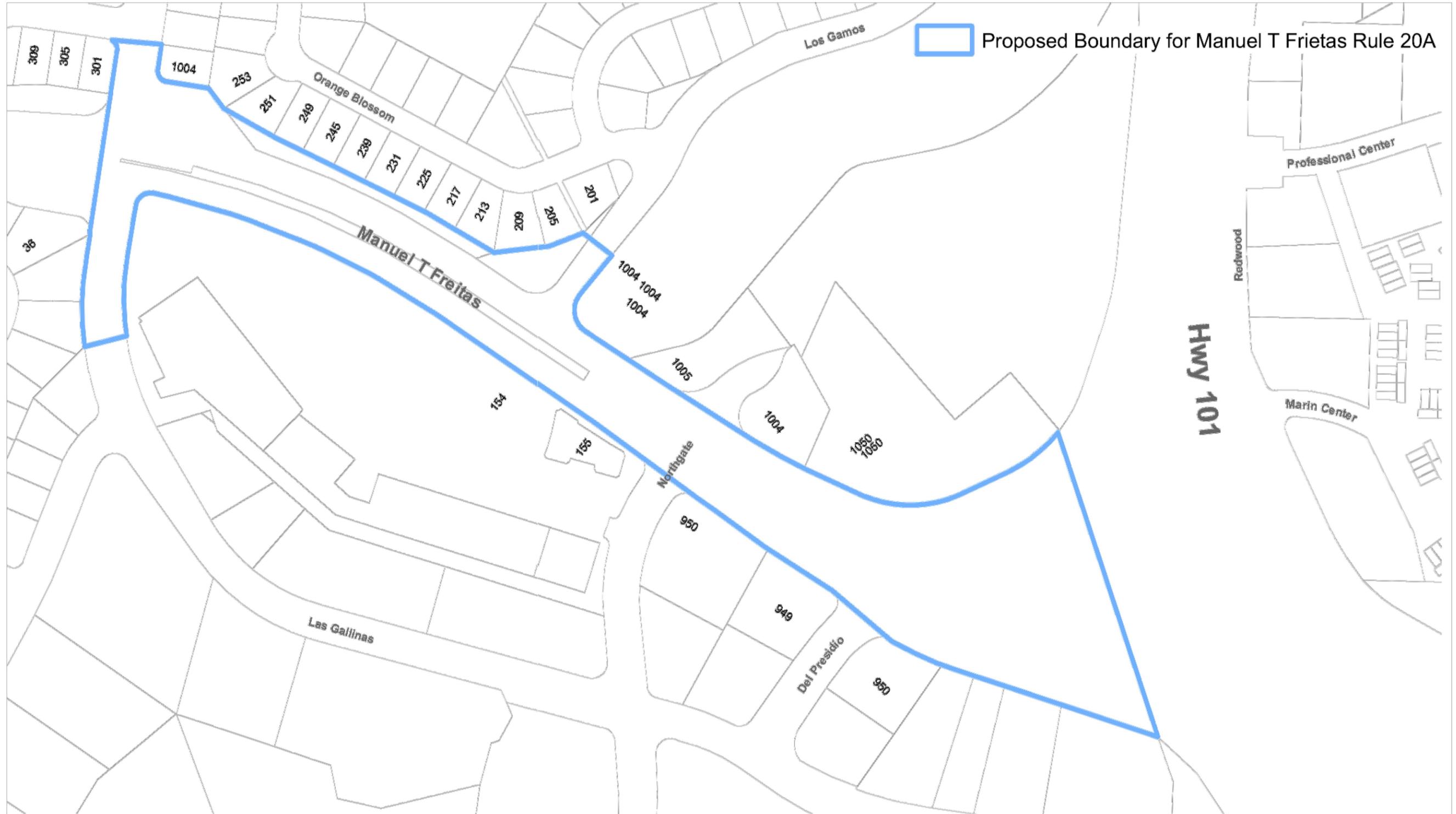


EXHIBIT A
PROPOSED BOUNDARY FOR RULE 20A DISTRICT
MANUAL T. FREITAS PARKWAY
HIGHWAY 101 TO LAS GALLINAS AVENUE



CITY OF SAN RAFAEL
NOTICE OF PUBLIC HEARING

The City Council of the City of San Rafael will hold a public hearing:

PURPOSE: Public Hearing to consider a Resolution to form an undergrounding district on Manual T. Freitas Parkway from State Highway 101 to Las Gallinas Avenue.

Pursuant with Chapter 11.28 of the San Rafael Municipal Code, the Resolution would establish an undergrounding district on Manual T Freitas Parkway State Highway 101 to Las Gallinas Avenue. The area encompasses only the roadway and no adjacent properties and is more specifically described in Exhibit "A" on file with the Department of Public Works and is also available from the City website, and posted on-site.

DATE/TIME/PLACE: Monday, July 15, 2019 at 7:00 PM City Council Chambers, City Hall, 1400 Fifth Avenue, San Rafael.

WHAT WILL HAPPEN: You may comment on the proposed undergrounding district. The City Council will consider all public testimony and will then decide whether to approve the resolution to establish the undergrounding district along Manual T Freitas Parkway from State Highway 101 to Las Gallinas Avenue.

IF YOU CANNOT ATTEND: You may send a letter to Lindsay Lara, City Clerk, City of San Rafael, P.O. Box 151560, San Rafael, CA 94915-1560. You may also hand deliver a letter prior to the meeting.

FOR MORE INFORMATION: You may contact Kevin McGowan, Assistant Public Works Director/City Engineer at (415) 485-3389, Department of Public Works, 111 Morphew Street, San Rafael, CA

San Rafael City Council
Lindsay Lara, City Clerk



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Community Development

Prepared by: Ethan Guy,
Principal Analyst

City Manager Approval: _____

TOPIC: GRAND JURY REPORT: VAPING: AN UNDER-THE-RADAR EPIDEMIC

SUBJECT: RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE RESPONSE TO THE MARIN COUNTY CIVIL GRAND JURY REPORT ENTITLED, "VAPING: AN UNDER-THE-RADAR EPIDEMIC"

RECOMMENDATION:

Adopt a resolution approving and authorizing the Mayor to execute the City of San Rafael's response to the Marin County Civil Grand Jury Report entitled, "Vaping: An Under-the-Radar Epidemic".

BACKGROUND:

On May 9, 2019, the 2018-2019 Marin County Civil Grand Jury released a report entitled [Vaping: An Under-the-Radar Epidemic](#) (Grand Jury Report). This Grand Jury Report addresses rapidly growing youth tobacco use spurred by the emergence of electronic cigarettes and adolescent-appealing vaping flavors. The Grand Jury Report suggests a four-pronged approach to combat vaping:

- Limit the availability of flavored tobacco.
- Educate students, teachers and parents.
- Enforce the new tobacco sales bans.
- Support students already addicted to nicotine.

In compiling this report, the Grand Jury focused on identifying:

- The prevalence of vaping among students in Marin County.
- The reasons for the popularity of vaping.
- The health dangers of vaping.
- The healthcare costs of tobacco use to Marin residents.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

- Vaping as a gateway to cigarette smoking.
- Current actions being taken to address vaping by youth.
- Current and proposed legislation.
- Importance of consistency in accessibility with neighboring towns.
- Additional approaches that might help address the problem.
- Support for adolescents who have become addicted.

The Grand Jury Report presents the following findings:

- F1. Most vaping products are nicotine delivery systems that are designed to appeal to youngsters, are highly addictive, and may cause life-long health problems.
- F2. Student vaping in Marin County is an epidemic that is increasing and reaching younger students including those in middle schools.
- F3. The Marin County Office of Education and the Department of Health and Human Services are leading diligent efforts to curb youthful vaping, but the public does not fully understand that vaping is an epidemic and the health damage it causes.
- F4. Many students in schools in Marin County are not aware that vaping products contain nicotine, that it is highly addictive, and can severely damage their health.
- F5. Many parents don't know about vaping. They can't recognize vaping devices, are not aware that their children are vaping, and may not know the severe damage to health vaping can inflict.
- F6. Vaping cartridges can be refilled with substances including cannabis extracts that are several times stronger than the marijuana smoked by previous generations.
- F7. Peer pressure leads many adolescents to take up and continue using vaping products. Peer to peer programs and coaches effectively help students deal with peer pressure.
- F8. All government bodies in Marin County do not ban the sale of flavored tobacco. To be effective, a ban must be county-wide and be vigorously enforced.
- F9. Adolescents who want to stop vaping face unique problems that make it extremely difficult for them to quit. To date, no cessation programs that address their special needs exist in Marin County.
- F10. Vaping aerosols are odorless, smokeless, and hard to detect. However, commercial devices to detect vaping aerosol are available and can be installed in school areas where vaping commonly occurs.
- F11. Mentholated tobacco products are damaging to health, but not all flavored tobacco ordinances in the County ban them.

The Grand Jury Report presents the following list of recommendations:

- R1. The County of Marin Department of Health and Human Services, the Marin County Office of Education and all school districts should increase initiatives to provide students, parents, and the community with more information and support on vaping prevention and cessation. Initiatives should include digital and social media content, including materials for middle and high schools.
- R2. Marin County Office of Education should create and make available resources for students, parents, teachers, and the community stressing the dangers of vaping and where cessation assistance can be obtained.
- R3. The Marin County Office of Education should partner with high school coaches and the Marin County Athletic League, educate them on the dangers of vaping, and develop a program to stress those dangers to the members of their teams.
- R4. Each school district should install vaping detectors in school bathrooms and other areas where vaping frequently occurs
- R5. All municipalities in the county that have not banned the sale of flavored tobacco products should do so within the next year.
- R6. Novato and Fairfax should amend their tobacco ordinances to include menthol flavored tobacco products.
- R7. The County of Marin Department of Health and Human Services should work with the local medical community, including Kaiser Permanente, Sutter Healthcare and the Marin Healthcare District to establish teen nicotine cessation programs.
- R8. All law enforcement agencies should coordinate the enforcement of sales bans on flavored tobacco.

The Grand Jury Report, dated May 9, 2019, was distributed to the County of Marin and all cities/towns in Marin County. In addition, the report was distributed to all service and utility districts, as well as all public school districts in Marin County. The City of San Rafael has been requested to respond to recommendations R5 and R8.

The City is required to respond to the Grand Jury Report. Penal Code section 933(c) states in part:

“No later than 90 days after the Grand Jury submits a final report...the governing body of the public agency shall comment to the presiding Judge of the Superior Court on the findings and recommendations... [contained in the report].”

To comply with this statute, the City’s response to the Grand Jury report must be approved by resolution of the City Council and submitted to the Presiding Judge of the Marin County Superior Court and the Foreperson of the Grand Jury on or before August 9, 2019. A proposed resolution (Attachment 1) is attached that would approve the City’s response.

Prior to the release of the Grand Jury Report, on April 15, 2019, the City Council considered an [informational report on potential regulations banning the sale of flavored tobacco products](#) citywide and

a ban on the sale of all tobacco products at pharmacies. At that time, the City Council directed staff to return with the following:

- Modifications to the presented draft ordinance to include language providing exemptions for businesses that are primarily tobacco retailers and do not permit individuals under twenty-one (21) years of age on their premises;
- Additional data on analyzing the effectiveness of flavored tobacco bans and methods for youth access to flavored tobacco.

On May 20 2019, Staff returned with an [ordinance amending Chapter 8.15 of the San Rafael Municipal Code banning the sale of flavored tobacco products](#) citywide and banning on the sale of all tobacco products at pharmacies with an effective date six months after final passage. The ordinance included an exemption to the flavored tobacco ban for businesses that met the following criteria:

1. Do not permit any persons under twenty-one (21) years of age to be present on or enter the premises at any time; and
2. Verify the age of all persons upon entry to the premises; and
3. Generate more than fifty (50) percent of their gross receipts annually from the sale of tobacco products and paraphernalia

After City Council discussion and receiving public comment, the City Council voted to approve the ordinance without the exemption and set the effective date for January 1, 2021. On June 17, 2019, the San Rafael City Council adopted Ordinance 1970, formally approving banning the sale of flavored tobacco products citywide and banning on the sale of all tobacco products at pharmacies with an effective date of January 1, 2021.

ANALYSIS:

The Civil Grand Jury has requested that the City of San Rafael specifically respond to report recommendations R5 and R8. Each recommendation is listed below, which is followed by a response:

R5: All municipalities in the county that have not banned the sale of flavored tobacco products should do so within the next year.

Response: On June 17, 2019, the San Rafael City Council enacted Ordinance 1970 after several months of public meetings and community outreach. Ordinance 1970 amends Chapter 8.15 of the San Rafael Municipal Code banning the sale of flavored tobacco products citywide and banning the sale of all tobacco products at pharmacies effective January 1, 2021. The City Council chose to make the effective date of this ordinance January 1, 2021 due to legislation being considered at the state and federal levels.

R8. All law enforcement agencies should coordinate the enforcement of sales bans on flavored tobacco.

Response: Enforcement of the San Rafael's Tobacco Retail License program is conducted as part of a Memorandum of Understanding (MOU) with the Marin County Sheriff's Department. As part of this enforcement, the Sheriff conducts compliance checks at every tobacco retailer outlet in the county at least once each year. In addition to this MOU, the Sheriff began a three-year California Department of Justice grant on April 1 that will provide additional compliance checks through at least March 2022.

When Ordinance 1970 goes into effect on January 1, 2021 enforcement of the flavored tobacco ban and ban on tobacco sales at pharmacies will be carried out through this process.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Adopt resolution as presented.
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

RECOMMENDED ACTION:

Adopt a resolution approving and authorizing the Mayor to execute the City of San Rafael's response to the Marin County Civil Grand Jury Report entitled, "Vaping: An Under-the-Radar Epidemic."

ATTACHMENTS:

1. Resolution
2. Response to Grand Jury Report Form
3. Attachment A to Response to Grand Jury Report Form: Response of the City of San Rafael to Grand Jury Report "Vaping: An Under-the-Radar Epidemic"
4. Marin County Civil Grand Jury Report: [Vaping: An Under-the-Radar Epidemic](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE RESPONSE TO THE MARIN COUNTY CIVIL GRAND JURY REPORT ENTITLED “VAPING: AN UNDER-THE-RADAR EPIDEMIC”

WHEREAS, pursuant to Penal Code section 933, a public agency which receives a Grand Jury Report addressing aspects of the public agency’s operations must, within ninety (90) days, provide a written response to the Presiding Judge of the Superior Court with a copy to the Foreperson of the Grand Jury, responding to the Report’s findings and recommendations; and

WHEREAS, Penal Code section 933 specifically requires that the “governing body” of the public agency provide the response and, in order to lawfully comply, the governing body must consider and adopt the response at a noticed public meeting pursuant to the Brown Act; and

WHEREAS, the City Council of the City of San Rafael has received and reviewed the Marin County Grand Jury Report, dated May 9, 2019, entitled “Vaping: An Under-the-Radar Epidemic;” and

WHEREAS, on June 17, 2019, the City Council of the City of San Rafael enacted Ordinance 1970 banning the sale of flavored tobacco products citywide and a ban on the sale of all tobacco products at pharmacies effective January 1, 2021; and

WHEREAS, at a regular City Council meeting held on July 15, 2019, the Grand Jury Report was presented, public testimony was accepted, and the City Council discussed the report findings and recommendations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael hereby:

1. Approves and authorizes the Mayor to execute the City’s response to the Marin County Grand Jury’s report, entitled “Vaping: An Under-the-Radar Epidemic,” a copy of which response is attached hereto and incorporated herein by reference.
2. Directs the City Clerk to forward the City’s response forthwith to the Presiding Judge of the Marin County Superior Court and to the Foreperson of the Marin County Grand Jury.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the San Rafael City Council held on the 15th day of July 2019, by the following vote to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

RESPONSE TO GRAND JURY REPORT FORM

Report Title: Vaping: An Under-the-Radar Epidemic
Report Date: May 9, 2019

Response By: City Council of the City of San Rafael
Title: Mayor and City Council

FINDINGS:

- We agree with the findings numbered N/A
- We disagree wholly or partially with the findings numbered N/A

RECOMMENDATIONS:

- Recommendations numbered N/A have been implemented.
- Recommendations numbered R5 & R8 have not yet been implemented, but will be implemented in the future.
(See Attachment A)
- Recommendation numbered N/A requires further analysis.
(Attach an explanation.)
- Recommendations numbered N/A will not be implemented because they are not warranted or are not reasonable.
(Attach an explanation.)

DATED: _____

Signed: _____
GARY O. PHILLIPS, Mayor

ATTEST: _____
Lindsay Lara, City Clerk

Number of pages attached: 1

ATTACHMENT "A"

RESPONSE OF THE CITY OF SAN RAFAEL TO GRAND JURY REPORT
"VAPING: AN UNDER-THE-RADAR EPIDEMIC"

RECOMMENDATIONS AND RESPONSES:

R5: All municipalities in the county that have not banned the sale of flavored tobacco products should do so within the next year.

Response: On June 17th, 2019, the San Rafael City Council enacted Ordinance 1970 after several months of public meetings and community outreach. Ordinance 1970 amends Chapter 8.15 of the San Rafael Municipal Code banning the the sale of flavored tobacco products citywide and banning on the sale of all tobacco products at pharmacies effective January 1, 2021. The City Council chose to make the effective date of this ordinance January 1, 2021 due to legislation being considered at the state and federal levels.

R8. All law enforcement agencies should coordinate the enforcement of sales bans on flavored tobacco.

Response: Enforcement of the San Rafael's Tobacco Retail License program is conducted as part of a Memorandum of Understanding (MOU) with the Marin County Sheriff's Department. As part of this enforcement, the Sherriff conducts compliance checks at every tobacco retailer outlet in the county at least once each year. In addition to this MOU, the Sheriff began a three-year California Department of Justice grant on April 1st that will provide additional compliance checks through at least March 2022. When Ordinance 1970 goes into effect on January 1, 2021 enforcement of the flavored tobacco ban and ban on tobacco sales at pharmacies will be carried out through this process.

Grand Jury Report

<https://www.marincounty.org/-/media/files/departments/gj/reports-responses/2018-19/vaping-an-undertheradar-epidemic.pdf?la=en>

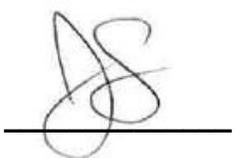


Agenda Item No: 7.b
Meeting Date: July 15, 2019

SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Community Development
Paul A. Jensen

Prepared by: Paul A. Jensen
 Community Development Director

City Manager Approval: 

TOPIC: GENERAL PLAN 2040/ DOWNTOWN PRECISE PLAN

SUBJECT: GENERAL PLAN 2040 PROGRESS REPORT #2 AND STEERING COMMITTEE APPOINTMENTS

- RECOMMENDATION:**
1. Accept report.
 2. Adopt a resolution appointing Don Blayney and Jack McGinn as primary General Plan Steering Committee members, and Stewart Summers as an Alternate.

BACKGROUND:

Staff is providing its second Progress Report (Progress Report #2) to the City Council on the San Rafael [General Plan 2040 Update](#). The Progress Report provides an opportunity to brief the City Council on the status of the project and solicit input on key policy and procedural issues.

[Progress Report #1](#) was presented to the City Council on March 4, 2019 and focused on work completed in 2018 and January-February 2019. This Progress Report #2 focuses on activities completed between March and June 2019. It is organized into the following categories:

- (1) Policy Development
- (2) Data Collection and Analysis
- (3) Steering Committee Activities
- (4) Other Community Engagement Activities
- (5) Land Use Map
- (6) Steering Committee Changes
- (7) Downtown Precise Plan

Progress Report #2 includes a resolution for Item (6) and an Analysis discussion of Item (7). The City Council meeting will include a presentation by the Downtown Plan consultant on key decisions and next steps in the Precise Plan process.

FOR CITY CLERK ONLY

File No.: _____

Council Meeting: _____

Disposition: _____

Each of the listed categories is discussed below:

1. Policy Development. Table 1 shows the status of General Plan Policy development as of June 30, 2019. Staff is using an iterative process to update General Plan policies, beginning with an “audit” of each element. The audit includes a staff assessment of each existing goal, policy and program, including a recommendation to move it forward, edit it, or eliminate it. The audits also note where new policies may be needed to respond to emerging issues, state laws, or recently completed plans. Staff’s assessment, coupled with comments from the General Plan Steering Committee, provides the basis for revised goals, policies, and programs.

As Table 1 indicates, audits have been completed for all elements except Neighborhoods and Community Design.¹ First Draft policies have been prepared for four of the eight mandated elements of the General Plan, including land use, safety, open space, and conservation. Staff is also revising the First Draft land use policies in response to comments from the Steering Committee. It is anticipated that policies for all elements, including the new JEDI Element (Justice, Equity, Diversity, and Inclusion) will be drafted by Fall 2019.

Table 1: Status of General Plan Policy Development

Element	Policy Audit Completed	First Draft Policies Released
Land Use	X	X
Neighborhoods		
Safety	X	X (Environmental Hazards)
Open Space	X	X
Conservation	X	
Air and Water Quality	X	
Governance	X	N/A
Sustainability	N/A	N/A
Noise	X	
Arts and Culture	X	
Parks and Recreation	X	
Circulation	X	
Infrastructure	X	
Economic Vitality	X	
Community Design		
Housing	N/A	N/A
Justice Equity Diversity Inclusion (“JEDI” Element)	N/A	

¹ The Sustainability Element is not being audited because its policies have largely been superseded by the 2019 Climate Change Action Plan, and the JEDI Element is a new element being prepared in response to the state requirement to address Environmental Justice in the General Plan. Housing Element policies are not being updated as part of General Plan 2040.

Policy audits are reviewed by the General Plan 2040 Steering Committee at their monthly meetings. Each Committee member is also invited to submit comments in writing. To date, the issues generating the most Steering Committee discussion have been:

- General growth and development issues, especially issues relating to the location and density of new housing, and related traffic congestion
- Building heights and allowances for height bonuses, especially Downtown
- The use of floor area ratio (FAR) standards instead of density standards to regulate mixed use development in Downtown San Rafael
- Development timing, i.e., the findings required to allow new development (e.g., traffic levels of service, infrastructure capacity, etc.)
- The most appropriate (and cost-effective) strategies for adapting to rising sea level
- Wildfire prevention and preparedness
- Creek restoration
- Allowing residential uses in industrial areas (or changing specific industrial areas on the General Plan map to allow housing)
- The balance between “active” transportation improvements (bicycle, pedestrian, and transit) and auto capacity improvements—and the cost/benefit of these improvements
- The use of LOS (Level of Service) vs VMT (Vehicle Miles Traveled) to measure the traffic impacts of new development, as well as the measures that are prescribed to mitigate traffic impacts (this was also discussed by the City Council at its [June 3, 2019 meeting](#)).

2. Data Collection and Analysis. Data-related tasks completed since March include:

- *Land Use Inventory.* Staff has completed a digital (GIS) inventory of existing land uses on every parcel in San Rafael using tax assessor data and aerial photographs. Data is being summarized by land use and subarea to develop a land use profile of the City, and to ground truth existing General Plan and zoning designations
- *Addressing Sea Level Rise.* Staff continues to explore solutions to addressing sea level rise in the General Plan. We are preparing an “Adaptation White Paper” that lays the groundwork for more detailed adaptation planning to be completed after the General Plan is adopted.
- *Traffic Counts.* 24-hour traffic counts were collected at approximately 40 locations in early May 2019. These counts will provide the foundation for traffic modeling and forecasts of future traffic conditions in the General Plan and EIR. A “Transportation White Paper” is currently in production.
- *Noise Monitoring.* Noise monitoring for the General Plan and General Plan Environmental Impact Report (EIR) was completed in April and May 2019. The data establishes the existing decibel levels for short-term (15-minute) and long-term (24-hour) time periods at various locations around the city.
- *Economic Data Collection and Analysis.* BAE Urban Economics completed an economic profile of San Rafael, including real estate activity, job growth, office and retail space absorption and vacancy trends, and forecasts. This was presented to the General Plan Steering Committee at their July 10, 2019 meeting.

- *Resources and Hazards.* PlaceWorks has documented “existing conditions” and the regulatory context for biological resources, hydrologic resources, geologic hazards, and air and water quality in the city. This information will be used in the General Plan/ Precise Plan EIR.
- *Infrastructure.* PlaceWorks has documented “existing conditions” and the regulatory context for water, sewer, storm drainage, and telecommunications infrastructure.
- *Historic Resources.* Garavaglia Associates has begun the process of updating the inventory of cultural resources in Downtown San Rafael. We are working collaboratively with San Rafael Heritage on this task.
- *Downtown Profile Report.* The Downtown Profile Report has been completed and posted to the project website. This report is discussed below.

3. Steering Committee Activities. Since the March Progress report, the following Steering Committee meetings have been convened:

- *March 13, 2019: Meeting #12.* The Committee took part in a “visioning” discussion about Downtown San Rafael. Members also reviewed the policy audits for the Culture and Arts Element, the Noise Element, and the Air and Water Quality Element.
- *April 10, 2019: Meeting #13.* The Committee discussed “existing conditions” information for Downtown San Rafael. There was also a discussion of parks and recreation issues (with the Community Services Director) and a review of the Draft Environmental Hazards policies.
- *May 8, 2019: Meeting #14.* The Committee’s meeting was merged with the opening event of the Downtown charrette. Committee members participated in a Downtown walking tour, a community workshop, and breakout groups.
- *June 13, 2019: Meeting #15.* The Committee discussed transportation issues. This included an overview of existing transportation policies and a discussion of how traffic impacts are measured. The Committee also discussed changes to the way density is regulated in Downtown San Rafael.
- *July 10, 2019: Meeting #16.* The Committee discussed economic development issues and received the open space and conservation policies.

When feasible, staff has incorporated electronic polling in the meetings. This has allowed the Committee to “vote” on key policy questions as they are discussed.

Staff continues to rely on the Steering Committee as a sounding-board for vetting policy direction. Much of the input has been provided through written comments (e.g., “homework assignments”) outside of the meetings. Staff believes we are on track to meet the goal of finishing the tune-up of the General Plan by mid-2020.

4. Other Community Engagement Activities

The General Plan Team continues to provide opportunities for outreach and public engagement. The major engagement event since Progress Report #1 was the Downtown Charrette (discussed later in this report). Since March, Staff has also made presentations to the Downtown Business Improvement District (BID), the Planning Commission, and the Citizens Advisory Committee (CAC). An EIR Scoping Session was held on April 23, 2019. We continue to solicit on-line input using the “Neighborland” web platform (<https://neighborland.com/sanrafael2040/>). In addition, Steering Committee agendas and related publications are posted on line, with electronic noticing of meetings to a list of interested parties.

We are currently planning “Round 2” of General Plan outreach. This will include pop-up events at locations around the City, attendance at the regular meetings of existing neighborhood and community organizations, and focused outreach to the Spanish-speaking community, in partnership with the Canal Alliance.

5. Land Use Map

An updated General Plan Land Use Map is being developed. Most of the changes to this map reflect changes to the General Plan Land Use categories and will be non-substantive. However, a few substantive changes may be considered.

The City issued a “Call for Amendments” in April 2019, notifying property owners of the opportunity to present their case for Map changes. An application form was mailed to about 15 property owners who have expressed interest in new designations. To date, no completed applications have been received. A few property owners have expressed interest in changes to General Plan narrative text as it relates to their properties.

6. Steering Committee Changes

The General Plan 2040 Steering Committee was appointed by the City Council in December 2017. The Committee includes 24 members and 22 alternates. The Committee Bylaws allow alternates to move into member seats in the event of a member resignation. City Council approval is not required in such instances. However, City Council approval is required to backfill the vacated alternate position.

There are presently two vacant alternate seats, including the Design Review Board (DRB) representative and the Youth representative. The circumstances leading to these vacancies are summarized below:

- The DRB appointee to the Committee was Eric Spielman. Mr. Spielman relocated out of San Rafael in May and resigned from the Steering Committee. His alternate, Don Blayney, has taken his place as the DRB representative. A new DRB alternate is needed.
- The youth appointee to the Committee was Bella Bromberg. Ms. Bromberg has relocated to attend college out of state and has resigned from the Committee. Her alternate, Jack McGinn, has taken her place as the youth representative. A new youth alternate is needed.

Staff appeared before the DRB at their June 18, 2019 meeting and requested an alternate nominee. Stewart Summers was nominated and has agreed to serve in this role.

Staff has yet to find a new Youth alternate. Representatives from both high schools and several non-profit organizations serving local youth were contacted in June 2019, but no nominations have been made.

A resolution (Attachment 1) appointing Don Blayney and Jack McGinn as new primary Committee members, and appointing Stewart Summers the new DRB alternate, is attached to this staff report.

7. Downtown Precise Plan

Work on the Downtown Precise Plan has continued since Progress Report #1. A [Downtown Profile Report](#) has been submitted by the Opticos Design Team and may be downloaded via the project website. The Profile Report includes a summary of Downtown historic resources, demographics, economic conditions, urban design, transportation issues, utilities, and natural resources and hazards. The Report is an important milestone and provides the “baseline” for future Plan policies and actions.

As noted, the City convened a Downtown Planning Charrette on May 8-11, 2019. The purpose of the charrette was to have a dialogue about how Downtown can become a more successful and dynamic place in the future. Key components of the charrette included:

- Focus Group Discussions (Preservation, Merchants, Service Providers, Development)
- Downtown Walking Tour (May 8)
- Charrette Opening Workshop (May 8)
- Open Studio (May 9-10)
- Brown Bag Lunches on Historic Preservation and Economic Development (May 9-10)
- Second Friday ArtWalk Pop-up Workshop (May 10)
- Charrette Closing Presentation (May 11)

During the Open Studio, the public was invited to drop by a storefront space at 4th and B Streets (the former jewelry store at 1200 4th Street), where the Design Team was on hand to discuss ideas. Graphic displays were set up throughout the Studio, and public feedback was encouraged through post-it notes, comment cards, and verbal comments. Over the two days of the studio, 285 post-it notes were applied to the exhibits.

The opening presentation for the charrette may be viewed [here](#). It includes an overview of the planning process, a summary of Downtown assets and challenges, and a Downtown Profile. Results of the table exercises at the opening presentation may be viewed [here](#). Participants were divided into eight groups of 6-8 people each and were asked to summarize their comments for the larger group at the end of a 45-minute breakout session. The link above summarizes what we heard.

The closing presentation for the charrette may be viewed [here](#). The presentation includes conceptual design ideas for key Downtown spaces, as well as preliminary ideas for improving circulation, Downtown gateways, the open space network, and development opportunities. The brown bag lunch presentations from May 9 and 10 may be viewed [here](#). These presentations cover historic preservation and the Downtown economy. Notes from the Focus Groups may be

viewed [here](#). Comment cards from the charrette event may be viewed [here](#). These are anonymous comments submitted by participants in various charrette events.

ANALYSIS:

As this is a Progress Report, analysis of the above items is limited to the Downtown Precise Plan. Opticos Design will attend the City Council meeting on July 15 to request feedback from the City Council on key issues before moving to the next step of the project, which is the development of policy and map options.

Emerging recommendations coming out of the charrette are summarized below:

- The Design Team has identified four guiding principles:
 - Reinforce gateways and strengthen north-south connectivity
 - Reinforce gateways and strengthen east-west connectivity
 - Create an interconnected network of civic and open spaces
 - Focus development and public investment at key nodes
- The Precise Plan will reinforce the idea that Downtown is comprised of “districts,” each requiring different land use and design strategies. Opticos has identified four districts, including the West End Village, the Core Commercial Area, the Transit Center Area, and the East End / Montecito Commercial Area. Form-based zoning recommendations will be developed for each of these areas. Revisions to current height limits, height bonuses, and allowable building mass may be considered through this process.
- Much of Downtown’s development potential is associated with key opportunity sites. Some of these sites will be the subject of conceptual design studies in the next phase of the charrette. Preliminary ideas were discussed during the charrette and will be refined in the coming months. Sites include the Ritter Street block (between 2nd and 3rd), Montecito Shopping Center, West America Bank, the 1001 4th Street (Market Hall) property, and the Whistlestop block, among others.
- Downtown presents opportunities for public space improvements, particularly near the SMART station and along 4th Street in the Core Commercial Area. Some of these improvements could involve redesigning City streets so they also function as pedestrian-oriented spaces. There is currently no real central gathering space in Downtown San Rafael. Linkages to parks and open spaces on the perimeter of Downtown, including Albert Park, Boyd Park, and the Canal, also could be improved.
- Downtown’s circulation system should be planned in a way that prioritizes different travel modes on different streets. For example, auto movement is the priority on Second and Third Streets, while pedestrian movement is the priority on Fourth Street. The designation has implications for future design improvements and the management of curbside space on each street. Illustrative street cross-sections were prepared during the charrette and are included in the closing presentation.
- There is a need for better cross-town bicycle circulation, particularly an east-west connection between the Miracle Mile and the Montecito area. A number of options for an east-west Class II bike path were explored during the charrette. The loss of on-street parking is an issue for most of the alignments considered. This issue was also addressed in the recently adopted [Bicycle and Pedestrian Master Plan](#) update.

- Second and Third Streets are presumed to remain one-way arterials in the future, but there are opportunities to improve pedestrian safety at crossings and improve north-south connectivity. Restoration of two-way traffic on B, C, and D Streets may be considered.
- Key findings and recommendations of the recent [Parking and Wayfinding Study](#) should be incorporated.
- There are opportunities to enhance natural resources Downtown, including Irwin Creek, Mahon Creek, and the San Rafael Canal. Sea level rise is a critical design consideration that should inform site planning and architectural design, particularly on sites near the Canal.
- New development prototypes should be considered for Downtown, particularly around the SMART station. Best practices from other cities could be considered to determine what ideas and land use formulas might be transferable to San Rafael.

COMMUNITY OUTREACH:

As this is a progress report, there was no formal noticing for this item. However, notice of this report has been posted on the General Plan 2040 [meetings and events webpage](#). In addition, members of the General Plan Steering Committee and alternates were notified of this meeting by email, and it was announced at several General Plan-related meetings.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

OPTIONS:

The City Council has the following options to consider on this matter:

1. Accept report and adopt resolution, as recommended by staff.
2. Reject report and do not adopt resolution, and direct staff to return with more information.
3. Take no action.

RECOMMENDED ACTION:

1. Accept report.
2. Adopt a resolution appointing Don Blayney and Jack McGinn as primary members of the General Plan Steering Committee, and Stewart Summers as an Alternate.

ATTACHMENT:

1. Resolution

RESOLUTION NO. _____

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AMENDING RESOLUTION 14426, MODIFYING APPOINTMENTS TO THE SAN RAFAEL GENERAL PLAN 2040 STEERING COMMITTEE (CITY FILE NOS. GPA 16-001 & P16-013)

WHEREAS, California Government Code 65300 requires that each city and county in the State adopt a comprehensive long-range General Plan to address community growth, physical development, and planning of citywide programs; and

WHEREAS, the City of San Rafael is in the process of updating its 2020 General Plan to move the time horizon forward to 2040 and address new State requirements, current conditions, and emerging issues; and

WHEREAS, the General Plan Update process includes a Community Engagement Strategy, one component of which is a Steering Committee appointed by the City Council; and

WHEREAS, on December 4, 2017, the City Council appointed 23 members and 22 alternates to serve on the Steering Committee, and approved Bylaws addressing the organization and membership of the Committee and protocol for its meetings and conduct; and

WHEREAS, on August 6, 2018, the City Council increased the number of Steering Committee members to 24 and approved changes to the roster of members and alternates; and

WHEREAS, the Steering Committee has been convened 16 times since its creation; and

WHEREAS, the Steering Committee is scheduled to meet approximately eight more times before it sunsets in 2020; and

WHEREAS, the Steering Committee represents a diverse array of organizations, interest groups, neighborhoods, and perspectives, which contributes to the quality of its dialogue and ultimately will create a balanced and comprehensive General Plan; and

WHEREAS, the Steering Committee Bylaws anticipate occasional membership turnover due to members and/or alternates leaving the organizations they represent, relocating out of the City, or other factors; and

WHEREAS, such membership turnover has recently occurred; and

WHEREAS, the replacement of exiting members and alternates with new members and alternates is important to the future performance of the Steering Committee, and will ensure that its desired balance and diversity is retained; and

WHEREAS, Staff has solicited and received nominations to replace exiting members;

NOW, THEREFORE, BE IT RESOLVED, that the City Council takes the following actions:

1. City Council Resolution 14426 Exhibit "A", approved on December 4, 2017, listing the members of the General Plan 2040 Steering Committee and their alternates is amended as follows:
 - a. Alternate Don Blayney is designated as the primary member representing the Design Review Board.
 - b. Stewart Summers is designated as the new alternate from the Design Review Board.
 - c. Alternate Jack McGinn is designated as the primary member representing Youth.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Lindsay Lara, City Clerk



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Finance

**Prepared by: Nadine Hade,
Finance Director**

**Bill Guerin,
Director of Public Works**

**Shibani Nag,
Director of Human Resources**

City Manager Approval: _____

A handwritten signature in black ink, appearing to be 'J.S.', written over a horizontal line.

TOPIC: FINAL CITYWIDE PROPOSED BUDGET FOR FISCAL YEAR 2019-20 AND LEGAL SPENDING LIMIT

- SUBJECT:**
- 1. RESOLUTION APPROVING THE CITY-WIDE BUDGET AND CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR 2019-2020 AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURE OF ALL SUMS SET FORTH IN THE BUDGET IN THE AMOUNT OF \$134,848,772;**
 - 2. RESOLUTION APPROVING FISCAL YEAR 2019-2020 GANN APPROPRIATIONS LIMIT AT \$138,889,447**

RECOMMENDATION:

1. Adopt a resolution approving the FY 2019-20 operating budget and Three-Year Capital Improvement Program.
2. Adopt a resolution approving the FY 2019-20 Gann Appropriations limit.

SUMMARY: This report presents the final proposed citywide budget for Fiscal Year (FY) 2019-20, beginning July 1, 2019 and ending June 30, 2020. This item is the culmination of a process that included a public discussion of the assumptions underlying the Operating Budget at the City Council Finance Subcommittee meeting of April 9, 2019, and consideration of the City's goals and strategies at the City Council Study Session held on June 17, 2019. In addition, the preliminary Capital Improvement Program was presented to the City Council Finance Subcommittee on June 11, 2019, and subsequently to the City Council on [June 17, 2019](#) for feedback and discussion. The final draft budget and proposed staffing changes were presented and discussed at the City Council Finance Committee meeting of July 9, 2019.

FOR CITY CLERK ONLY

Council Meeting:

Disposition:

In the FY 2019-20 budget, ongoing General Fund operational expenditures are supported by current period revenues, and the spending plans of all other funds are supported by projected revenues and accumulated resources in their respective funds. Proposed appropriations citywide total \$134,848,772 and are within the legal spending limit.

BACKGROUND:

BUDGET ACTION

The purpose of this report is to provide the City Council and community with the final proposed citywide budget for FY 2019-20 which has been prepared for adoption based on the direction provided at earlier public meetings of the City Council Finance Subcommittee.

The budget is both a spending plan for the City's available financial resources and the legal authority for City departments to spend these resources for public purposes. Through these resources, services are provided to meet the needs of city residents. The City Council and City staff respond to the community's needs in part through the budget, which is intended to balance not only revenues and costs, but also community priorities.

Consistent with the direction provided by the City Council in May 2014, the additional one-quarter percent sales tax revenues provided by Measure E, effective April 1, 2014 through March 31, 2034, are dedicated to funding major construction and improvements to public safety facilities (also referred to as the [San Rafael Essential Facilities](#) project).

"GANN" APPROPRIATIONS LIMIT

Article XIIB of the California Constitution (enacted with the passage of Proposition 4 in 1979 – the Gann initiative – with modifications under Proposition 111 passed in June 1990, and implemented by California Government Code sections 7900, and following) provides the basis for the Gann appropriation limitation. The City's appropriation growth rate is limited to changes in population and either the change in California per capita income or the change in the local assessment roll due to new, non-residential construction.

This report will focus on the following:

1. Brief status of Fiscal Year 2018-19 budget performance
2. Proposed Goals and Strategies for Fiscal Year 2019-20
3. Proposed operating and capital budget presented for all City funds for Fiscal Year 2019-20
4. Fiscal Year 2019-20 Appropriations Limit

ANALYSIS:

FISCAL YEAR 2018-19 - UPDATE

General Fund

Revenues: The original FY 2018-19 budget, adopted on [June 18, 2018](#), projected \$78,503,000 in revenues. The latest projections, based on activity through May, anticipate revenues of \$78,996,639, which is \$493,639, or 0.6% greater than the original budget. The additional revenues are primarily due to greater than expected sales tax revenues and planning-related charges for services. Sales tax revenues were projected to experience a year-over-year decline of \$372,000, or 1.7%, but are now

projected to increase by \$59,000, or 0.3%, from \$21,566,000 to \$21,625,000. The favorable results are the outcome of a strong one-time surge in auto sales and building and construction. Current projections for future years indicate an overall downward trend for both auto sales and building and construction.

Expenditures: The General Fund-supported activities are performing within their respective budgets as amended by the City Council throughout the year. Based on analysis conducted through May 2019, staff is projecting that the actual year-end results will not deviate significantly from the budget.

Other Funds

The evaluation of other funds will continue with the year-end close. Any required adjustments will be presented to the City Council as part of the year-end update. At this time, no major adjustments are anticipated.

GOALS AND STRATEGIES

Each year, the City Council establishes a set of goals, strategies, and key implementation tasks (Goals and Strategies) that guide decision-making. The City has five core goals:

1. **Neighborhood and Economic Vitality:** Create and preserve a healthy economy and neighborhoods.
2. **Quality of Life:** Serve and strengthen community and regional relationships.
3. **Public Safety:** Prevent and respond to emergencies.
4. **Public Assets:** Improve and preserve public assets.
5. **Foundational Services:** Sustain organizational viability and exemplary service.

Every goal has a set of strategies, each of which, in turn, has a subset of key implementation tasks. These goals provide a basis for making resource allocation decisions during the budget process and serve as a focal point for assessing and coordinating the City's various short and long-term strategic planning. Additionally, they address the community's needs and priorities, as well as reflect an evaluation of community condition and the government's operating environment.

After a collaborative process that included all City departments, City staff presented the draft Goals and Strategies for FY 2019-20 to the City Council at its study session on June 17, 2019. The results of that discussion were incorporated into the Goals and Strategies document attached to this staff report (Attachment 1) for the consideration of and acceptance by the City Council.

FISCAL YEAR 2019-20 CITYWIDE BUDGET

The Goals and Strategies document serves as a work plan for City staff for the upcoming fiscal year. Resources with which to accomplish the goals are incorporated into the proposed annual citywide budget.

HIGHLIGHTS

- ❖ **Citywide Budget:** The total proposed FY2019-20 expenditure budget for the City is \$134,848,772 (Exhibit I to the Budget Resolution). This sum reflects all funds and operations for the City, including active capital projects. In addition to \$25.0 million projected to be spent on the San Rafael Essential Public Safety Facilities project, the Capital Improvement Program has planned expenditures of \$35.2 million for the year in which formal appropriations for major projects will be

made at the time of contract approval. Appropriations are supported by FY2019-20 revenue and other sources projected at \$113,262,003 as well as by fund balances retained from previous periods for capital projects, notably accumulated funds from prior years for the Public Safety Facilities.

- ❖ **General Fund Budget:** The proposed General Fund expenditure budget comprises \$80,881,189 for operations and \$4,077,000 for capital transfers. These \$84,958,189 in uses are supported by revenues and transfers in, projected at \$84,984,262, resulting in net results before allocations of \$26,073. The increase in expenditures over the previous year are projected to require an additional allocation of \$130,000 to the Emergency and Cashflow Reserve in order to maintain the minimum reserve level. There are projected remaining unassigned funds as of June 30, 2019 to support this allocation. (Exhibit II to the Budget Resolution)

- ❖ **Program funding:** Included in the expenditure budgets are provisions for the following:
 - Employee retirement obligations are fully-funded in accordance with actuarially-determined contribution levels and funding policies
 - The Homeless Initiative Program is incorporated into the General Fund operating budget
 - Major Crimes Task Force participation continues
 - Massage Ordinance Enforcement continues at a scaled-back level

- ❖ **State Budget Impacts:** On June 27, 2019, Governor Gavin Newsom signed the FY 2019-20 state budget, which totals approximately \$215 billion. While staff does not anticipate that the state budget will have an adverse impact on the City's General Fund budget, there are some notable components of the budget that are outlined below. City staff will look for any opportunities to pursue additional assistance and available funding.
 - **Housing:** The state budget includes \$1.75 billion for various housing-related programs, such as funding to assist renters, and repurposes housing production incentive grants to provide infill infrastructure funding for housing projects. The Governor has taken measures to hold local jurisdictions accountable to meet housing demand, which includes imposing fines of up to \$600,000 per month for cities and counties that violate [state law](#) that sets housing targets. To assist renters, the budget includes \$20 million to provide legal aid for renters and assist with landlord-tenant disputes, including legal assistance for counseling, renter education programs, and preventing evictions.
 - **Homelessness:** The budget includes \$1 billion in funding to combat homelessness. This includes the following: \$650 million to local governments for homeless emergency aid (the most populous 13 cities receive \$275 million, counties receive \$275 million, and Continuums of Care receive \$100 million); \$120 million for mental health; \$25 million for Supplemental Security Income advocacy; \$40 million for student rapid rehousing and services for the University of California (UC) and California State University (CSU) system; and \$20 million in legal aid for eviction prevention.
 - **Transportation:** SB 1 will provide the following funding for transportation on an annual basis: \$1.2 billion for local streets and roads, including \$600 million for cities (based on population) and \$600 million for counties; \$458 million for local transit operations; \$386 million for transit, commuter and intercity rail; \$200 million for the State-Local Partnership Program; \$100 million for the Active Transportation Program; \$36 million for Commuter Rail and Intercity Rail; and \$25 million for Local Planning Grants.
 - **Emergency Preparedness and Response:** The budget includes \$800 million to enhance the state's capacity to respond to natural disasters, including wildfires. The budget also includes \$15 million in one-time funds to Cal FIRE to enhance fire protection capabilities.

- Environmental Quality: The budget also includes \$1.25 billion in cap-and-trade program's Green House Gas Reduction Fund expenditure plan.
- Community Services: The state budget includes increased funding to support subsidized childcare, funding to address a shortage of mental health professionals in local communities, as well as funding for public libraries.
- Public Safety: The budget includes \$6.2 million for the Standards and Training for Corrections Program, \$112.8 million General Fund for the Community Corrections Performance Incentive Grant, and \$14.8 million for county probation departments to supervise the temporary increase in the average daily population of offenders on Post Release Community Supervision.
- Cannabis Tax Fund Allocations: The state budget includes a \$15 million for the Cannabis Tax Fund to provide grants to local governments to assist in the creation and administration of equity programs and to support equitable access to the regulated market for individuals through financial and technical assistance.

General Fund

The City's General Fund accounts for most of the major services to residents and businesses (such as police, fire suppression and prevention, planning, building, library, parks, streets, engineering, traffic enforcement and management, and cultural programs). The General Fund operating-related appropriations for FY 2019-20 total approximately \$80.9 million. These appropriations comprise \$78.9 million of operating expenditures and \$2.0 million of transfers to Community Services in support of the Recreation Fund.

Supplementing the operating activity, \$4.1 million in capital transfers are anticipated for the San Rafael Essential Facilities project, funded by Measure E Transactions and Use Tax (TUT) revenues. An allocation of \$130,000 is estimated to maintain the Emergency and cashflow reserve at its target level, or 10% of total General Fund expenditures.

The appropriations are supported by \$80.3 million in projected revenues and \$4.7 million of transfers from other funds. The transfers include \$2.2 million from the 2018 Lease Revenue Bond proceeds that will be used to pay capitalized interest on the Bonds from the General Fund; \$0.9 million reimbursement from Gas Tax for support of street maintenance; \$0.7 million from the Employee Retirement internal service fund for debt service on the outstanding pension obligation bonds; \$0.5 million from the Parking Services Enterprise Fund for administrative support; and \$0.4 million to reclassify revenues collected for map fees.

The following table (Figure 1) summarizes the detailed information provided in Exhibit II of the Resolution (Attachment 2) and presents the proposed FY 2019-20 budget with a comparison to the projected ending performance for FY 2018-19. Resources available for operations are projected to be \$1.7 million, or 2.0% higher than those of the FY 2018-19 year while operating uses are projected to grow by \$1.2 million, or 1.5% over those of the FY 2018-19 year. Although revenues are only projected to achieve moderate growth, a combination of reductions of non-personnel expenditures and a stable environment for pension contributions have enabled the City to achieve a balanced budget. City-wide, departments actively worked to reduce expenses for the FY 2019-20 budget, while creatively working towards redesigning services to be able to deliver them more efficiently. While the City was able to achieve a balanced budget, there were several City goals that remained unfunded. Most notably, building maintenance for non-public safety owned property, compensation levels, below ground infrastructure, general unfunded liability for pension and health, and new initiatives.

In order to maintain the current level of services, in particular for Public Safety services, the City needs to consider other sources of general revenue funding for the next 10 years. By then, the retirement reforms that City Council implemented in prior years will start to significantly decrease retirement related contributions, resulting in an increase in available General Fund sources.

Figure 1

General Fund	Projected FY 2018-19	Proposed FY 2019-20	\$ Change from previous year	% Change from previous year
Revenues	\$ 78,996,639	\$ 80,282,912	\$ 1,286,273	1.6%
Transfers in	4,321,361	4,701,350		
Total Resources	\$ 83,318,000	\$ 84,984,262	\$ 1,666,262	2.0%
Expenditures	\$ 77,609,790	\$ 78,881,189	\$ 1,271,399	1.6%
Transfers out – operating	2,102,210	2,000,000		
Total Operating Uses	\$ 79,712,000	\$ 80,881,189	\$ 1,169,189	1.5%
Capital Transfers (Measure E for Essential Public Facilities)	\$ 4,145,000	\$ 4,077,000		
Net Results before Allocations	\$ (539,000)	\$ 26,073		
(Allocations) / Use of reserved funds				
Emergency reserve	(450,000)	(130,000)		
Purchase Order rollover	38,538			
Total Results	\$ (950,462)	\$ (103,927)		
Allocation of unassigned funds	1,133,725	103,927		
Net After Allocations	\$ 183,263	\$ -		

Revenue Trends and Assumptions:

Sales Tax:

After realizing consistently strong growth from 2011 through mid-2016, local sales tax receipts have plateaued during the past few years. Prior to 2016, healthy new auto sales, recovery from the recession and one-time catch-up payments provided for vigorous growth. More recently, we have watched major retail outlets close with limited prospects for their being replaced with equivalent taxable sales activity contributing to a modest sales tax forecast.

With the assistance of the City’s sales tax consultants, recurring sales tax revenues are estimated to remain flat at \$21.6 million in FY 2019-20. Sales taxes account for 27% of General Fund revenues.

Property Tax:

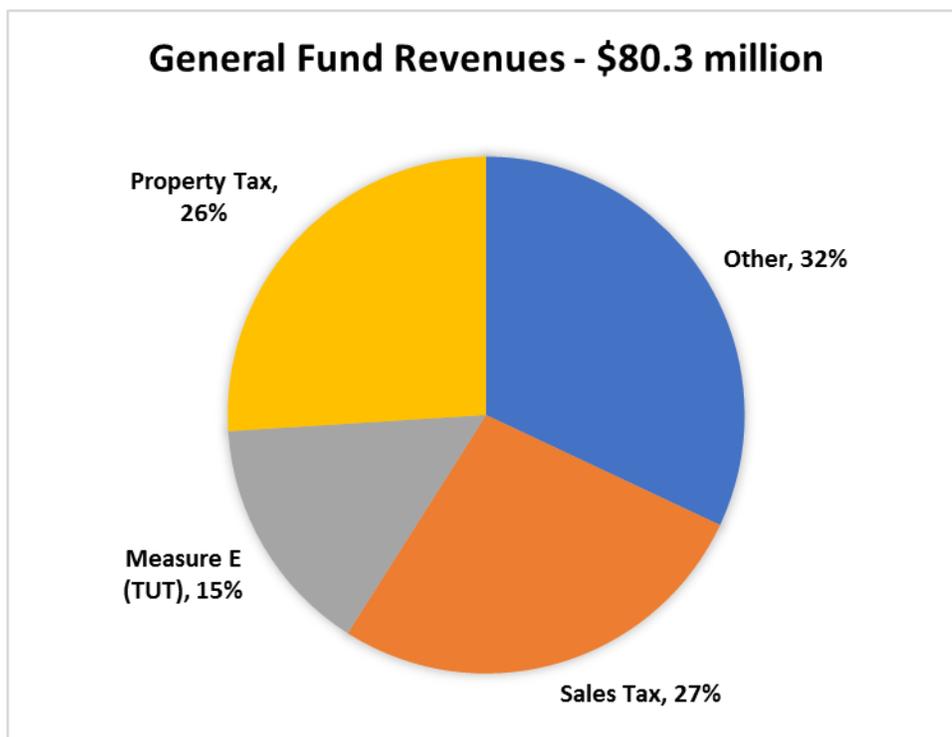
The City's second largest tax generator is property tax making up 26% of General Fund revenues. Growth in Property tax revenues has begun to taper off. Based on the most recent County property tax roll information and property transfer tax trends, the City is projecting an increase of 4.03% over prior year which equates to \$20.9 million in FY 2019-20.

Transaction & Use Tax (Measure E):

Revenues from this tax, which applies to most local retail sales, are projected to generate \$12.2 million in FY 2019-20. One-third of these funds are allocated to public safety facilities construction and improvements. Measure E revenues account for 15% of General Fund revenues.

Other General Fund Revenues:

Other revenues (including business tax, transient occupancy tax, development fees, Vehicle License Fee backfill, permits, and charges for services) are expected to experience moderate growth (i.e., 1-3%) over the next year. These revenues account for 32% of General Fund revenues.



Expenditure Trends and Assumptions:

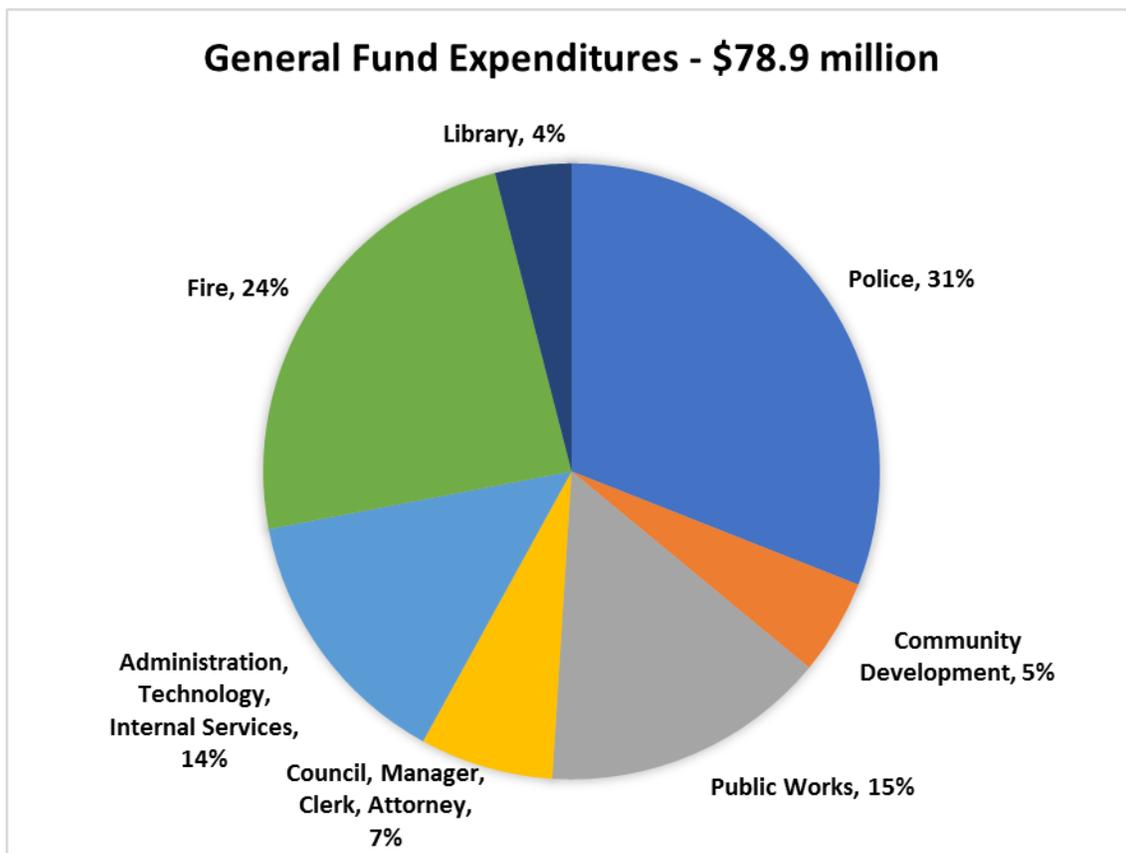
Expenditures are projected to grow by 1.6% in FY 2019-20. The annual expenditure plan includes provisions for continued support of the Homeless Initiative (detailed below), participation in the Major Crimes Task Force, and routine mass enforcement. The growth in expenditures incorporates increases in personnel costs, including step increases, and increases in compensation based on collective bargaining contract commitments. An organization-wide expenditure review contained the growth of expenditures as operational budget allocations were reduced across all departments, without which the General Fund would be experiencing a deficit. General Fund budgeted contributions to the

Marin County Employees Retirement Association (MCERA) are projected to decline by \$724,000, or 4% when compared to the previous year. While the base upon which contributions are made is growing in FY 2019-20 as a result of contractual salary increases, this factor is being offset by a decrease in contribution rates. At the direction of the City Council Finance Committee, the City has allocated the amount attributable to the decline in MCERA rates for future pension-related obligations.

Pension expenses represent approximately 17% of total citywide expenditures, and approximately \$17.3 million, or 20%, of an \$85.0 million general fund budget.

The Homeless Initiative was established in 2013 to fund homeless-related programs and activities recommended by the City Council’s Homeless Subcommittee and approved by the City Council. Since the initiative was created, it has supported a variety of successful initiatives, including Downtown Streets Team, the Homeless Outreach Team (HOT) program, and increased police patrols in downtown. FY 2019-20 marks the seventh full year of operations for this program. Funding provisions of approximately \$470,000 include the Director of Homeless Policy and Outreach, ongoing mental health outreach, continued police patrols, post office boxes at the United States Postal Service, and a commitment of \$36,091 annually to the Marin County Council of Mayors and Councilmembers Community Homeless Fund.

The following chart summarizes the fiscal year allocation of planned General Fund Expenditures by major function. Additional detail is provided in Exhibit II to the Resolution.



Capital Spending and Other Funds

Capital Improvement Program (CIP)

The CIP is a multi-year planning tool used to identify and implement the City's capital needs over the upcoming 3-year period: FY 2019-20 through FY 2021-22. The CIP document summarizes the City's planned capital and infrastructure improvement projects, including their funding sources, and prioritizes projects after analysis and coordination with other City departments in order to ensure that all department needs are represented. Project selection and priority is based on recommendations by the Department Directors to accommodate high priority needs, which focused on life/safety, maintenance and repair, public and Council input, and other factors. The CIP is intended to provide a comprehensive three-year project list for the City's known capital and infrastructure needs.

The general categories within the CIP are as follows:

- **City-Owned Properties (C):** City facilities including buildings, parking garages and lots
- **Drainage (D):** Stormwater systems including roadway drainage and the City's 12 stormwater pump stations
- **Parks (P):** Park infrastructure and facilities including playgrounds, recreation equipment, and restrooms
- **Right-of-Way (R):** Roadway improvements including construction, resurfacing, and maintenance of existing bicycle and pedestrian facilities including sidewalks and bike lanes.
- **Transportation (T):** New this year, Transportation projects are separated out from Right-of-Way projects. Transportation projects include traffic and signal improvements that increase traffic flow and capacity, as well as any circulation improvements that expand bicycle/pedestrian thoroughfare beyond the existing facilities in place. For example, new multi-use pathways and the expansion of existing sidewalk.

On [June 17, 2019](#), Public Works presented the preliminary three-year CIP for Fiscal Year (FY) 2019-20 through FY 2021-22 for discussion and review by the City Council. The purpose of this presentation was to provide the community members and the City Council an opportunity to participate in reviewing and sharing feedback relating to the CIP.

CIP Active Projects: Active projects are separated from the rest of the CIP project list since they are fully funded with prior year funds, and construction or design may be fully underway. A total of 15 projects are listed as Active in the CIP, including:

- Essential Facilities: Fire Station 57
- Essential Facilities: Public Safety Center
- Sea level rise vulnerability study
- San Quentin pump station reconstruction (design)
- Pickleweed Park and Schoen Park improvements
- Shoreline Park restroom
- Street resurfacing FY 2018-19
- NB 101 offramp-second right turn lane (design)
- Second and Third Street queue cutters

Major new projects identified in the FY 2019-20 to FY 2021-22 CIP include:

- Francisco Blvd. East Sidewalk Widening (Active)
- Third Street Rehabilitation Project – Grand to Miracle Mile. (Active)

- Third & Hetherton Intersection Improvements (Active)
- Albert Park ADA Restroom (Identified by the Facility Assessment Study)
- B Street Community Center Repairs (Identified by the Facility Assessment Study)
- Sun Valley Park, Peacock Gap Park, Bernard Hoffman Park Play Structure Replacement
- Lincoln Avenue Curb Ramps
- Smith Ranch Road Resurfacing
- Crosswalk Improvements
- Street Resurfacing

There are currently eleven major annual funding sources for the CIP:

Figure 2

Fund #	Fund Name (CIP Category)	Description
205	Stormwater Fund (Drainage)	Established to fund Stormwater maintenance, programs, and improvements throughout the City—including maintenance and repair of the City’s 12 storm water pump stations. This fund receives annual revenues of approximately \$850,000 from the City’s Stormwater Activity fee (Municipal Code Chapter 9.40).
206	Gas Tax + Measure A (Right of Way, Transportation)	<p>The Gas Tax is a revenue distributed from the state based on a percentage tax on each gallon of gas purchased in San Rafael. Gasoline tax is collected and distributed to jurisdictions by the State on an annual basis and may be used for capital projects and maintenance to local streets, roads, traffic, and bicycle pedestrian facilities. In April 2017, Governor Jerry Brown signed Senate Bill 1: The Road Repair and Accountability Act to address the need for additional funding for transportation and infrastructure in California. Senate Bill 1 increased per gallon fuel excise taxes, diesel fuel sales taxes and vehicle registration fees. The effect was a doubling of Gas Tax revenues received for San Rafael, from roughly \$1.1m to \$2.2m.</p> <p>Fund #206 also collects annual Measure A Transportation Sales Tax dollars (distributed by Transportation Authority of Marin). A ½-cent sales tax approved initially by voters in 2004 and reapproved in November 2018, Measure A provides roughly \$700,000 annually to San Rafael towards local streets and road improvements.</p>
208	Childcare Fund	Projects identified in the CIP as utilizing the Childcare Fund are strictly for the facility improvements as related to the City’s childcare centers.
235	Baypoint Lagoon Assessment District	The Baypoint Lagoons Lighting and Landscape District was formed to protect and enhance wildlife habitat and water quality in Baypoint (Spinnaker) Lagoon and the adjacent diked salt marsh.
236	Loch Lomond Assessment District	The Loch Lomond (Melo-Roos) Assessment District was established in 1992 to pay for the repair and maintenance of Storm Water system infrastructure in the district’s defined area
240	Parkland Dedication	This fund was established to account for long-term developer deposits used to enhance and maintain City park infrastructure.

241	Measure A <i>(Parks)</i>	Measure A is a nine-year ¼ percent transactions and use tax that was passed in 2012 and is managed by the County of Marin. The purpose of the tax is to care for existing parks and open spaces, support regional community parks, projects, and programs and to further farmland restoration. Community Services and the Parks Commission provides input each year as to which Parks projects should be prioritized to receive Measure A funding.
246	Traffic Mitigation Fee <i>(Transportation)</i>	Traffic Mitigation Fees are charged by to a developer in connection with the approval of a development project – in order to generate revenues for increasing street capacity to accommodate additional traffic generated by the new development. The City utilizes its Traffic Mitigation Fees for circulation identified in Exhibit 21 of Policy 6A of General Plan 2020 and similar projects that further the General Plan.
420	Measure E	Measure E was passed by the voters of San Rafael in November 2013 extending an existing 0.5% sales tax for 20 years and adding 0.25% (25 cents on a \$100 purchase). On February 3, 2014, the San Rafael City Council directed staff to set aside the revenues from the added quarter percent to begin to address our aging essential facilities, including making critical improvements to our public safety facilities in San Rafael. In July 2015 the City Council approved a strategic plan for essential public safety facilities in San Rafael. The plan recommends seven projects including a new public safety center across from City Hall that will house both the police and fire departments. In addition, the plan recommends upgrades to the other fire stations for seismic safety and operational improvements.
501	Parking Services	Projects identified in the CIP as utilizing the Parking Services Fund are strictly for the facility improvements as related to the City’s parking facilities.
603	Building Maintenance <i>(City Owned Property, Parks)</i>	The Building Maintenance Fund supports capital projects associated with the City’s buildings, parks and other facilities. The Building Fund is an internal revenue fund, which means General Fund monies are the sole source of revenue for the fund. Historically, \$500,000 in General Fund monies has been contributed annually to the Building Fund.

Projects in the CIP are funded through a combination of these annual funding sources, and Project specific funding sources such as Grants, Donations, and special funds. These “Project specific funding sources” are restricted to certain projects based on the nature of the funding source. For example, the Traffic Mitigation Fund may only be used to finance Right-of-Way projects that are pre-identified in the General Plan or similarly qualifying projects that address traffic congestion, and a grant received may only be used for the project for which the grant was applied for.

Unfunded projects in City-Owned Property and Parks total approximately \$8 million, with immediate project needs exceeding the \$1 million in funding available from FY 2018-19 and FY 2019-20. Therefore, staff is recommending that the annual \$400,000 Gas Tax transfer to the General Fund be increased to \$800,000 for the current FY 2018-19 and for FY 2019-20. The annual transfer is designed

to cover a portion of the Public Works salaries and benefits related to streets and roads maintenance (estimated at \$2 million/year). The General Fund transfer to the Building Maintenance Fund (to support City-owned property and parks projects) will then be increased by \$400,000 for FY 2018-19 and FY 2019-20. The effect will be net neutral on the General Fund, and the result will be an additional infusion of \$800,000 to support City-owned property and parks projects in FY 2019-20.

The department is actively seeking better long-term funding strategies for these projects, including:

- Pursuing bond financing for major capital projects, such as San Quentin Pump Station
- More aggressive pursuance of grant funding for non-right-of-way capital projects
- Pursuance of ballot measure to raise current per-parcel stormwater assessment
- Exploring alternative funding mechanisms, such as assessment districts or public-private partnerships (Community Services has taken a lead on this for some of the rental facilities)

The complete, final draft of the CIP is attached to this report (Attachment 3).

Capital Project Funds

These funds are dedicated to the tracking and reporting of capital projects. The most significant capital project activity is the Public Safety Facilities project, for which there are active projects associated with the construction of the new Public Safety Center and the construction of Fire Station 57. This project has been funded from the following sources: (1) direct use of designated Measure E general tax funds; (2) Lease Revenue Bonds, Series 2018, which will be repaid from designated Measure E general tax funds; and (3) reimbursements from the County of Marin for a portion of improvements to Fire Station 57 that benefit the County. In FY 2019-20, the City expects to spend approximately \$25 million in construction costs in support of this project, most of which will be provided by the proceeds of the Lease Revenue Bonds.

Special Revenue and Grant Funds

These funds have restricted uses, based on their respective sources. One significant fund in this group is the Emergency Medical Services/Paramedic Fund (EMS), which was presented to the City Council on [March 18, 2019](#). The fund has planned expenditures of \$7.8 million for the upcoming fiscal year, of which \$4.9 million, or 63%, comes from the Paramedic Tax. The balance of the funding of this activity comes primarily from third-party recovery for emergency medical response and transport services. The spending plan requires no change in the level of support from taxpayers in San Rafael, County Services Area #13, and County Services Area #19, who are paying \$95 per residential living unit and 13.2 cents per non-residential building square foot. In the other area served, Marinwood Community Services District, rates will remain at the tax rate cap of \$85 per residential living unit and 11 cents per non-residential building square foot.

The EMS fund is projected to retain \$781,210 in unallocated fund balance on June 30, 2020. This balance serves as an operations reserve equal to ten percent of expenditures. Funds not needed for the operations reserve are used to fund capital improvements that directly support the delivery of emergency medical transport services (e.g., Phase Two essential public facilities projects).

The City's new Cannabis Business Tax is also reported in a special revenue fund. San Rafael has several licensees in active commerce, while several are still working through the State of California's application backlog or are finding a location and conducting tenant improvement buildout. There are currently five delivery companies and two small-scale manufacturers paying into the cannabis business tax program. San Rafael's cannabis business tax program collected 1 partial 4th quarter 2018 (November – December) and 1 full quarter, 1st Quarter 2019 (January-March) totaling \$78,000 in cannabis business

tax revenue. The tax revenues collected are before businesses had authorization to conduct adult-use sales. In July 2019, an additional licensing round for a smaller number of licenses will open. Those licenses include testing laboratories, infused product manufacturing and distribution wholesale. The City anticipates the receipt of \$120,000 in revenues for the FY2019-20 year.

The Measure A Open Space Program is in its seventh year. Funding for this activity is primarily provided by a nine-year, county-wide sales tax that is managed by the County of Marin, with the City providing discretionary contributions as needed. The focus for FY 2019-20, for which \$487 thousand in revenues is projected, remains on recreational facility improvements and open-space enjoyment and safety. The FY 2019-20 Measure A – Open Space Workplan was presented and approved separately at the City Council meeting of [June 17, 2019](#).

Measure D, the successor Library parcel tax to Measure C, is entering its third year. This special revenue source has successfully expanded service levels, relative to those established under Measure C. The purpose of the tax is to “augment the capacity of the City of San Rafael to provide quality library services to its residents.” Measure D provides for expanded book and periodical purchases, including ebooks; funds events and classes for all ages, and provides for supplementary technology supplies. Capital reserves were established under Measure C for facility-related uses. Of the \$541,000 set aside, approximately \$188,000 has been committed to the new library costing study with Noll and Tam architects. The allocation of these special tax proceeds is consistent with best practices in the library field and the terms of the tax measures.

The Recreation and Childcare Funds, operated by Community Services, are anticipating spending plans of \$4.8 million and \$3.6 million, respectively. Fee income and earnings on reserves cover approximately 63% of the Recreation budget, 100% of the Childcare budget, and 72% of the Preschool program.

Community Services has recommended the consolidation of three obsolete accounts into the Recreation Fund. The three funds are: Falkirk Revolving Fund, with a balance of \$25,799, used to track Falkirk expenses before these activities were managed and tracked under Recreation; Falkirk Arts Program Fund, with a balance of \$11,011, which has not been used for several years; and the Recreation Fiduciary Fund, with a balance of \$23,850, which was created for tracking Community Center programs that have since been discontinued.

Other significant funds in this category include Gas Tax and Storm Water Funds. The spending plans for these funds were developed in conjunction with the Capital Improvement Program described previously.

Parking Fund

The Parking Fund is a self-sustaining enterprise fund whose revenues are dedicated to parking services. Currently, parking operations are funded via parking fees and fines, and fund balance is the only resource with which to cover capital improvements. The parking structures and lots have deferred maintenance issues that will need to be addressed over the next few years. In 2014, Public Works engaged an engineering firm to evaluate current conditions of the garage structures and provide recommendations for repair and maintenance items. The study determined that the four city-owned structures (3rd/Lootens, 3rd/A, 3rd/C, 5th/C parking structures) require significant structural repairs due to deferred maintenance. For example, it is estimated that one of the locations to be repaired, 3rd/Lootens, will cost approximately \$525,000. The FY 2019-20 operating budget for this fund is \$5.2 million, inclusive of operating transfers.

Internal Service Funds and Capital Replacement Funds

These funds are used to manage services that are delivered within the organization. For example, computer replacement, employee benefits, workers compensation, general liability and vehicle replacement are funded via internal charges to the funds that utilize these respective services. These funds have sufficient resources to support services for FY 2019-20. The technology internal service fund and capital replacement funds (vehicles, City facilities) remain underfunded with respect to the City's anticipated long-term needs.

Successor Agency

Prior to the state-initiated dissolution of the Redevelopment Agency in January 2012, the City Council met as the Redevelopment Agency and approved its annual budget as part of the citywide budget process. Under the current legislation, the Successor Agency is not required to prepare an annual budget. Funding for the Successor Agency follows a different process specified in the new law: funding must be approved by the Successor Agency's Oversight Board and the California Department of Finance for six-month periods. The economic development-related functions of the former Redevelopment Agency have been fully transferred to the City Manager's Office. The San Rafael Successor Agency Oversight Board has approved allowable administrative expenses of \$143,500 in FY 2019-20 for City staff time and other costs associated with the dissolution of the former Redevelopment Agency, although this amount is expected to be reduced, and eventually eliminated, in future years. The Successor Agency reimburses the General Fund \$190,443 per year under a repayment plan for the unfunded pension obligations of former Redevelopment Agency employees.

Status of Pension Funding

The City's [Pension Funding Policy](#) requires that the Finance Director and City Manager report on the status of pension funding as part of the annual budget adoption process.

The most recent pension actuarial valuation was prepared as of June 30, 2018 and approved by the MCERA Board on February 13, 2019. This valuation was used to determine the contribution rates for FY 2019-20. The composite rate for the City of San Rafael will be 57.67 percent, a 4.09 percent decrease from the current rate of 61.76 percent. The budgeted pension contribution for FY 2019-20 provides full funding for the required contribution. The valuation also reported an unfunded actuarial liability of \$134.1 million for the City, representing a funded ratio of 77.0%.

MCERA's investment target (discount rate) is 7.00%. The City has dedicated a portion of its employee retirement reserve to buffer the impact of unexpected increases. This reserve, which currently totals \$1.3 million, is also used to accumulate payments for debt service on the \$4.5 million pension obligation bonds issued in 2010; and for optional, supplementary payments to MCERA.

Status of Other Postemployment Benefit (OPEB) Funding (Retiree Healthcare)

The City's OPEB Funding Policy was adopted on [September 18, 2017](#). The Policy cites the City's goal of fully funding the Actuarially Determined Contribution (ADC) each year. The budgeted OPEB contribution for FY 2018-19 provides full funding for the required contribution. The contribution is based on an investment target (discount rate) of 6.75%. The most recent actuarial valuation, as of June 30, 2017, reports \$18.1 million in plan assets offset by \$51.6 million in actuarially accrued liabilities, leaving an unfunded actuarial liability of \$33.5 million. The City's ADC for FY 2019-20 is \$3.7 million.

Citywide Summary

The following table summarizes the appropriations found in Exhibit II of the Resolution (Attachment 2), which provides the schedule of consolidated fund activities for FY 2019-20:

Figure 3

Fund	Projected Balance July 1, 2019	Sources (Revenues and Transfers)	Uses (Expenditures and Transfers)	Projected Balance June 30, 2020
General Fund	\$ 151,794	\$ 84,984,262	\$ 84,958,189	\$ 177,867
General Plan	2,073,008	393,110	1,405,333	1,060,785
Special Revenue/Grant/Trust	17,001,094	25,373,790	24,054,074	18,320,810
Enterprise (Parking)	4,060,216	5,238,406	5,165,257	4,133,365
Internal Service/Capital Replacement	6,995,868	18,148,574	17,057,307	8,087,135
Assessment Districts	470,833	1,377	-	472,210
Misc Capital Project Funds	27,854,267	4,149,072	27,235,200	4,768,139
Adj for ISF Charges/Transfers	-	(25,026,588)	(25,026,588)	-
Total City-Wide Totals	\$ 58,607,080	\$ 113,262,003	\$ 134,848,772	\$ 37,020,311

Fund Balances and Reserves

Under the proposed FY 2019-20 budget, all funds are projected to have a positive fund balance as of July 1, 2019, as well as at June 30, 2020. The General Fund is projected to have sufficient funds at July 1, 2019 and June 30, 2020. The balance shown in Figure 3 above incorporates the Emergency Reserve. The other funds listed in the Figure 3 are all restricted in nature based on the explanations provided on page 9 of this report.

General Fund Emergency Reserves are projected to increase from \$7.5 million to \$7.9 million, or 10% of General Fund expenditures, maintaining the minimum target reserve levels. There are sufficient funds retained in the general liability and workers compensation reserves to fund projected claims in those respective areas.

GANN APPROPRIATIONS LIMIT

The Appropriations Limit for each year is based on the prior year Appropriations Limit, adjusted by factors that incorporate changes in cost of living and population. For FY 2019-20, the City is using a 3.85 percent increase in California’s per capita personal income from January 1, 2018 to January 1, 2019 (this figure is provided by the California Department of Finance). For the change in population, the City is using 0.04 percent – representing the change in population for San Rafael, which is higher than Marin County’s figure of negative 0.01 percent for the period January 1, 2018 to January 1, 2019 (provided by the State of California Department of Finance).

The attached resolution (Attachment 4) establishes the new Appropriations Limit for FY 2019-20, which has been calculated to be \$138,889,447 (Exhibit A to the resolution). The actual budget subject to the limitation excludes self-supporting funds, capital improvement funds, capital outlay grant funds, and specific exclusions such as the Gas Tax Fund. The FY 2019-20 appropriations subject to the GANN Limit

is \$82,867,376 (Exhibit B to the resolution). Therefore, the portion of the City's budget appropriation that is restricted by the GANN limit is \$56,022,071 under the legal limit.

STAFFING

The City's current approved level of staffing, 412.58 FTE (full-time equivalent) is 7.9 percent below the peak of 445 FTE that was supported in FY 2007-08. The erosion of staffing levels has significantly reduced the City's organizational capacity and impedes the City's ability to proactively manage emerging issues, or to ensure smooth and consistent continuity of services. The management team has considered the impact of the severe restructuring on the City's ability to effectively and sustainably deliver services upon which the residents depend and continues to explore and implement strategies to fulfill the community's expectations.

For the FY19/20 fiscal year, all departments are focused on finding ways to maximize current employee capacity and potential by re-examining the way that our teams are currently organized, and by creatively implementing process improvements cross departmentally. As a result, the following changes are being proposed:

Digital Service and Open Government

The Department of Digital Service and Open Government (DSOG) is proposing a new classification of the GIS Analyst to a Data Analyst. This is in support of the department's recently launched strategic framework that will broaden the department's service offerings beyond basic technology support, reflecting the evolution of the department's anticipated analytical needs. This new classification will include a three-step series for the Data Analyst to grow in to over time through the performance management process. There is no current fiscal impact related to this proposed change.

Police

The Police Department is proposing a reclassification of the Mental Health Outreach Provider to a Mental Health Liaison, in acknowledgement of how this single classification role has grown and developed into a more hands-on clinical liaison role. The Human Resources department recently partnered with a third-party vendor (RGS Consulting) to conduct a job classification study of the current responsibilities and found that there has been a significant change in the role's scope and depth of work. The total fiscal impact of this proposed change is \$12,911/annually.

City Manager

The City Manager's Department is proposing a reclassification of the Sustainability and Volunteer Program Coordinator to a Sustainability Program Manager. HR recently partnered with a third-party vendor (RGS Consulting) to conduct a classification study of the responsibilities (single position classification) and found that there has been a significant increase in the role's responsibilities and level of self-directed work more closely aligned with a management position. As such, this reclassification reflects how this work is developing in to a broader program, requiring a higher level of strategic leadership. The total annual cost of this change is \$12,745/annually.

Public Works

In order to ensure continuity of capacity to manage Capital Improvement Program projects, the Public Works Department is recommending the creation of a Senior Project Manager classification, and authorization to add 1.00 FTE in this job class effective April 1, 2019. The majority of the funding for this position, all but \$38,000, will come from funds that have been used to fund this position on a fixed-term basis.

The Department is also requesting the addition of 1.00 FTE Sweeper Operator to supplement the existing part-time sweeper operator position. The additional sweeper is necessary to keep pace with the increasing requirements of the Marin County Stormwater Pollution Prevention Program. Gas Tax Funds will be used to reimburse the General Fund for the \$95,000 cost of the new position.

These proposed changes have been discussed with the labor representatives for the affected bargaining units. They have a combined impact of adding 2.00 FTE and result in a \$38,000 annual cost to the General Fund, and a \$95,000 annual cost to the Gas Tax Fund.

Community Development

The Community Development Department has continued its review of how its staffing supports a positive customer experience. The Department would like to build on some of the recent adjustments by adding a Permit Services Coordinator position that would provide cross-divisional support to ensure that those who rely on the department for approvals and permits have a skilled point of contact at the customer service counter. In order to avoid raising fees, the Planning Technician position is being proposed to be eliminated and the Building Technician I position is proposed to be reduced from 1.00 Full-Time Equivalent (FTE) to 0.75 FTE. The resulting net change in staffing level is a reduction of 0.25 FTE and the net fiscal impact of these proposed changes is approximately \$8,000 per year. In order to ensure that the classification of the Permit Services Coordinator is compatible with the vision for the new role, the department worked with Human Resources and labor representatives to make the appropriate modifications to the classification. No changes are being proposed for the compensation for this position.

Community Services

The Childcare Program is experiencing a drop in demand since San Rafael schools transitioned to a full day kindergarten. In response to this decrease in demand, the department is recommending the elimination of 1.00 Childcare Director and 5.00 Childcare Instructors. These proposed changes have been discussed with the labor representatives for the Childcare unit. The net impact on staffing is a reduction of 6.00 FTE, and the savings from the eliminated positions is projected to offset the loss in revenues.

Summary of Staffing Changes

Department	Regular FTE Change	Funding Source	Fiscal Impact Increases
Digital Services and Open Government	GIS Analyst -1.00 Data Analyst +1.00	No funding impact	\$0
Police	Mental Health Outreach Provider -1.00 Mental Health Liaison +1.00	General Fund	\$12,911/year
City Manager	Sustainability and Volunteer Program Coordinator -1.00 Sustainability Program Manager +1.00	General Fund	\$12,745/year
Public Works	Sweeper Operator +1.00	Gas Tax Fund	\$95,000
	Senior Project Manager +1.00 2.00	General Fund*	\$38,000
		*offset by discontinuing fixed-term project manager	
Community Development	Permit Services Coordinator +1.00 Planning Technician -1.00 Building Technician I <u>-0.25</u> - 0.25	General Fund	\$8,000/year
Community Services (Childcare Division)	Childcare Director -1.00 Childcare Instructor <u>-5.00</u> -6.00	Childcare Fund	Negligible after taking into account revenue losses.
Total proposed changes requiring City Council Approval:	-4.25		General Fund \$71,656 Gas Tax Fund \$95,000
Fixed term position changes (no City Council approval required)	Public Works Project Manager -1.00 Fire Administrative Specialist -0.60 Fire Management Analyst <u>1.00</u> -0.60		
Total Proposed Changes:	-4.85		

The history and detail for all authorized positions are presented in Exhibit III of the resolution (Attachment 2). Accompanying Exhibit III are job class specifications for the Data Analyst, Mental Health Liaison, Sustainability Program Manager, Senior Project Manager, Sweeper Operator and Permit Services Coordinator. Also included are the salary schedules for SEIU, SRPA and Mid-Management Resolution, which have been updated to reflect the new positions in their respective units.

In summary, the FY2019-20 personnel proposal ends with 407.73 full-time employees (from 412.58 as of June 30, 2019) which is a decrease in 4.85 FTE. The General Fund increases of \$71,656 are being funded by department budget reductions in other expenses.

In addition to these aforementioned staffing changes, the City leadership team is proposing additional support and career investment in our Police Department's Mid Management group. The Educational Incentive for Police Captains and Police Lieutenants who have received their post Management Certificate is being proposed to be paid a flat dollar in the amount of \$264.50 bi-monthly. Details of this incentive program are outlined in a side letter attached.

Community Services and Library Integration

Over the past several months, staff has been working on an effort to combine the Community Services Department with the Library Department from an internal, organizational standpoint. For purposes of the City's organizational structure, it would be the "Library, Recreation, and Childcare Department" and begin as such immediately with this new fiscal year. Susan Andrade-Wax, currently the Community Services Director, will be the Director of the newly merged department. Staff will continue to track separately the budget of these functions as we have in the past in order to maintain transparency into the various costs by function and restricted uses by Measure D. Therefore, there are no budgetary recommendations in this staff report regarding the reorganization. However, at a later date, staff anticipates returning to the City Council with a new organizational chart for the Department and any reclassifications or compensation adjustments that are recommended at that time. Staff will work with any affected labor groups as those changes are considered. Staff will not be making any recommended changes to how the current boards, commissions, and affiliate groups function as they relate to the Library and Community Services. Those will continue as they have in the past.

The two Departments are proposed to be integrated in order to create new possibilities for collaboration and innovation in programming and services for the community, as well as to create efficiencies through eliminating duplication, combining resources, and leveraging diverse skill sets. Another goal is to create more shared professional development, shared training, and more opportunities for growth and advancement of employees. Workshops were held with all affected staff to create a new departmental vision, mission, set of values and initial goals. The identified vision is, "Connect and flourish" and the mission is, "Enriching our community through discovery, learning, and play." Some minor examples of new opportunities include: unified promotion of activities, classes, and events; sharing of resources such as vehicles and equipment; optimization of building space/land usage; and greater opportunities for staff to excel/promote in the larger organization.

Included in the draft City Council Goals and Strategies for Fiscal Year 2019-2020 is, "Complete the integration, policies/procedures, and team development of the new 'Library, Recreation, and Childcare' Department. The Council's approval of the Citywide Budget for Fiscal Year 2019-2020 will put this effort into motion.

FISCAL IMPACT: By approving the resolutions as presented, the City Council is authorizing the levels of expenditures, within funds, for FY 2019-20. The proposed budgets reflect all assumptions outlined and incorporate direction received from the City Council and City Council Finance Subcommittee. The City is also adopting the GANN Appropriations Limit which confirms that the budgeted expenditures are within the legal limit.

The FY 2019-20 Budget Resolution also provides for the “roll-over” of unspent capital project funds from FY 2018-19 for projects that will not be completed by June 30, 2019. Capital project spending occurs each year by appropriating accumulated funds (e.g., gas tax, traffic mitigation, etc.), in addition to new revenue sources. By carrying over the unspent portion of a project’s budget into the subsequent year, capital project budget performance is easier to track because the same budget authority is not duplicated for unspent funds. This also makes it easier to match budgeted and actual expenditures.

Similarly, the budget resolution (Attachment 2) provides for the “roll-over” of active purchase orders that will not be completed by year-end. This provides for operational continuity and avoids having to re-budget expenditures that were previously authorized.

OPTIONS: The City Council can choose to either:

- (1) Accept the report, recommendations and resolutions as presented; or
- (2) Make modifications to the recommendations and/or resolutions.

RECOMMENDATION: Accept the report and:

1. Adopt the Resolution Approving the City-Wide Budget and Capital Improvement Program for the Fiscal Year 2019-2020 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget
2. Adopt the Resolution Approving Fiscal Year 2019-2020 Gann Appropriations

ATTACHMENTS:

1. FY 2019-20 City Council Goals & Strategies
2. Resolution Approving the City-Wide Budget and Capital Improvement Program for the Fiscal Year 2019-2020 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget, and Exhibits I, II, III (Budget and Personnel Actions)
3. Capital Improvement Program: FY 2019-20 through 2021-22
4. Resolution Approving Fiscal Year 2019-2020 Gann Appropriations Limit, and Exhibits A and B

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Attachment 1. - FY 2019-20 City Council Goals & Strategies



City Council Goals and Strategies

Fiscal Year 2019-20

This document is not a comprehensive list of all City goals and strategies but rather a snapshot of the key, new initiatives for the fiscal year.

MISSION

The Mission of the City of San Rafael is to enhance the quality of life and to provide for a safe, healthy, prosperous and livable environment in partnership with the community.

VISION

Our vision for San Rafael is to be a vibrant economic and cultural center reflective of our diversity, with unique and distinct neighborhoods in a beautiful natural environment, sustained by active and informed residents and a responsible innovative local government.

HIGHLIGHTS OF ACCOMPLISHMENTS FOR FY 2018-19

- Completed the construction of [Fire Station 52](#), nearing completion of [Station 57](#), and substantial progress on the [Public Safety Center](#).
- Completed the [West Francisco Boulevard](#) “Flip” with the SMART tracks, completion of the [Andersen Drive](#) new intersection, and completion of [Phase I of the Multi-Use Path](#).
- [Achieved](#) a 28% reduction in chronic homelessness from 2017 to 2019, a 54% decline in EMS transports and an 86% decline in Police calls for service for people who have been housed through Housing First.
- With [Coordinated Entry](#), worked with partners to house (now 150+) people who were chronically homeless.
- Assisted Downtown Streets Team secure [Marin Mobile Care](#) mobile shower sites in San Rafael, County of Marin, Sausalito, Corte Madera/Larkspur, and Fairfax.
- Approved “[Wildfire Prevention and Protection Action Plan](#)” to set implementation framework/strategy.
- Installed the [Grand Avenue Pedestrian Bridge](#) for access between Canal neighborhood and Downtown.
- Completed first year of the new [Sidewalk Repair Program](#), a public-private partnership to improve walkability that allows residents to apply for partial funding from the City to repair existing sidewalks.
- Completed the construction of a [new playground at Albert Park](#), with the support of community partners such as The B Team and the Gerstle Park Neighborhood Association.
- Implemented Renter/Landlord programs including [Source of Income Discrimination](#), [Mandatory Mediation](#), and [Just Cause Evictions](#) to improve the renter/landlord relationship.
- Adopted the [Climate Change Action Plan 2030](#) to reduce greenhouse gas (GHG) emissions.
- Entered into a countywide public-private partnership entitled “[Opening Doors Marin](#)”, whose goal is to create housing for chronic and veteran homelessness in Marin County.
- Adopted the [Bicycle and Pedestrian Master Plan](#).
- Adopted [small cell/5G wireless communication facility](#) regulations, which includes permit requirements, permitting deadlines, and design standards/requirements to comply with federal law.
- Further developed the [Cannabis Program](#), including developing an appeals process, expanding the number and types of cannabis licenses, and updating the City’s regulations to comply with state law.
- Implemented a six-month [pilot parking program](#) in East San Rafael regarding time-limited parking to increase on-street parking in residential and commercial areas.
- Entered into an agreement with the Marinwood Community Services District for [shared fire chief officer services](#) to improve service delivery and improve efficiency.
- Established the [Library Pop-Up](#) at Northgate Mall, with the Marin County Free Library.
- Launched the [New Library Facilities](#) Planning Project to engage community members in assessing options for improving library facilities.
- Implemented [Text-to-911](#) program so wireless customers can send text messages to 911 in an emergency.
- Upgraded all [police body-worn cameras](#) to an unlimited cloud-based digital evidence management system that allows managing and sharing digital evidence with the DA’s Office.
- Reorganized “IT” Division into the Department of [Digital Service and Open Government](#) to better assist departments with service design, open data, and community engagement in addition to traditional tech.
- Completed Phase One of a [wayfinding installation project](#) in Downtown San Rafael to direct community members to landmarks, popular locations, and parking.
- Hosted a successful 30th annual [Día de los Muertos](#) event.
- Hosted the second annual [Marin County Community Job Fair](#), in partnership with the Chamber.
- Completed second Spanish speaking [Citizens’ Police Academy](#).
- Partnered with Canal Alliance and other partners to form a chapter of the [New Americans Campaign](#) and assist eligible community members with the naturalization process.

GOAL A:	STRATEGIES AND KEY IMPLEMENTATION TASKS	SUBCOMMITTEES/ DEPARTMENTS
<p>NEIGHBORHOOD AND ECONOMIC VITALITY</p> <p>Create and preserve a healthy economy and neighborhoods</p>	<p>1. Sustain vibrant neighborhoods, Downtown and other business areas.</p> <ul style="list-style-type: none"> a. Work with the General Plan 2040 Steering Committee to complete GP2040 and Downtown Precise Plan. b. Continue programming with the Chamber and BID. Assist vitality of East San Rafael such as through a PBID. Explore dynamic parking pricing in downtown. c. Review new cannabis license types, create non-San Rafael delivery company process and fee, launch license renewal process, monitor tax collection, and build out compliance program. d. Create marketing material, including launching a website, to brand San Rafael. e. Begin digital inclusion initiative that increases internet connectivity in East San Rafael. f. Evaluate East San Rafael pilot parking program and implement next steps. 	<p><i>Economic Development Subcommittee</i> Community Development</p> <p>Economic Development Parking Services</p> <p>Economic Development</p> <p>Economic Development</p> <p>Digital Service</p> <p>Parking Services</p>
	<p>2. Facilitate Housing Opportunities</p> <ul style="list-style-type: none"> a. Encourage housing development by incentivizing the private sector (e.g. regulatory changes). b. Implement new Mandatory Mediation and Just Cause ordinances; evaluate other programs to create an equitable rental/landlord relationship. c. Update a new accessory dwelling Ordinance. 	<p>Community Development</p> <p>City Manager's Office</p> <p>Community Development</p>
	<p>3. Reduce the number of people experiencing homelessness.</p> <ul style="list-style-type: none"> a. Continue partnerships to end chronic and veteran homelessness in Marin by the end of 2022, such as through Coordinated Entry program. b. Facilitate housing production through "Opening Doors Marin," c. Continue to facilitate an integrated multi-service center that accommodates current downtown service providers as sites become available. d. Develop policy response to Martin v. Boise and other direction through the courts. 	<p><i>Homelessness Subcm.</i></p> <p>City Manager's Office</p> <p>City Manager's Office Community Development</p> <p>City Manager's Office, Community Development</p> <p>City Manager's Office, Police, others</p>
	<p>4. Reduce greenhouse gas emissions.</p> <ul style="list-style-type: none"> a. Complete a Sea Level Rise Adaptation Report to be attached to General Plan 2040. b. Implement the Climate Change Action Plan 2030 (CCAP2030), including enacting new state green building codes and a community-wide process to deal with the impacts of climate change. c. Develop an online community engagement platform for the CCAP2030 that helps residents to learn about activities that reduce greenhouse gas emissions. 	<p><i>Sustainability Liaison</i> City Manager's Office Community Development</p> <p>City Manager's Office</p> <p>City Manager's Office, Digital Service</p>

GOAL B:	STRATEGIES AND KEY IMPLEMENTATION TASKS	SUBCOMMITTEES/ DEPARTMENTS
<p>QUALITY OF LIFE</p> <p>Serve and strengthen community and regional relationships</p>	<p>1. Work to provide literary, artistic, recreational and cultural experiences for all residents and embrace our diversity.</p> <ul style="list-style-type: none"> a. Develop Cultural District awareness campaigns and coordinate with County on Arts Master Plan execution, implement municipal public art projects with partners. b. Implement new programming and beautification opportunities; expand West End lighting project and on-street dining. c. Update the City’s Special Event and Film Permit process to increase organizational efficiency and economic vitality. d. Activate our libraries by implementing programs such as One Thousand Books before Kindergarten, Parent Involvement Project, and Healthy Eating Active Living Initiative. e. Complete the integration, policies/procedures, and team development of the new “Library, Recreation, and Childcare” Department. 	<p><i>Economic Development Subcommittee</i></p> <p>Economic Development, Public Works, Parking, others</p> <p>Economic Development Public Works</p> <p>Economic Development Library, Recreation, and Childcare</p> <p>Library, Recreation, and Childcare</p>
	<p>2. Collaborate with community partners and utilize the expertise of Boards and Commissions, agencies, and associations.</p> <ul style="list-style-type: none"> a. Further develop community partnerships that promote inclusivity, safety, belonging, and vitality for the entire community. b. Increase Council exchanges/communication with the appointed Boards and Commissions 	<p>City Manager’s Office</p> <p>City Manager’s Office</p>
	<p>3. Improve resident engagement and governmental transparency.</p> <ul style="list-style-type: none"> a. Implement the World Health Organization’s Age Friendly Cities – San Rafael initiative. b. Build on the Latinx engagement strategy, as started in the Resident Engagement Plan, to increase civic participation and feedback from Spanish-speaking residents. c. Co-lead in local planning and participate in U.S. Census 2020 outreach to ensure an accurate, fair, and complete count. d. Embrace principles of open government by improving financial transparency and using digital transparency portals to share key budget information with community. e. Conduct community outreach to discuss police activities/priorities and engage the public in the problem-solving process. 	<p>Library, Recreation, and Childcare</p> <p>City Clerk’s Office Digital Service</p> <p>City Manager’s Office</p> <p>Finance Digital Service</p> <p>Police Department</p>

GOAL C:	STRATEGIES AND KEY IMPLEMENTATION TASKS	SUBCOMMITTEES/ DEPARTMENTS
PUBLIC SAFETY Prevent and respond to emergencies	1. Plan for essential public facility improvements with ¼ cent additional Measure E funds. <ol style="list-style-type: none"> a. Complete the design, bid, and begin construction of Fire Stations 54 and 55 as Phase II of the Essential Facilities program. b. Complete the construction of the Public Safety Center (and achieve LEED Gold certification) and Station 57. 	<i>Facilities Subcommittee</i> Public Works Public Works
	2. Provide a safe and secure environment for people, businesses and property in the community. <ol style="list-style-type: none"> a. Work with community members, Wildfire Advisory Committee, Marin Ready Together, and all Marin jurisdictions to implement the Wildfire Prevention and Protection Action Plan (e.g. defensible space, fuel reduction, evacuation, Firewise communities) and develop funding options. b. Evaluate short-term housing rentals and recommend regulations relating to permitting, use, and enforcement. c. Update City policies and procedures relating to alarm responses and billing. 	Fire, Police, Public Works Community Development Police
	3. Further develop community and organizational emergency readiness. <ol style="list-style-type: none"> a. Update the Emergency Operations Plan to reflect risks, response capabilities, statutory requirements, and best practices. b. Update the Emergency Volunteer Intake Center Plan to be better prepared to utilize disaster volunteers. c. Begin a multi-year disaster recovery project with the goals of increasing network survivability in a disaster event and reducing the network outage window. d. Reimagine emergency medical service delivery to ensure highest quality “out of hospital” care is provided to meet the changing needs of the community. e. Expand CERT, Firewise, other neighborhood response programs in San Rafael. 	Fire City Manager’s Office and Fire Digital Service Fire Fire
	4. Pursue cost saving and efficiency measures for emergency services. <ol style="list-style-type: none"> a. Continue to implement current (e.g. Marinwood Chief Officer, Novato pool, San Anselmo meters) and seek new partnerships with other agencies to share services e.g. additional with Marinwood. b. Work with County’s Whole Person Care program which benefits frequent users of emergency services and develop successful and cost-effective approaches. 	City Manager’s Office, All City Manager’s Office, Fire, Police

GOAL D:	STRATEGIES AND KEY IMPLEMENTATION TASKS	SUBCOMMITTEES/ DEPARTMENTS
PUBLIC ASSETS Improve and preserve public assets	1. Plan use of Measure A funds for park and open space. <ol style="list-style-type: none"> a. Replace the playground at Sun Valley Park. b. Enhance vegetation management services in open space areas to reduce the risk of highly flammable vegetation. c. Implement community process and updated design for Pickleweed Park field conversion project to apply for CA Prop. 68/other grants. 	Public Works Public Works, Fire, others Library, Recreation, and Childcare
	2. Sustain effective level of core infrastructure. <ol style="list-style-type: none"> a. Implement the City's Capital Improvement Program (CIP) projects, which including the Southern Heights Bridge (multi-year), Smith Ranch Road resurfacing, Lincoln Avenue curb ramps, and many other projects. b. Continue to work with residents and stakeholders to identify federal funding to dredge the San Rafael Canal. c. Determine preferred site and cost analysis for new library facilities; seek synergies with existing buildings. 	<i>Facilities and New Library</i> Public Works Public Works Library, Recreation, and Childcare
	3. Improve mobility by reducing traffic congestion and expanding bicycle, pedestrian and transit. <ol style="list-style-type: none"> a. Work with partners to select Permanent Transit Center final alternatives to be studied in EIR b. Implement the design phase of the Third Street Rehab. Project, including roadway reconstruction, signal and bike/ped improvements, access ramp updates. c. Begin the sidewalk widening project along East Francisco Boulevard to provide needed access and connectivity between Downtown and East San Rafael. d. Implement intersection and crosswalk improvements such as at Third and Hetherton and a new signalized crosswalk in front of San Rafael High School. 	Public Works Public Works Public Works Public Works
	4. Support SMART operations and prepare for extension to Larkspur. <ol style="list-style-type: none"> a. Seek funding to complete construction of Phase 2 of the Multi-Use Path from Rice Drive to Second Street. b. Implement the multi-year traffic signal improvement program to establish a fiber network, new compliant signal equipment, and more effective interface with SMART in the downtown. 	Public Works Public Works

GOAL E:	STRATEGIES AND KEY IMPLEMENTATION TASKS	SUBCOMMITTEES/ DEPARTMENTS
<p>FOUNDATIONAL SERVICES</p> <p>Sustain organizational viability and exemplary service</p>	<p>1. Achieve short- and long-term financial viability and continue to seek financial resources for City priorities.</p> <ul style="list-style-type: none"> a. Complete a citywide fee study and consider updates to the Master Fee Schedule. b. Identify opportunities to stabilize long term financial projections. c. Identify and market underutilized properties, both City and non-City owned. Improve revenue performance of commercial assets such as Northgate and Marin Square. 	<p><i>Economic Development and Finance Subcommittees</i> Finance</p> <p>City Manager's Office Finance</p> <p>Economic Development</p>
	<p>2. Continue organizational excellence and succession planning.</p> <ul style="list-style-type: none"> a. Enhance workplace culture and improve the employee lifecycle experience. b. Develop an all-employee Diversity and Inclusion training program to integrate with the Together San Rafael initiative. c. Update critical HR policies and procedures; provide employees with accountability policies that reflect best practices, compliance and innovative thinking. d. Succession planning and knowledge transfer; create initial proposal to capture institutional and legacy knowledge; create business continuity opportunities. e. Update administrative technology systems and processes to streamline and connect cross-departmental workflow. 	<p>Human Resources, others</p> <p>Human Resources, others</p> <p>Human Resources</p> <p>Human Resources</p> <p>Human Resources, Finance, Digital Service, others</p>
	<p>3. Employ technology to improve efficiency and service level ability.</p> <ul style="list-style-type: none"> a. Begin the implementation of a new citywide enterprise resource planning (ERP) system. b. Develop a performance management program to make data-informed decisions and provide critical operating information to assess and improve service delivery. c. Leverage technology and process improvements in the City Clerk's Office to deploy a citywide records management program. d. Launch a community engagement initiative with on-line tools to inform residents about District Elections and what it means to them. e. Implement an improved process for processing business license renewals. f. Create a digital permit guide to simplify the building permit process, and track all the permits, documents, plan reviews, and outside agency clearances. 	<p>Finance</p> <p>Digital Service</p> <p>City Clerk's Office</p> <p>City Clerk's Office</p> <p>Finance</p> <p>Community Development Digital Service</p>

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Attachment 2. - Resolution Approving the City-Wide Budget and Capital Improvement Program for the Fiscal Year 2019-2020 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget, and Exhibits I, II, III (Budget and Personnel Actions)

Exhibit I - City Consolidated Funds FY19-20

Exhibit II - FY19-20 Gen Fund Proposed Budget

Exhibit III - Authorized Positions FY19-20

- 2019 Mid-Management Salary Schedule
- 2019 SEIU Salary Schedule
- 2019 SRPA Salary Schedule
- 2019 Data Analyst DRAFT
- 2019 Mental Health Liaison DRAFT
- 2019 Permit Services Coordinator DRAFT
- 2019 Senior Project Manager DRAFT
- 2019 Sustainability Program Manager DRAFT
- 2019 Sweeper Operator DRAFT
- 2019 SRPMMA Ed Incentive Side Letter (signed)

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
APPROVING THE CITY-WIDE BUDGET AND CAPITAL IMPROVEMENT
PROGRAM FOR THE FISCAL YEAR 2019-2020 AND PROVIDING FOR
THE APPROPRIATIONS AND EXPENDITURE OF ALL SUMS SET FORTH
IN THE BUDGET IN THE AMOUNT OF \$134,848,772**

WHEREAS, on April 9, 2019, the City Council Finance Committee discussed the proposed City-wide Operating budget for the fiscal year July 1, 2019 – June 30, 2020; and

WHEREAS, on June 17, 2019, the San Rafael City Council conducted a Study Session with public discussion of Goals and Strategies for the fiscal year July 1, 2019 - June 30, 2020; and

WHEREAS, on June 17, 2019, the City Manager and Director of Public Works submitted to the San Rafael City Council at its regular meeting a Preliminary Capital Improvement Program for the fiscal year July 1, 2019 – June 30, 2020; and

WHEREAS, after examination, deliberation and due consideration of the Goals and Strategies, Capital Improvement Program, City-wide Operating Budget and corresponding staff recommendations, the San Rafael City Council and City Council Finance Committee provided direction to the City Manager, and the City Manager has submitted a Final, Proposed Budget; and

WHEREAS, it is the intention of this Council to adopt the Proposed Budget submitted by the City Manager as the approved budget for the fiscal year 2019-2020; and

WHEREAS, it is the intention of this Council to carry forward unspent capital projects resources funded in fiscal year 2018-2019 to complete the balance of these projects in the 2019-2020 fiscal year; and

WHEREAS, it is the intention of this Council to carry forward unspent operational funds from fiscal year 2018-2019 encumbered through approved, active purchase orders to complete the balance of these purchases in the 2019-2020 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the San Rafael City Council that:

1. The City Manager's proposed one-year budget for the City of San Rafael for the fiscal year July 1, 2019 through June 30, 2020, is hereby adopted, with net appropriations of \$134,848,772. General Fund operational uses total \$84,958,189 as presented in Exhibit II attached hereto and incorporated herein. A total of \$1,405,333 is

appropriated for General Plan support, \$24,054,074 is appropriated for special revenue and grant activities, \$5,165,257 for the parking enterprise, \$27,235,200 for capital projects, and \$17,057,307 for internal service funds and asset replacement as presented in Exhibit I attached hereto and incorporated herein.

2. The sums of money therein set forth are hereby appropriated from the revenues of the City to the departments, functions, programs and funds therein set forth for expenditure during the fiscal year 2019-2020.
3. The Capital Improvement Program and projects presented for implementation in fiscal year 2019-2020 are hereby approved.
4. The budget provides for a decrease of 4.85 Full Time Equivalent positions, of which 4.25 represents a decrease in regular positions; resulting in 407.73 full-time equivalent, authorized positions, as presented in Exhibit III, attached hereto and incorporated herein.
5. The following personnel actions will be implemented July 1, 2019 unless otherwise stated:
 - A. Approve the reclassification of a 1.0 FTE GIS Analyst position to a 1.0 FTE Data Analyst position, with a three-step series salary range of \$6,090 to \$8,957 monthly, in the SEIU bargaining group; and
 - B. Approve the reclassification of a 1.0 FTE Mental Health Outreach Provider position to a 1.0 FTE Mental Health Liaison position, with a salary range of \$6,807 to \$8,687 monthly, in the SRPA bargaining group; and
 - C. Approve the reclassification of a 1.0 FTE Sustainability and Volunteer Coordinator position to a 1.0 FTE Sustainability Program Manager position, with a salary range of \$6,916 to \$8,406 monthly, in the mid-management unrepresented group; and
 - D. Add the classification of a 1.0 FTE Senior Project Manager, Effective April 1, 2019, with a salary range of \$8,644 to \$10,507, in the mid-management unrepresented group; and
 - E. Add the classification of a 1.0 FTE Sweeper Operator position, with a salary range of \$4,915 to \$5,975, in the SEIU bargaining group; and
 - F. Eliminate a 1.0 FTE Planning Technician position; reduce the 1.0 FTE Building Technician I position to a 0.75 FTE Building Technician I position; add the classification of a 1.0 FTE Permit Services Coordinator, with a salary range of \$6,435 to \$7,822, in the SEIU bargaining group; and
 - G. Eliminate 1.0 FTE Childcare Director position from the Authorized Positions Budget; and
 - H. Eliminate 5.0 FTE Childcare Instructor positions from the Authorized Positions Budget.
6. The City of San Rafael will carry forward unspent operational funds from fiscal year 2018-2019 encumbered through approved, active purchase orders, and reappropriate these funds in fiscal year 2019-2020 to be used solely to pay for the remaining portion of City Council authorized expenditures in the originating funds.

7. The City of San Rafael will carry forward unspent capital project funds from fiscal year 2018-2019 and reappropriate these funds in fiscal year 2019-2020 to be used solely to pay for the remaining portion of City Council authorized expenditures for street, facility, storm drain, traffic mitigation, park and other long-term capital projects started in the 2018-2019 or prior fiscal years.
8. Transfers are authorized from the General Fund to the San Rafael Essential Facilities capital project from Measure E revenues for the purpose of funding the San Rafael Essential Facilities projects.
9. Drawdowns are authorized from the Lease Revenue Bonds, Series 2018 for the sole purpose of funding the San Rafael Essential Facilities projects as necessitated by actual authorized capital expenditures, including capitalized interest.
10. The following obsolete funds are hereby terminated as of June 30, 2019, with their remaining, residual balances to be transferred to the Recreation Fund:
 - A. Falkirk Revolving Fund;
 - B. Falkirk Arts Program Fund;
 - C. Recreation Fiduciary Fund.
11. Funds set aside in the Emergency Medical Services Fund balance for the purpose of funding future capital expenditures necessary to support the facilities used to deliver emergency medical transportation and related paramedic services will be made available to qualifying capital projects.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on Monday, the 15th day of July 2019, by the following vote, to wit:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**

LINDSAY LARA, City Clerk

CITY OF SAN RAFAEL
CONSOLIDATED FUNDS

FY 2019-2020 PROJECTED BUDGET		Projected June 30, 2019 Balance	Total and Capital			Total and Capital			June 30, 2020 Projected Balance
FUND NAME	Operating and Capital Revenue		Transfers In	Total Resources	Operating and Capital Budget	Transfers to Other Funds	Total Appropriations		
GENERAL OPERATING FUNDS:									
001	General Fund Available Balance	\$151,794	\$80,282,912	\$4,701,350	\$84,984,262	\$78,881,189	\$6,077,000	\$84,958,189	\$177,867
218	General Plan Special Revenue Fund	2,073,008	393,110		393,110	1,405,333		1,405,333	1,060,785
SPECIAL REVENUE & GRANT FUNDS:									
205	Storm Water Fund	478,023	842,615		842,615	707,526		707,526	613,112
206	Gas Tax	442,281	4,915,907		4,915,907	1,385,000	900,000	2,285,000	3,073,188
207	Development Services	395,384	5,616		5,616	-	401,000	401,000	0
208	Child Care	1,605,842	3,424,116		3,424,116	3,631,668		3,631,668	1,398,290
210	Paramedic/EMS	733,632	7,927,157		7,927,157	7,808,579	71,000	7,879,579	781,210
216	Cannabis	50,000	120,000		120,000	122,380		122,380	47,620
217	State Lands Fund	221,839	38,707		38,707	1,000		1,000	259,546
222	Recreation Revolving	106,933	2,728,058	2,000,000	4,728,058	4,806,080		4,806,080	28,911
223	Household Haz. Waste Fund	267,102	176,577		176,577	182,491		182,491	261,188
228	Hazardous Materials Fund	55,251			-			-	55,251
234	Pt. San Pedro A.D. Maintenance Portion	66,738	90,000		90,000	144,195		144,195	12,543
235	Baypoint Lagoons L & L Assessment District	279,517	27,896		27,896	146,400		146,400	161,013
236	Loch Lomond CFD #10	666,537	27,454		27,454	15,633		15,633	678,358
237	Loch Lomond Marina CFD #2	270,567	81,967		81,967	137,200		137,200	215,334
240	Parkland Dedication	255,440	5,416		5,416	100,000		100,000	160,856
241	Measure A Open Space	(0)	501,487		501,487	487,180		487,180	14,307
495	Low and moderate Income Housing Fund	856,935	5,380		5,380	95,000		95,000	767,315
LIBRARY AND FALKIRK:									
214	Library Revolving	177,431	17,120		17,120	60,000		60,000	134,551
215	Library Special Assessment Fund	598,704	1,082,648		1,082,648	1,123,928		1,123,928	557,424
	Library Fund	776,134	1,099,768	-	1,099,768	1,183,928	-	1,183,928	691,974
PUBLIC SAFETY:									
200	Abandoned Vehicle	49,338	90,000	100,000	190,000	185,678		185,678	53,660
202	Asset Seizure	0	356		356	-		-	356
204	Crime Prevention	4,473			-			-	4,473
230	Youth Services - Police	29,168	75,000		75,000	96,710		96,710	7,458
	Public Safety Fund	82,979	165,356	100,000	265,356	282,388	-	282,388	65,947
TRAFFIC AND HOUSING:									
243	Affordable Housing in lieu	1,270,818	11,735		11,735	25,000		25,000	1,257,553
245	Housing & Parking In-lieu	349,906	2,829		2,829	-		-	352,735
246	East S.R. Traffic Mitigation	4,628,850	145,097		145,097	100,000		100,000	4,673,947
	Traffic & Housing Mitigation Funds	6,249,574	159,661	-	159,661	125,000	-	125,000	6,284,235
GRANT:									
201	A.D.A.. Access Projects	-			-			-	-
260	Pickleweed Childcare Grant	140,744	357,009		357,009	427,852		427,852	69,901
281	Public Safety Grants	793,888	422,791		422,791	761,569		761,569	455,110
283	Grant-Other	49,508	131,000		131,000	131,005		131,005	49,503
	Grant Funds	984,140	910,800	-	910,800	1,320,426	-	1,320,426	574,514
SPECIAL REVENUE & GRANT FUND TOTAL		14,844,849	23,253,938	2,100,000	25,353,938	22,682,074	1,372,000	24,054,074	16,144,713

CITY OF SAN RAFAEL
CONSOLIDATED FUNDS

FY 2019-2020 PROJECTED BUDGET FUND NAME	Projected June 30, 2019 Balance	Total and Capital			Total and Capital			June 30, 2020 Projected Balance
		Operating and Capital Revenue	Transfers In	Total Resources	Operating and Capital Budget	Transfers to Other Funds	Total Appropriations	
ASSESSMENT DISTRICTS:								
302 Financing Authority 1997 Bonds	149,874	1,377		1,377			-	151,251
304 Peacock Gap Assessment District	2,875			-			-	2,875
306 Mariposa Assessment District	16,573			-			-	16,573
Var. Assessment District Projects	301,511			-			-	301,511
ASSESSMENT DISTRICT TOTAL	470,833	1,377	-	1,377	-	-	-	472,210
CAPITAL PROJECT FUNDS:								
401 Capital Improvement	1,023,452			-			-	1,023,452
405 Open Space Acquisition	116,642	1,072		1,072			-	117,714
406 Bedroom Tax	81,535			-			-	81,535
407 Parks Capital Projects	10,764			-			-	10,764
420 Measure E - Public Safety Facilities	26,621,874		4,148,000	4,148,000	25,000,000	2,235,200	27,235,200	3,534,674
CAPITAL PROJECT FUND TOTAL	27,854,267	1,072	4,148,000	4,149,072	25,000,000	2,235,200	27,235,200	4,768,139
ENTERPRISE FUND:								
501 Parking Services	4,060,216	5,238,406		5,238,406	4,578,870	586,387	5,165,257	4,133,365
ENTERPRISE FUND TOTAL	4,060,216	5,238,406	-	5,238,406	4,578,870	586,387	5,165,257	4,133,365
INTERNAL SERVICE FUNDS:								
227 Sewer Maintenance	-	2,822,448		2,822,448	2,822,448		2,822,448	-
600 Vehicle Replacement	937,203	1,213,439		1,213,439	420,000		420,000	1,730,642
601 P.C. Replacement	956,900	1,593,220		1,593,220	2,505,215		2,505,215	44,905
602 Fire Equipment Replacement	1,186,812	222,327		222,327	285,000		285,000	1,124,139
603 Building Improvement	452,585	900,000		900,000	280,000		280,000	1,072,585
604 Employee Benefits	301,369	714,988		714,988	950,000		950,000	66,357
605 Liability Insurance	40,961	1,687,077		1,687,077	1,687,898		1,687,898	40,140
606 Workers Compensation Insurance	439,014	2,217,825		2,217,825	2,000,000		2,000,000	656,839
607 Dental Insurance	152,263	511,413		511,413	495,000		495,000	168,676
608 Radio Replacement	97,864	648,660		648,660	688,083		688,083	58,441
609 Telephone/Internet	257,373	439,486		439,486	437,900		437,900	258,959
611 Employee Retirement	1,267,366	1,307,305		1,307,305	4,000	678,763	682,763	1,891,908
612 Retiree Health Benefit OPEB	539,953	3,827,200		3,827,200	3,763,000		3,763,000	604,153
613 Police Equipment Replacement Fund	366,205	43,186		43,186	40,000		40,000	369,391
INTERNAL SERVICE FUND TOTAL	6,995,868	18,148,574	-	18,148,574	16,378,544	678,763	17,057,307	8,087,135
TRUST AND AGENCY FUNDS:								
712 Library Fiduciary	2,156,245	19,852		19,852				2,176,097
TRUST & AGENCY FUND TOTAL	2,156,245	19,852	-	19,852	-	-	-	2,176,097
COMBINED FUNDS TOTAL	58,607,080	127,339,241	10,949,350	138,288,591	148,926,010	10,949,350	159,875,360	37,020,311
LESS: INTERFUND TRANSFER			(10,949,350)	(10,949,350)		(10,949,350)	(10,949,350)	
LESS: INTERNAL SERVICE CHARGES		(14,077,238)		(14,077,238)	(14,077,238)		(14,077,238)	
NET TOTALS FY2019-2020	58,607,080	113,262,003	-	113,262,003	134,848,772	-	134,848,772	37,020,311

**GENERAL FUND
PROPOSED BUDGET FY 2019-2020**

EXHIBIT II

REVENUES & OTHER OPERATIONAL SOURCES

Taxes

Property Tax and related	\$ 20,913,000
Sales Tax	21,589,000
Sales Tax -Measure E	12,233,000
Franchise Tax	3,967,000
Business Tax	2,904,000
Transient Occupancy Tax	3,273,000

Other Agencies

CSA #19 Fire Service	2,112,000
VLF Backfill	6,059,000
Other Agencies (Prop 172, Owner Prop Tax, State Mandate, Other agencies)	1,279,000

Other Revenues

Permits & Licenses (building, electrical, encroachment, use, alarm)	2,629,170
Fine & Forfeitures (traffic, vehicle, etc.)	383,000
Interest & Rents (investment earnings, rents, etc.)	176,742
Charges for Services (includes dev't fees and plan review)	2,150,000
Other Revenue (damage reimbursements, misc income)	615,000

Sub-total: Revenues **\$ 80,282,912**

TRANSFERS IN

from Gas Tax	900,000
from Map Fund	401,000
from Parking Services Fund - Admin. cost	486,387
from Measure E for 2018 Lease Revenue Bond	2,235,200
from Employee Retirement Fund - POB debt payment	678,763

Sub-total: Transfers In **\$ 4,701,350**

TOTAL SOURCES

\$ 84,984,262

EXPENDITURES AND OTHER OPERATIONAL USES

Expenditures by Department

Finance	4,686,176
Non-Departmental	4,144,204
City Manager/City Council	2,692,216
City Clerk	482,646
Digital Services	1,785,913
Mgt Serv: Adm,HR	500,223
City Attorney	1,184,857
Community Development	4,144,195
Police	24,194,338
Fire	18,925,306
Public Works	12,021,259
Library	3,334,075
Economic Development	785,781

Sub-total: Expenditures **\$ 78,881,189**

OPERATIONAL TRANSFERS OUT

to Recreation Fund - Operating support	2,000,000
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Sub-total: Transfers Out **\$ 2,000,000**

Non-Operating Transfers (Measure E / San Rafael Essential Facilities) 4,077,000

Allocation to Emergency and Cash Flow Reserve 130,000

TOTAL USES

\$ 85,088,189

NET RESULTS

\$ (103,927)

**CITY OF SAN RAFAEL
Authorized Positions**

EXHIBIT III

Staffing by Departments	Final 2008-2009	Final 2009-2010	Final 2010-2011	Final 2011-2012	Final 2012-2013	Final 2013-2014	Final 2014-2015	Final 2015-2016	Final 2016-2017	Final 2017-2018	Adopted 2018-2019	Midyear Changes 2018-2019	Final 2018-2019	Proposed Changes 2019-2020	Proposed 2019-2020
Community Development	27.50	21.75	20.75	18.25	18.25	17.80	17.80	19.80	20.00	21.00	21.00	1.00	22.00	(0.25)	21.75
Community Services	64.20	61.40	61.83	59.82	59.02	60.25	60.82	60.84	60.94	60.94	60.94	1.47	62.41	(6.00)	56.41
City Attorney	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	-	3.50	-	3.50
City Clerk	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-	2.00	-	2.00
City Manager/Council	8.70	7.70	7.70	8.50	8.50	9.56	9.56	11.56	13.56	13.56	13.56	(1.00)	12.56	-	12.56
Economic Development (includes former RDA)	6.00	6.00	6.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	(1.00)	2.00	-	2.00
Finance	11.00	10.00	10.00	10.00	10.72	10.72	11.72	12.72	12.72	11.72	11.72	-	11.72	-	11.72
Fire	77.00	75.00	76.00	75.00	76.00	79.00	81.75	81.75	81.75	82.35	82.35	-	82.35	0.40	82.75
Library	24.20	22.09	27.99	21.74	21.74	23.41	23.41	23.41	23.41	23.41	23.41	-	23.41	-	23.41
Management Services	33.68	31.68	31.15	28.23	26.23	26.33	27.33	27.83	27.33	29.33	29.33	2.00	31.33	-	31.33
Police	104.00	90.00	90.00	87.00	87.00	89.00	90.00	92.00	92.80	92.00	92.00	1.30	93.30	-	93.30
Public Works	75.80	60.80	62.80	62.00	60.00	61.00	62.00	62.00	63.00	66.67	66.67	(0.67)	66.00	1.00	67.00
Total Budgeted Positions	437.58	391.92	399.72	379.04	375.96	385.57	392.89	400.41	404.01	409.48	409.48	3.10	412.58	(4.85)	407.73
Change from previous year	(7.50)	(45.66)	7.80	(20.68)	(3.08)	9.61	7.32	7.52	3.60	5.47	-	-	3.10	-	(4.85)
Authorized, unbudgeted - extended absence/no cost							1.00	2.00	2.00	1.00	1.00	(1.00)	-	-	-
Total Authorized Positions	437.58	391.92	399.72	379.04	375.96	385.57	393.89	402.41	406.01	410.48	410.48	2.10	412.58	(4.85)	407.73
	437.58	391.92	399.72	379.04	375.96	385.57	393.89	402.41	406.01	410.48	410.48				

General Notes:

The above-authorized positions are presented as full-time equivalent employees (FTE's) based on various workweek hours as negotiated in employee agreements. The totals by department reflect a combination of full-time or permanent part-time, or fixed term positions that are entitled to all or pro-rated benefits in accordance with the negotiated agreements for employees or individuals who are under contract. The totals reflected above, or in the detail department program sections, do not include temporary or seasonal employees that are utilized for short-term or specific reasons during the year.

2019-2020 Proposed changes (from above)

CDD - Eliminate 1.00 FTE Planning Tech; Add 1.00 FTE Permit Services Coordinator; Reduce Building Tech I from 1.00 to 0.75 FTE.
 CS - Eliminate 1.00 FTE Childcare Director & 5.00 FTE Childcare Instructors
 Fire - Delete Fixed-Term Admin Specialist (0.60); Add Fixed-Term Management Analyst (1.00)
 PW - Add 1.00 FTE regular Sweeper Operator; Add 1.00 FTE Senior Project Manager; Delete 1.00 Fixed-term Project Manager

2018-2019 Mid-Year changes (from above)

CDD - Added 1.00 FTE Fixed-Term Professional Analyst
 CS - Eliminate 1.00 FTE Office Assistant & 1.00 FTE Administrative Assistant; Increased Program Coordinator by 0.4667 FTE & Added 1.00 FTE Program Coordinator; Added 1.00 FTE Events Coordinator & 1.00 FTE Fixed-Term Advanced Professional Temp
 CM - Eliminated 1.00 FTE Senior Mgmt Analyst
 ED - Moved 1.00 FTE Events Coordinator to Community Services
 MS - Added 1.00 each Director of DSOG, GIS Analyst, Civic Design Manager; Eliminated 1.00 FTE Fixed-Term Business Systems Analyst
 PD - Added 0.80 FTE Property & Evidence Technician for FY 18/19 & 19/20; Add 0.50 FTE Police Dispatcher through 6/30/19 (both Fixed-Term)
 PW - Increased Fixed-Term Junior Engineer from 0.67 FTE to 1.00 FTE. Transferred 1.00 GIS Analyst to DSOG.

SAN RAFAEL UNREPRESENTED MID-MANAGEMENT

SALARY SCHEDULE

Effective July 1, 2019

Grade	Position	A	B	C	D	E
7315	Accounting Manager	\$ 8,700	\$ 9,135	\$ 9,591	\$ 10,071	\$ 10,575
8106	Assistant Director of Community Services	\$ 9,470	\$ 9,943	\$ 10,440	\$ 10,962	\$ 11,510
2125	Assistant Library Director	\$ 9,470	\$ 9,943	\$ 10,440	\$ 10,962	\$ 11,510
2202	Assistant Public Works Director / City Engineer	\$ 11,284	\$ 11,848	\$ 12,440	\$ 13,062	\$ 13,716
2302	Chief Building Official	\$ 10,486	\$ 11,011	\$ 11,561	\$ 12,139	\$ 12,746
4203	Civic Design Manager	\$ 9,470	\$ 9,943	\$ 10,440	\$ 10,962	\$ 11,510
2122	Code Enforcement Supervisor	\$ 7,217	\$ 7,578	\$ 7,957	\$ 8,355	\$ 8,773
4204	Data & Infrastructure Manager	\$ 10,486	\$ 11,011	\$ 11,561	\$ 12,139	\$ 12,746
1105	Deputy City Attorney I	\$ 9,503	\$ 9,978	\$ 10,477	\$ 11,001	\$ 11,551
1109	Deputy City Attorney II	\$ 10,478	\$ 11,002	\$ 11,552	\$ 12,129	\$ 12,736
2120	Deputy Fire Marshall	\$ 8,925	\$ 9,372	\$ 9,840	\$ 10,332	\$ 10,849
2135	Deputy Public Works Director	\$ 10,251	\$ 10,764	\$ 11,302	\$ 11,867	\$ 12,461
7313	Economic Development Coordinator	\$ 8,612	\$ 9,042	\$ 9,494	\$ 9,969	\$ 10,468
2128	Economic Development Manager	\$ 9,470	\$ 9,943	\$ 10,440	\$ 10,962	\$ 11,510
7117	Emergency Services Manager	\$ 8,402	\$ 8,822	\$ 9,263	\$ 9,727	\$ 10,213
9005	Events Coordinator*	\$ 7,318	\$ 7,684	\$ 8,068	\$ 8,471	\$ 8,895
2208	Operations and Maintenance Manager	\$ 9,201	\$ 9,661	\$ 10,144	\$ 10,652	\$ 11,184
2703	Parking Services Manager	\$ 8,612	\$ 9,042	\$ 9,494	\$ 9,969	\$ 10,468
7312	Parks Superintendent	\$ 8,402	\$ 8,822	\$ 9,263	\$ 9,727	\$ 10,213
2116	Planning Manager	\$ 9,644	\$ 10,126	\$ 10,632	\$ 11,164	\$ 11,722
9453	Principal Planner	\$ 8,612	\$ 9,042	\$ 9,494	\$ 9,969	\$ 10,468
1202	Public Works Administrative Manager	\$ 8,611	\$ 9,042	\$ 9,494	\$ 9,969	\$ 10,467
8103	Recreation Supervisor	\$ 7,218	\$ 7,578	\$ 7,957	\$ 8,355	\$ 8,773
2206	Senior Civil Engineer (SRSD)	\$ 9,980	\$ 10,479	\$ 11,003	\$ 11,553	\$ 12,130
7317	Senior Code Enforcement Supervisor	\$ 7,966	\$ 8,365	\$ 8,783	\$ 9,222	\$ 9,683
2105	Senior Management Analyst	\$ 8,205	\$ 8,615	\$ 9,046	\$ 9,498	\$ 9,973
TBD	Senior Project Manager**	\$ 8,644	\$ 9,076	\$ 9,530	\$ 10,007	\$ 10,507
8102	Senior Recreation Supervisor	\$ 7,966	\$ 8,364	\$ 8,783	\$ 9,222	\$ 9,683
7310	Sewer Maintenance Superintendent	\$ 8,402	\$ 8,822	\$ 9,263	\$ 9,727	\$ 10,213
7311	Street Maintenance Superintendent	\$ 8,402	\$ 8,822	\$ 9,263	\$ 9,727	\$ 10,213
TBD	Sustainability Program Manager**	\$ 6,916	\$ 7,261	\$ 7,624	\$ 8,006	\$ 8,406
4202	Technology Operations Manager*	\$ 11,063	\$ 11,616	\$ 12,197	\$ 12,806	\$ 13,447

*Events Coordinator Y-rated effective 6/1/18; Technology Operations Manager Y-rated effective 12/17/18

**New position effective FY19/20 Budget

City of San Rafael
SEIU - SALARY SCHEDULE
July 1, 2019

Grade	Position	A	B	C	D	E
7241	Accountant I	\$ 5,671	\$ 5,955	\$ 6,253	\$ 6,565	\$ 6,894
7240	Accountant II	\$ 5,955	\$ 6,253	\$ 6,566	\$ 6,894	\$ 7,239
7200	Accounting Assistant I	\$ 4,131	\$ 4,337	\$ 4,554	\$ 4,782	\$ 5,021
7201	Accounting Assistant II	\$ 4,550	\$ 4,777	\$ 5,016	\$ 5,267	\$ 5,531
7299	Accounting Technician	\$ 5,673	\$ 5,957	\$ 6,255	\$ 6,567	\$ 6,896
7205	Administrative Analyst	\$ 5,271	\$ 5,534	\$ 5,811	\$ 6,102	\$ 6,407
7211	Administrative Assistant I	\$ 4,282	\$ 4,496	\$ 4,720	\$ 4,956	\$ 5,204
7212	Administrative Assistant II	\$ 4,721	\$ 4,957	\$ 5,205	\$ 5,465	\$ 5,738
7295	Senior Administrative Assistant	\$ 5,083	\$ 5,337	\$ 5,604	\$ 5,884	\$ 6,179
7216	Administrative Assistant to the City Clerk	\$ 5,083	\$ 5,337	\$ 5,604	\$ 5,884	\$ 6,179
7210	Assistant Planner	\$ 5,962	\$ 6,260	\$ 6,573	\$ 6,901	\$ 7,246
7208	Associate Planner	\$ 6,579	\$ 6,908	\$ 7,254	\$ 7,616	\$ 7,997
7217	Building Inspector I	\$ 5,402	\$ 5,672	\$ 5,956	\$ 6,254	\$ 6,567
7218	Building Inspector II	\$ 5,962	\$ 6,260	\$ 6,573	\$ 6,901	\$ 7,247
7475	Building Technician I	\$ 4,659	\$ 4,892	\$ 5,136	\$ 5,393	\$ 5,663
7220	Business License Examiner	\$ 4,777	\$ 5,016	\$ 5,266	\$ 5,530	\$ 5,806
7221	Child Care Bookkeeper I	\$ 4,131	\$ 4,337	\$ 4,554	\$ 4,782	\$ 5,021
7262	Child Care Bookkeeper II	\$ 4,550	\$ 4,777	\$ 5,016	\$ 5,267	\$ 5,531
7222	Code Enforcement Official I	\$ 4,328	\$ 4,544	\$ 4,771	\$ 5,010	\$ 5,261
7223	Code Enforcement Official II	\$ 4,775	\$ 5,014	\$ 5,265	\$ 5,528	\$ 5,804
7380	Code Enforcement Official III	\$ 5,671	\$ 5,955	\$ 6,253	\$ 6,565	\$ 6,894
2119	Construction Inspector - SRSD	\$ 5,872	\$ 6,166	\$ 6,474	\$ 6,798	\$ 7,137
7224	Custodian	\$ 4,042	\$ 4,244	\$ 4,457	\$ 4,679	\$ 4,913
TBD	Data Analyst I*	\$ 6,090	\$ 6,394	\$ 6,714	\$ 7,050	\$ 7,402
TBD	Data Analyst II*	\$ 6,699	\$ 7,034	\$ 7,385	\$ 7,755	\$ 8,142
TBD	Data Analyst III*	\$ 7,369	\$ 7,737	\$ 8,124	\$ 8,530	\$ 8,957
7226	Deputy City Clerk	\$ 5,211	\$ 5,471	\$ 5,745	\$ 6,032	\$ 6,334
7120	Emergency Management Coordinator	\$ 4,896	\$ 5,141	\$ 5,398	\$ 5,667	\$ 5,951
7121	Environmental Management Coordinator	\$ 4,896	\$ 5,141	\$ 5,398	\$ 5,667	\$ 5,951
7232	Facility Repair Supervisor	\$ 6,435	\$ 6,757	\$ 7,095	\$ 7,450	\$ 7,822
7291	Facility Repair Worker I	\$ 4,567	\$ 4,795	\$ 5,035	\$ 5,286	\$ 5,551
7233	Facility Repair Worker II	\$ 5,036	\$ 5,288	\$ 5,552	\$ 5,830	\$ 6,122
7294	Facility Repair Worker III	\$ 5,420	\$ 5,691	\$ 5,976	\$ 6,274	\$ 6,588
7108	Fire Prevention Inspector I	\$ 6,826	\$ 7,168	\$ 7,526	\$ 7,902	\$ 8,298
7107	Fire Prevention Inspector II	\$ 7,525	\$ 7,902	\$ 8,297	\$ 8,712	\$ 9,147
7298	IT Help Desk Supervisor	\$ 6,699	\$ 7,034	\$ 7,385	\$ 7,755	\$ 8,142
7243	Librarian I	\$ 5,225	\$ 5,486	\$ 5,760	\$ 6,048	\$ 6,351
7244	Librarian II	\$ 5,488	\$ 5,763	\$ 6,051	\$ 6,353	\$ 6,671
2404	Library Aide	\$ 2,504	\$ 2,630	\$ 2,761	\$ 2,899	\$ 3,044
7246	Library Assistant I	\$ 3,440	\$ 3,612	\$ 3,793	\$ 3,982	\$ 4,181
7247	Library Assistant II	\$ 3,890	\$ 4,085	\$ 4,289	\$ 4,504	\$ 4,729
7248	Library Circulation Supervisor	\$ 4,974	\$ 5,223	\$ 5,484	\$ 5,758	\$ 6,046
2405	Library Tech Services Supervisor	\$ 4,974	\$ 5,223	\$ 5,484	\$ 5,758	\$ 6,046

7292	Literacy Program Supervisor	\$ 6,055	\$ 6,358	\$ 6,676	\$ 7,009	\$ 7,360
7249	Mail and Stores Clerk	\$ 3,700	\$ 3,885	\$ 4,079	\$ 4,283	\$ 4,497
7255	Network Analyst	\$ 6,091	\$ 6,395	\$ 6,715	\$ 7,051	\$ 7,403
7274	Network Support Technician	\$ 4,659	\$ 4,892	\$ 5,136	\$ 5,393	\$ 5,663
7285	Office Assistant I	\$ 3,523	\$ 3,699	\$ 3,884	\$ 4,079	\$ 4,283
7284	Office Assistant II	\$ 3,980	\$ 4,179	\$ 4,388	\$ 4,607	\$ 4,838
7256	Park Equipment Mechanic	\$ 5,290	\$ 5,554	\$ 5,832	\$ 6,124	\$ 6,430
7257	Parking Attendant I	\$ 2,017	\$ 2,118	\$ 2,224	\$ 2,335	\$ 2,452
7275	Parking Attendant II	\$ 2,221	\$ 2,332	\$ 2,449	\$ 2,572	\$ 2,700
6208	Parking Enforcement Officer	\$ 4,921	\$ 5,167	\$ 5,425	\$ 5,696	\$ 5,981
6212	Parking Equipment Technician	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419	\$ 5,690
6209	Parking Maintenance & Collections	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419	\$ 5,690
6211	Parking Operations Supervisor	\$ 6,435	\$ 6,757	\$ 7,095	\$ 7,449	\$ 7,822
7258	Parks & Graffiti Worker	\$ 4,246	\$ 4,458	\$ 4,681	\$ 4,915	\$ 5,161
2123	Parks Lead Maintenance Worker	\$ 5,420	\$ 5,691	\$ 5,976	\$ 6,274	\$ 6,588
7271	Parks Maintenance Supervisor	\$ 6,435	\$ 6,757	\$ 7,095	\$ 7,450	\$ 7,822
7236	Parks Maintenance Worker I	\$ 4,458	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419
7238	Parks Maintenance Worker II	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419	\$ 5,690
7296	Permit Services Coordinator	\$ 6,435	\$ 6,757	\$ 7,095	\$ 7,450	\$ 7,822
7261	Planning Technician	\$ 4,659	\$ 4,892	\$ 5,136	\$ 5,393	\$ 5,663
7234	Printing Press Operator	\$ 4,607	\$ 4,837	\$ 5,079	\$ 5,333	\$ 5,600
1201	Program Coordinator	\$ 4,896	\$ 5,141	\$ 5,398	\$ 5,667	\$ 5,951
7290	Public Works Dispatcher	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419	\$ 5,690
7263	Revenue Supervisor	\$ 7,236	\$ 7,598	\$ 7,978	\$ 8,377	\$ 8,795
2309	Senior Building Inspector	\$ 7,077	\$ 7,431	\$ 7,802	\$ 8,193	\$ 8,602
7219	Senior Building Technician	\$ 5,403	\$ 5,673	\$ 5,956	\$ 6,254	\$ 6,567
7265	Senior Library Assistant	\$ 4,086	\$ 4,290	\$ 4,504	\$ 4,730	\$ 4,966
7264	Senior Planner	\$ 7,445	\$ 7,818	\$ 8,208	\$ 8,619	\$ 9,050
2204	Sewer Lead Maintenance Worker	\$ 5,977	\$ 6,275	\$ 6,589	\$ 6,919	\$ 7,265
7266	Sewer Maintenance Worker I	\$ 4,797	\$ 5,037	\$ 5,288	\$ 5,553	\$ 5,830
7267	Sewer Maintenance Worker II	\$ 5,162	\$ 5,420	\$ 5,691	\$ 5,976	\$ 6,274
7281	Sewers Supervisor	\$ 6,756	\$ 7,094	\$ 7,449	\$ 7,821	\$ 8,212
7269	Shop & Equipment Supervisor	\$ 6,435	\$ 6,757	\$ 7,095	\$ 7,450	\$ 7,822
7280	Street Lead Maintenance Worker	\$ 5,420	\$ 5,691	\$ 5,976	\$ 6,274	\$ 6,588
7209	Street Maintenance Supervisor	\$ 6,435	\$ 6,757	\$ 7,095	\$ 7,450	\$ 7,822
7250	Street Maintenance Worker I	\$ 4,458	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419
7251	Street Maintenance Worker II	\$ 4,681	\$ 4,915	\$ 5,161	\$ 5,419	\$ 5,690
TBD	Street Sweeper Operator*	\$ 4,915	\$ 5,161	\$ 5,419	\$ 5,690	\$ 5,975
7245	Supervising Librarian	\$ 6,055	\$ 6,358	\$ 6,676	\$ 7,009	\$ 7,360
8523	Supervising Parking Enforcement Officer	\$ 5,534	\$ 5,810	\$ 6,101	\$ 6,406	\$ 6,726
7288	Supervising Vehicle/Equipment Mechanic	\$ 5,693	\$ 5,977	\$ 6,276	\$ 6,590	\$ 6,920
2129	Sustainability & Volunteer Program Coordinator*	\$ 5,797	\$ 6,087	\$ 6,394	\$ 6,714	\$ 7,046
7286	Vehicle/Equipment Mechanic I	\$ 4,797	\$ 5,037	\$ 5,288	\$ 5,553	\$ 5,831
7287	Vehicle/Equipment Mechanic II	\$ 5,290	\$ 5,554	\$ 5,832	\$ 6,123	\$ 6,430
2131	Volunteer Program Assistant	\$ 4,721	\$ 4,957	\$ 5,205	\$ 5,465	\$ 5,738

*Changes per FY 19/20 Budget: Reclass GIS Analyst series to Data Analyst series; New Street Sweeper Classification; Eliminate Sustainability & Volunteer Program Corodinator.

SAN RAFAEL POLICE ASSOCIATION
SALARY SCHEDULE
Effective July 1, 2019

Grade*	Position		Entry Level Step A1*	A	B	C	D	E
6203	COMMUNITY SERVICE OFFICER	Annually	\$ 60,976	\$ 64,022	\$ 67,218	\$ 70,589	\$ 74,110	\$ 77,818
		Monthly	\$ 5,081	\$ 5,335	\$ 5,602	\$ 5,882	\$ 6,176	\$ 6,485
		Hourly	\$ 29.3153	\$ 30.7798	\$ 32.3164	\$ 33.9370	\$ 35.6297	\$ 37.4124
6207	MENTAL HEALTH LIAISON**	Annually	\$ 81,682	\$ 85,758	\$ 90,055	\$ 94,557	\$ 99,290	\$ 104,250
		Monthly	\$ 6,807	\$ 7,147	\$ 7,505	\$ 7,880	\$ 8,274	\$ 8,687
		Hourly	\$ 39.2700	\$ 41.2300	\$ 43.2900	\$ 45.4600	\$ 47.7300	\$ 50.1200
6202	POLICE ADMINISTRATIVE TECHNICIAN	Annually	\$ 62,461	\$ 65,583	\$ 68,866	\$ 72,299	\$ 75,920	\$ 79,715
		Monthly	\$ 5,205	\$ 5,465	\$ 5,739	\$ 6,025	\$ 6,327	\$ 6,643
		Hourly	\$ 30.0295	\$ 31.5301	\$ 33.1087	\$ 34.7594	\$ 36.5000	\$ 38.3247
9420	POLICE CADET	Annually	\$ 28,503	\$ 29,926	\$ 31,424	\$ 32,997	\$ 34,645	\$ 36,381
		Monthly	\$ 2,375	\$ 2,494	\$ 2,619	\$ 2,750	\$ 2,887	\$ 3,032
		Hourly	\$ 13.7033	\$ 14.3875	\$ 15.1078	\$ 15.8641	\$ 16.6564	\$ 17.4907
2121	POLICE CALL TAKER & RECORDS SPECIALIST	Annually	\$ 58,691	\$ 61,625	\$ 64,709	\$ 67,942	\$ 71,338	\$ 74,909
		Monthly	\$ 4,891	\$ 5,135	\$ 5,392	\$ 5,662	\$ 5,945	\$ 6,242
		Hourly	\$ 28.2168	\$ 29.6274	\$ 31.1100	\$ 32.6646	\$ 34.2972	\$ 36.0138
6201	POLICE SUPPORT SERVICES SUPERVISOR	Annually	N/A	\$ 92,775	\$ 97,419	\$ 102,288	\$ 107,407	\$ 112,775
		Monthly	N/A	\$ 7,731	\$ 8,118	\$ 8,524	\$ 8,951	\$ 9,398
		Hourly	N/A	\$ 44.6031	\$ 46.8360	\$ 49.1769	\$ 51.6379	\$ 54.2188
9622	POLICE COMMUNICATIONS DISPATCH TRAINEE	Annually	\$ 51,213	\$ 53,785	\$ 56,469	\$ 59,290	\$ 62,262	\$ 65,370
		Monthly	\$ 4,268	\$ 4,482	\$ 4,706	\$ 4,941	\$ 5,188	\$ 5,448
		Hourly	\$ 24.6215	\$ 25.8579	\$ 27.1484	\$ 28.5050	\$ 29.9335	\$ 31.4281
6205	POLICE COMMUNICATIONS DISPATCHER	Annually	\$ 64,035	\$ 67,231	\$ 70,602	\$ 74,122	\$ 77,830	\$ 81,726
		Monthly	\$ 5,336	\$ 5,603	\$ 5,883	\$ 6,177	\$ 6,486	\$ 6,810
		Hourly	\$ 30.7858	\$ 32.3224	\$ 33.9431	\$ 35.6357	\$ 37.4184	\$ 39.2911
6215	POLICE LEAD COMMUNICATIONS DISPATCHER	Annually	N/A	\$ 72,275	\$ 75,895	\$ 79,690	\$ 83,673	\$ 87,856
		Monthly	N/A	\$ 6,023	\$ 6,325	\$ 6,641	\$ 6,973	\$ 7,321
		Hourly	N/A	\$ 34.7474	\$ 36.4880	\$ 38.3127	\$ 40.2275	\$ 42.2382
6106	POLICE CORPORAL	Annually	N/A	N/A	N/A	\$ 99,616	\$ 104,598	\$ 109,829
		Monthly	N/A	N/A	N/A	\$ 8,301	\$ 8,716	\$ 9,152
		Hourly	N/A	N/A	N/A	\$ 47.8924	\$ 50.2873	\$ 52.8023
6206	POLICE EVIDENCE & PROPERTY TECHNICIAN	Annually	\$ 64,035	\$ 67,231	\$ 70,602	\$ 74,122	\$ 77,830	\$ 81,726
		Monthly	\$ 5,336	\$ 5,603	\$ 5,883	\$ 6,177	\$ 6,486	\$ 6,810
		Hourly	\$ 30.7858	\$ 32.3224	\$ 33.9431	\$ 35.6357	\$ 37.4184	\$ 39.2911
6107	POLICE OFFICER	Annually	\$ 81,963	\$ 86,070	\$ 90,365	\$ 94,884	\$ 99,629	\$ 104,610
		Monthly	\$ 6,830	\$ 7,173	\$ 7,530	\$ 7,907	\$ 8,302	\$ 8,718
		Hourly	\$ 39.4052	\$ 41.3799	\$ 43.4447	\$ 45.6175	\$ 47.8984	\$ 50.2933
6109	POLICE RECRUIT	Annually	\$ 74,509	\$ 78,242	\$ 82,150	\$ 86,257	\$ 90,577	\$ 95,097
		Monthly	\$ 6,209	\$ 6,520	\$ 6,846	\$ 7,188	\$ 7,548	\$ 7,925
		Hourly	\$ 35.8218	\$ 37.6165	\$ 39.4952	\$ 41.4699	\$ 43.5467	\$ 45.7196
6111	POLICE REGULATORY OFFICER	Annually	\$ 64,035	\$ 67,231	\$ 70,602	\$ 74,122	\$ 77,830	\$ 81,726
		Monthly	\$ 5,336	\$ 5,603	\$ 5,883	\$ 6,177	\$ 6,486	\$ 6,810
		Hourly	\$ 30.7858	\$ 32.3224	\$ 33.9431	\$ 35.6357	\$ 37.4184	\$ 39.2911
4524	POLICE SECURITY OFFICER	Annually	\$ 59,977	\$ 62,973	\$ 66,120	\$ 69,428	\$ 72,899	\$ 76,544
		Monthly	\$ 4,998	\$ 5,248	\$ 5,510	\$ 5,786	\$ 6,075	\$ 6,379
		Hourly	\$ 28.8351	\$ 30.2756	\$ 31.7882	\$ 33.3788	\$ 35.0475	\$ 36.8001
6104	POLICE SERGEANT	Annually	N/A	N/A	N/A	\$ 113,911	\$ 119,604	\$ 125,585
		Monthly	N/A	N/A	N/A	\$ 9,493	\$ 9,967	\$ 10,465
		Hourly	N/A	N/A	N/A	\$ 54.7651	\$ 57.5021	\$ 60.3772
9525	YOUTH SERVICES PROGRAM SUPERVISOR	Annually	\$ 91,539	\$ 96,108	\$ 100,915	\$ 105,971	\$ 111,265	\$ 116,820
		Monthly	\$ 7,628	\$ 8,009	\$ 8,410	\$ 8,831	\$ 9,272	\$ 9,735
		Hourly	\$ 44.0089	\$ 46.2058	\$ 48.5167	\$ 50.9476	\$ 53.4926	\$ 56.1636

*Entry Level Pay Grade is 1XXXX (e.g., Entry Level Police Officer grade code is 16107)

**Reclassification from Mental Health Outreach Coordinator effective 7/1/19

**City of San Rafael
Job Class Specification**

Job Title: Data Analyst I/II/III

SUMMARY:

Reporting to the Infrastructure and Data Manager, the Data Analyst plays a key role in creating, managing and maintaining city-wide data sources, including the city geographic information system (GIS). The Data Analyst will work to formalize the process for releasing data to the public, build dashboards that track progress toward city-wide performance metrics, and assist on other data and analytics projects. Work assigned may be with a specific project, City departments, program area and/or to support City achieves its goals and objectives.

DISTINGUISHING CHARACTERISTICS:

Data Analyst I:

This is the entry level class in the Data Analyst series. This class is distinguished from the journey level by the performance of the more routine tasks and duties assigned to positions within this series. Employees at this level are not expected to perform with the same independence of direction and judgment on matters allocated to the journey level. Since this class is typically used as a training class, employees may have only limited or no directly related work experience. Employees work under immediate supervision while learning job tasks.

Data Analyst II:

This is the journey level class within the Data Analyst series. This class is distinguished from the Data Analyst I by the assignment of the full range of duties. Employees at this level receive only occasional instruction or assistance as new or unusual situations arise.

Data Analyst III:

This is the most skilled level of the series, competent to work independently without direct supervision while performing the full scope of database design and management, advanced analysis, and acting as lead on major projects and initiatives.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

Data Analyst I:

- Identify, analyze, and interpret trends or patterns in complex data sets, and provide ongoing reports data to relevant stakeholders
- Create data dashboards, graphs and visualizations
- Attends training sessions and staff meetings
- Communicate clearly and concisely, orally and in writing
- Makes presentations
- Trains and assists other staff with their interaction with data sources, e.g. GIS software and databases
- Other duties as assigned

Data Analyst II:

- In addition to duties and responsibilities outlined in Data Analyst I above,
- Identify new sources of data and methods to improve data collection, analysis, and reporting
- Plans, develops, coordinates and modifies systems to create and maintain a geographic and land information program
- Supports the design, implementation, and maintenance of Citywide performance measures

- Locate and define new process improvement opportunities
- Providing technical expertise on data storage structures, data mining, and data cleansing
- Maintain information about the City's data including the data definitions and structures, data security, storage and use requirements
- Work alongside city teams and/or management to establish business and information needs
- Commissioning and decommissioning of data programs
- Provide quality assurance of imported data, exported data
- Analyze quantitative and qualitative data to determine selected program effectiveness
- Engage data producers (city departments) and other internal stakeholders to convey the strategic importance of sharing open data, both internally and externally
- Engage with external consumers of open data to ensure awareness of available data, solicit feedback on data quality and obtain new ideas for future data releases.

Data Analyst III:

- In addition to duties and responsibilities outlined in Data Analyst I & II above,
- Establish standards and procedures to provide optimum data response, access, integrity and security
- Develop and implement databases, data collection systems, data analytics and other strategies that optimize statistical efficiency and quality
- Develop standards for implementing websites, public facing APIs, applications and other technology projects by city agencies in a way that supports open data
- Develop policies and practices for departments to use to identify, review, publish and maintain open data sets for external consumers
- Anticipate future data needs and provide data base administration resources to foster innovation and growth

EDUCATION AND EXPERIENCE:

- Bachelor's degree in mathematics, statistics, information technology, public policy, public administration, or related field
- Strong analytical capabilities
- Understanding of data gathering, inspecting, cleansing, transforming, and modeling techniques
- Experience with data structures, data sets, databases, and SQL
- Communication skills with the ability to distill complex subjects to a wider audience
- Keen attention to detail
- Willingness to solve problems

Data Analyst I:

- At least 1 year of experience in a data, analytics or related function involving quantitative data analysis to solve problems

Data Analyst II:

- At least 2 years of experience in a data, analytics or related function involving quantitative data analysis to solve problems

Data Analyst III:

- At least 4 years of experience in a data, analytics or related function involving quantitative data analysis to solve problems

KNOWLEDGE OF:

- Ability to translate business requirements into non-technical, lay terms
- Handling large datasets and relational databases
- High-level written and verbal communication skills
- Project management practices
- Applicable laws, codes and regulations
- Record keeping principles and practices
- Strong analytic, strategic, and problem-solving skills

ABILITY TO:

Identify useful information and suggest conclusions that support decision making; coordinate and implement programs to respond to customer requests; prepare written procedures and policies; work independently and make sound judgments; analyze current and future network and telecommunication technologies and needs; provide technical assistance and leadership to other support staff and contractors as required, work as a team player within the department.

LANGUAGE SKILLS:

Ability to read and interpret documents such as safety rules, operating and maintenance instructions, and procedure manuals. Ability to write routine reports and correspondence. Ability to speak effectively before groups of customers or employees of organization.

REASONING SKILLS:

Ability to solve practical problems and deal with a variety of concrete variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, diagram, or schedule form.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential function of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to sit and talk or hear. The employee frequently is required to use hands to finger, handle, or feel and reach with hands and arms. The employee is occasionally required to stand and walk. The employee must regularly lift and/or move up to 10 pounds and occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to video displays and moving mechanical parts. The employee frequently works in evenings or weekends; typically, in inside environmental conditions. The employee occasionally may travel between worksites. The noise level in the work environment is usually moderate.

FLSA Status: Non-Exempt
Prepared By: Regional Government Services
Prepared Date: June 2019
Approved By:
Approved Date:

**City of San Rafael
Job Class Specification**

Job Title: Mental Health Liaison

SUMMARY

The Mental Health Liaison will, under general direction of an assigned member of the Police management team, serve as liaison between the City's street population, social service providers, law enforcement agencies, and the community at large; and will facilitate the coordination of services, clinical programming, and community problem-solving; as well as perform other duties as assigned.

This position is distinguished by the significant level of responsibility assumed, the complexity of duties, and the level of independence expected. This position may exercise clinical and functional supervision over mental health interns.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

This list is intended to be illustrative and does not represent an exhaustive list of duties and responsibilities. Incumbents may not perform all duties and responsibilities listed. Other duties may be assigned.

- Provides clinical supervision to interns who are performing mental health assessment, counseling, and case management services;
- Provide direct crisis intervention and case management services to homeless individuals;
- Identifies emerging trends related to homelessness;
- Serves as a liaison between law enforcement agencies, school administrations, County health and human services, and other social service providers;
- Provides counseling to homeless individuals; assesses, develops and implements intervention plans; prepares and reviews case reports;
- Responds to emergency call-outs from operations personnel to provide services; identifies high risk clients and utilizes community service resources; develops and implements prevention and intervention program approaches;
- Provides support and guidance to law enforcement and other City staff concerning relevant issues; gathers and analyzes statistical data; may assist with budget development;
- Coordinates community service resources and clinical activities with those of other City departments, public agencies and non-profit organizations; prepares case reports and makes recommendations as appropriate; investigates and resolve complaints;
- Prepares and presents reports and other documents; participates on community boards; facilitates community education on current procedures and practices involving prevention and intervention strategies; serves as a resource to specialized community service functions.
- Participates in the development and implementation of goals, objectives, policies and procedures for assigned functions; coordinates the work plan for assigned programs and functions; works with assigned staff to identify and resolve problems;
- Attends and participates in professional group meetings to stay abreast of new trends and innovations in assigned areas;
- Develops and maintains working relationships with peers, subordinates, civic groups, social service agencies, the general public and other agencies; represents the Police department and City effectively.

Knowledge of:

- Current clinical methods of diagnosis and treatment;
- Principles and practices of advocacy, community oriented policing and intervention methods;
- A range of community social services;
- Principles and practices of clinical supervision;
- Appropriate techniques for safe-keeping and using confidential and sensitive information;
- Methods of case management and documentation;
- Techniques of outreach and engagement with street populations;
- Pertinent Federal, State and local laws, rules, codes, policies and procedures;
- Principles and practices of leadership and motivation.

Ability to:

- Establish effective working relationships with street populations;
- Analyze situations accurately and take appropriate action;
- Be innovative and creative in addressing community issues;
- Communicate clearly and concisely, both orally and in writing;
- Provide appropriate referrals to social service agencies;
- Interview a variety of people in often-stressful situations involving clients with diverse socio-economic backgrounds, temperaments, and mental capabilities;
- Respond appropriately in crisis situations; work in a law enforcement team/unit;
- Use standard office automation tools and data systems.
- Work effectively in a team environment; negotiate and resolve disagreements;
- Ability to work as part of a collaborative team.

EDUCATION AND EXPERIENCE REQUIREMENTS:

Equivalent to a Master's degree from an accredited college or university with major course work in social work, psychology, counseling or a closely related field AND Three (3) years of professional experience in mental health or social work, one (1) year of which should involve experience focused on homeless populations and services. Experience working with a law enforcement agency is desirable. Supervisory experience is also desirable.

CERTIFICATES, LICENSES, REGISTRATIONS:

Special Requirement: Valid CA driver's license. Possession of a Marriage Family Therapist (MFT) License, Licensed Clinical Social Worker (LCSW) credential, or equivalent California State License is required.

LANGUAGE SKILLS:

Ability to read and interpret documents such as rules, operating and maintenance instructions and procedure manuals. Ability to prepare clear and comprehensive written reports and correspondence. Ability to communicate effectively, both verbally and in writing. Bi-Lingual (Spanish) capability is desirable.

MATHEMATICAL SKILLS:

Ability to calculate figures and basic statistics such as ratios and percentages.

REASONING ABILITY:

Ability to deal with problems involving several variables in a given situations. Ability to interpret, integrate and effectively apply a variety of instructions and knowledge.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee is regularly required to stand; walk; use hands to finger, handle, or feel; reach with hands and arms; and talk or hear. The employee is occasionally required to sit; climb or balance; stoop, kneel or crouch; intermittently twist to reach equipment surrounding desk; perform simple grasping and fine manipulation. The employee may regularly lift and/or move up to 25 pounds and occasionally lift and/or move up to 50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus. Employee must possess sufficient hearing to hear conversations in person and on the telephone; and ability to speak in an understandable voice with sufficient volume to be heard in normal conversation and on the telephone, and in addressing groups; must possess the ability to maintain attentiveness and concentration and to respond to urgent matters and emergency situations.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to outdoor weather conditions and regularly works in inside environmental conditions. The employee may occasionally work odd and irregular hours, including nights, weekends, and holidays; and is required to travel within the community to schools, meetings, and related events. The employee is occasionally exposed to pathogens and biohazards in environments such as homeless encampments and may encounter potentially dangerous areas accompanying sworn personnel; offensive odors and occasional high noise levels may also be encountered

Successful completion of a comprehensive background prior to appointment is required.

FLSA Status: Non-Exempt
Prepared By: Regional Government Services
Prepared Date: June 2019
Approved By:
Approved Date:

Job Title: Permit Services Coordinator

SUMMARY

The primary role of the Permit Services Coordinator is to ensure an efficient and effective customer service experience. Under the direction of the Chief Building Official and/or the Planning Manager or their designee, this cross-divisional class plans, organizes, coordinates and implements the public service counter for the Planning and Building Divisions and over-the-counter permit service program/operations; provides expertise in program elements for the organization; performs a variety of professional and technical level tasks relative to assigned area of responsibility; and performs, as needed, a variety of paraprofessional to professional technical assignments in current and/or advanced planning for the Planning Division..

DISTINGUISHING CHARACTERISTICS:

This class is distinguished from the Building Technician, Building Inspector, and Planning Technician positions by performing more elevated tasks and duties assigned to these positions, which include the supervision of the acceptance, routing, and tracking of building, planning and land development applications, computer data entry and administration, data monitoring, quality control, preparation of statistical reports, and assisting and directing customers in a cohesive and holistic manner.

ESSENTIAL AND IMPORTANT DUTIES:

- Recommend and assist in the implementation of goals and objectives; establish schedules and methods for building division front counter services; implement policies and procedures.
- Plan, organizes and facilitates the daily functions and operations of the City's front counter general customer area and Permit Center.
- Evaluate operations and activities of assigned responsibilities; recommend improvements and modifications; prepare various reports on operations and activities.
- Prepare cost estimates for budget recommendations; submit justifications for fee adjustments; monitor and audit and report on permit revenues.
- Research, compile and prepare reports and documentation on program activities; analyze program and recommend corrective action, prepare periodic status reports.
- Provide assistance, direction and/or confirmation to Permit Technician and Planning Technician on building permit application review, processing, distribution and policy interpretations.
- May issue building permits; determine and collect fees.
- Ensure permit quality assurance and proper tracking and coordination of permit applications.
- Respond to a variety of customer feedback, including complaints from applicants and the general public, redirecting and assisting problematic customers that require additional staff time and assistance.
- Review building permit fees for completeness and accuracy; apply penalties or adjustments per department policy.
- Provide troubleshooting for Permit Technician and Planning Technician on awkward and unusual permit requests
- Interpret information for customers about basic construction design requirements, land-use related procedures, zoning and development standards and process information, permit costs, and other procedural issues.
- Provide information to the public regarding the General Plan, zoning, application procedures and current projects at the public counter, on the telephone or via e-mail.
- Process minor planning applications; review business licenses and building permit applications for compliance with planning and zoning regulations.
- Read and interpret blueprints, maps, planning applications, etc. while assisting professional planners and/or responding to general inquiries.
- Serve as permit tracking software administrator for technical staff to unlock files or correct and update data as needed.

- Coordinate with the Chief Building Official and code enforcement staff regarding issuing and monitoring of Notice & Orders for resale inspections and un-permitted construction; coordinate and meet with customers to explain corrections and assist in correction process in conjunction with the Senior Building Inspector.
- Oversee management and update of forms and informational handouts and maintain the Community Development Department website.
- Assist in administering the residential resale reporting and inspection program.
- Assist in records management program, including oversight of expiring permits.
- Operate blueprint, digital plotter and other office equipment.
- Prepare maps, sketches, renderings and elevations for presentations.
- Assist in the tabulation and completion of survey data and other statistical data in written and graphic form.
- Develop and maintain reports on permit timelines, activities, hours, fees, and other data which tracks statistics and performance.
- Receive and process requests for permit extensions and permit refunds with the assistance of the department administrative assistant.
- Represent function on committees, outside organizations, and at staff subcommittees as necessary; coordinate building construction related activities with other divisions and outside agencies.
- Answer questions and provide information to the public; investigate complaints and recommend corrective action as necessary to resolve complaints.
- Build and maintain positive working relationships with co-workers, other City employees and the public using principles of good customer service.
- Perform related duties as assigned.

KNOWLEDGE OF:

- Basic municipal administration including the functions and regulatory authority of municipal zoning, building and engineering departments.
- Simple accounting procedures.
- Industry related terminology and technology.
- Basic applied mathematics.
- Basic office and clerical procedures.
- Basic CEQA (State environmental review) procedures and regulations.
- Computer proficiency, including basic office software and permit tracking software.

ABILITY TO:

- Read, analyze and interpret building plans.
- Interact and communicate clearly and concisely, both orally and in writing with customers involved with building construction, particularly contractors, architects, developers, engineers and property owners
- Read maps and construction plans accurately to determine the appropriate review process and plan distribution to City departments, services and utilities
- Prepare reports and data in written and graphic form.
- Organize, track and monitor work in an efficient manner
- Elicit cooperation, mediate conflicts and engage in considerable amount of public contact in explaining the permit process, department policy, and enforcement procedures in a calm, tactful and courteous manner.
- Demonstrate a strong sense of personal ethics along with good professional judgment and discretion.
- Maintain confidentiality.
- Perform calculations quickly and accurately.

EDUCATION AND EXPERIENCE REQUIREMENTS:

Any combination of education and experience that would provide the required knowledge and abilities is qualifying. A typical way to obtain the required knowledge and abilities would be: Equivalent to completion of an Associate-level degree in applied science such as construction technology, engineering, planning

or closely related field and four (4) years of increasingly responsible administrative experience in a public sector development-permitting environment.

CERTIFICATES, LICENSES AND REGISTRATIONS:

Possession of a valid CA driver's license.
Possession of a Permit Technician certificate from ICC.
Possession of other ICC certificates is desirable.

LANGUAGE SKILLS:

Ability to read and comprehend both simple and complex instructions, prepare accurate, detailed, and clear correspondence and reports. Ability to effectively present information, in a one-on-one or group situation, to customers, clients, and other employees of the organization. Ability to speak Spanish is desirable.

MATHMATICAL SKILLS:

Ability to calculate figures and amounts such as ratios, formulas, proportions, and percentages.

REASONING ABILITY:

Ability to apply common sense understanding to carry out detailed instructions and procedures. Ability to deal with problems involving a variety of variables in situations where state regulations and standardization exists.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. The employee must frequently lift and/or move up to 25 pounds and occasionally lift and/or move up to 50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee regularly works in indoor conditions and regularly works near video display. The employee is occasionally exposed to moving mechanical parts and outside weather conditions. The noise level in the work environment is usually moderate.

FLSA Status: Non-Exempt
Prepared Date: May 2, 2015
Approved By: City of San Rafael
Revised: March 1, 2019

**City of San Rafael
Job Class Specification**

Job Title: Senior Project Manager

SUMMARY

The Senior Project Manager will, under general direction of the Director of Public Works, plan, organize, and supervise activities for design and construction of projects within the City of San Rafael, focused on facility construction, modernization, maintenance, and repair. This position will act as liaison between the City, stakeholders, architects, engineers, and contractors to assure the authorized projects are accomplished in accordance with approved policies and procedures; ensures that projects stay within budget, conform to established schedules and project modifications are carried out without delay.

DISTINGUISHING CHARACTERISTICS:

This position exercises substantial initiative, independent judgement and expertise in overseeing the design and construction of City projects. This is an exempt mid-management position reporting to the Director of Public Works and has supervisory/management responsibilities.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

This list is intended to be illustrative and does not represent an exhaustive list of duties and responsibilities. Incumbents may not perform all duties and responsibilities listed. Other duties may be assigned.

- Plans, organizes, directs and controls all parts of projects from concept through design and construction to the closeout of project contracts.
- Prepares and monitors project budgets, including support for obtaining funding.
- Coordinates work of a multi-disciplinary development team across organizational boundaries, including design architects and construction professionals.
- Controls project cost and schedule. Reviews change orders.
- Makes presentations to the City Council, public, and other stakeholders to inform them of the project progress.
- Ensures that contractors are maintaining safe work sites and that the needs of the staff at each project are being protected.
- Ensures timely closeout of projects by working with the architects, contractors, construction managers, inspectors, regulating authorities, and others to resolve punch list items and other final activities

Knowledge of:

- Technical aspects of architectural, civil, mechanical, electrical, structural and geotechnical engineering design and specifications.
- Financing, estimating and budgeting, including planning and estimating, calculating overhead, design and construction costs. General knowledge of various funding sources and restrictions.
- Regulations and regulatory agencies and commissions affecting planning, zoning, design and construction.
- Requirements of final bid packages.
- Construction management techniques and practices.

- Knowledge of move management and purchase of furniture, fixtures and equipment.
- Americans with Disabilities Act Accessibilities Guidelines (ADAAG), and California accessibility requirements that are in Title 24 of California Code of Regulations.

Ability to:

- Schedule and budget capital projects; monitor and track project progress and expenditures and implement cost controls.
- Use computer-based project management systems.
- Work effectively in a team environment; negotiate and resolve contract disputes; maintain client contractor relationships; and communicate effectively with the public, community groups, other City departments, agencies, and private contractors.
- Supervise, prepare, or participate in the design and production of final architectural contract documents for a wide variety of small construction and maintenance projects.
- Plan and organize; analyze and solve problems; make judgment on all decisions; and deal effectively with government officials.
- Strong verbal and written communication skills.
- Ability to work as part of a City-wide team.

EDUCATION AND EXPERIENCE REQUIREMENTS:

Baccalaureate degree (B.A. / B.S.), with major coursework in architecture, engineering, or project management **AND** ten years of responsible experience in design and construction of public facilities greater than \$10 million. Working understanding of, and experience in, AutoCAD computer drafting; scheduling software (Suretrak and/or P3).

CERTIFICATES, LICENSES, REGISTRATIONS:

Valid CA driver's license required. Registration as a licensed architect or engineer in the State of California is desirable.

LANGUAGE SKILLS:

Ability to read and interpret documents such as rules, operating and maintenance instructions and procedure manuals. Ability to prepare clear and comprehensive written reports and correspondence. Ability to communicate effectively, both verbally and in writing.

MATHEMATICAL SKILLS:

Ability to calculate figures and amounts such as discounts, interest, proportions, and percentages.

REASONING ABILITY:

Ability to deal with problems involving several variables in construction related situations. Ability to interpret a variety of instructions and reports furnished in written, oral, diagram, or schedule form.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee is regularly required to stand; walk; use hands to finger, handle, or feel; reach with hands and arms; and talk or hear. The employee is occasionally required to sit; climb or balance; walk on uneven surfaces; stoop, kneel or crouch. The employee may regularly lift and/or move up to 25 pounds and Shelton5413occasionally lift and/or move up to

50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to outdoor weather conditions and regularly works in inside environmental conditions. The employee is occasionally exposed to moving mechanical parts. The noise level in the work environment is usually moderate but occasionally loud.

FLSA Status: Exempt
Prepared By: Bill Guerin, Director of Public Works
Prepared Date: February 2019
Approved By: City of San Rafael
Approved Date:

**City of San Rafael
Job Class Specification**

Job Title: Sustainability Program Manager

SUMMARY

Under general direction of the Assistant City Manager, the Sustainability Program Manager will be responsible for the development and implementation of the City's sustainability strategy which will involve all aspects of City government as well as perform other duties as assigned.

This position is distinguished by the significant level of responsibility to communicate with a wide variety of City Staff, community leaders, business executives and residents, the complexity of duties which combine technical expertise and organizational skill, and the level of independent decision-making in developing programs anticipated to achieve the City's sustainability objectives. This position exercises supervision over assigned staff.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

This list is intended to be illustrative and does not represent an exhaustive list of duties and responsibilities. Incumbents may not perform all duties and responsibilities listed. Other duties may be assigned.

- Develop a strategy to achieve sustainability by developing staff and regional community involvement, buy-in, and active participation
- Utilize and improve the governance structure for achieving sustainability which has been developed to date
- Develop mechanisms to insure that the City's management team is fully engaged in the sustainability strategy and that their programs are fully aligned with it
- Identify and develop responses to challenges and emerging issues faced by the organization.
- Recognize internal and external communications opportunities and solutions, and define and execute appropriate strategies to support them
- Oversee implementation of all aspects of the sustainability strategy
- Serve as the City's principal spokesperson on sustainability in dealing with the media and community leaders
- Actively engage and cultivate relationships with regional, state and national leaders in the sustainability movement. Utilize their ideas and experiences to refine and improve the City's programs
- Manage the sustainability program budget of the Sustainability Office and leverage the budgets of the City's departments and other offices to achieve sustainability.
- Oversee day-to-day administrative and operational activities of the sustainability program, including staff and volunteer supervision and development

Knowledge of:

- Current sustainability issues and methods;
- Principles and practices of advocacy, community engagement and consensus-building methods;
- Principles and practices of supervision;
- Pertinent Federal, State and local laws, rules, codes, policies and procedures;
- Principles and practices of leadership and motivation.

Skill in:

- Proactively building relationships with community leaders
- Entrepreneurship, taking initiative and working independently
- Managing a variety of key initiatives concurrently
- Translating strategic thinking into actions plans and output
- Mentoring, and coaching others
- Exercising excellent judgment and creative problem-solving skills, including negotiation and conflict resolution skills

Ability to:

- Gain the credibility and respect of high-performing leadership team and elected City Council and establish effective working relationships with a range of people and organizations;
- Analyze situations accurately and take appropriate action; make decisions in a changing environment and anticipate future needs
- Operate as an effective tactical as well as strategic thinker
- Be innovative and creative in addressing community issues;
- Communicate clearly and concisely, both orally and in writing;
- Use standard office automation tools and data systems.

EDUCATION AND EXPERIENCE REQUIREMENTS:

Requires equivalent to a Bachelor's Degree in a related field and five years of professional experience related the essential duties of the job such as those listed above. Supervisory experience is also desirable.

CERTIFICATES, LICENSES, REGISTRATIONS:

Special Requirement: Valid CA driver's license.

LANGUAGE SKILLS:

Ability to read and interpret documents such as rules, operating and maintenance instructions and procedure manuals. Ability to prepare clear and comprehensive written reports and correspondence. Ability to communicate effectively, both orally and in writing.

MATHEMATICAL SKILLS:

Ability to calculate figures and basic statistics such as ratios and percentages.

REASONING ABILITY:

Ability to deal with problems involving several variables in a given situations. Ability to interpret, integrate and effectively apply a variety of instructions and knowledge.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee is regularly required to stand; walk; use hands to finger, handle, or feel; reach with hands and arms; and talk or hear. The employee is occasionally required to sit; climb or balance; stoop, kneel or crouch; intermittently twist to reach equipment surrounding desk; perform simple grasping and fine manipulation. The employee may lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus. Employee must possess sufficient hearing to hear conversations in person and on the telephone; and ability to speak in an understandable voice with sufficient volume to be heard in normal conversation and on the telephone, and in addressing groups.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee regularly works in inside environmental conditions. The employee may occasionally work odd and irregular hours, including nights, weekends, and holidays; and is required to travel within the community to meetings, and events.

FLSA Status: Exempt
Prepared By: Regional Government Services
Prepared Date: June 2019
Approved By:
Approved Date:

City of San Rafael
Job Class Specification

Job Title: Sweeper Operator

SUMMARY

Under general supervision, operates heavy motorized street sweeping equipment to clean residential and commercial streets of trash and other accumulations. Performs related street maintenance duties as required.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

- Safely operates a motorized sweeper and other motorized maintenance/construction equipment on an assigned route.
- Clean streets, gutters, and reports large debris on streets and rights of way; respond to traffic accidents; clean debris and hazardous materials spills.
- Report illegally parked vehicles, hazardous conditions, road damage, damaged curbs and sidewalks, downed signage and signal malfunctions.
- Perform daily equipment inspections and preventative maintenance; make minor adjustments and repairs.
- Perform equipment repairs such as: remove and replace conveyors, rollers and bearings; drag shoes, brooms, skirts, curtains, belts, tensioners and related parts; complete parts requests; and report the need for major and minor mechanical repairs.
- Interact with the public; respond to service requests; complete and submit mileage forms, daily work report, and weekly plan.
- Performs other duties as assigned.
- Incumbent must be willing to work an irregular schedule, which may include weekends, holidays, evenings, and/or varying shifts.

KNOWLEDGE OF:

- Construction and maintenance equipment.
- City streets, California Vehicle Code, and traffic laws.
- Safe work practices; safe operation of street sweepers and heavy equipment and vehicles.
- Street sweeper/heavy equipment maintenance and repair methods and practices.

ABILITY TO:

- Operate power/hand tools, motorized equipment and vehicles.
- Detect minor mechanical defects and minor repairing.
- Thoroughly carry out oral and written instructions.
- Establish and maintain effective and cooperative working relationships with managers, supervisors, employees and the general public.
- Use initiative, discretion and judgment within established procedures, guidelines and rules.
- Define problems, establish facts and draw valid conclusions.
- Manage situations requiring diplomacy, fairness, firmness and sound judgment.
- Manage time and attention to detail.
- Provide efficient customer service.
- Communicate effectively, both verbally and in writing.
- Operate a personal computer and various software applications.

EDUCATION AND EXPERIENCE:

- High School Diploma or GED equivalent **AND**
- Two (2) years of experience operating a motorized sweeper or other heavy equipment/construction vehicles, **OR**
- An equivalent combination of training and experience.

Special Requirement:

Must possess a valid California Class "B" Commercial Driver's License with air-brake and tanker endorsement at time of appointment. The Class B license and satisfactory driving record must be maintained throughout employment.

LANGUAGE SKILLS:

Ability to read a limited number of two- and three-syllable words and to recognize similarities and differences between words and between series of numbers. Ability to print and speak simple sentences.

MATHEMATICAL SKILLS:

Ability to add and subtract two-digit numbers and to multiply and divide with 10's and 100's. Ability to perform these operations using units of American money and weight measurement, volume, and distance.

REASONING ABILITY:

Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form. Ability to deal with problems involving several concrete variables in standardized situations.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Moderate exposure to dust, wide temperature range, noise, vibrations, fumes, harsh chemicals, odors, pollens and grasses, grease, machinery and moving parts, sitting and driving for long periods, bending, stooping, on knees, both indoors and outdoors, and inclement weather, with occasional exposure to hazardous work conditions. Must be able to see and hear in the normal range, with or without correction, and communicate verbally and in written form with great facility and must be able to be understood. Some heavy lifting, up to 80 pounds, and other physical exertion required. Incumbent must possess the stamina to work possible long hours and possible overtime. Responds to non-duty hour emergencies.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee is regularly exposed to moving mechanical parts and outdoors weather conditions and regularly works in evenings or weekends. The noise level in the work environment is usually loud.

Hazards: Hazards are moderate, fairly predictable and protected against.

FLSA Status: Non-Exempt
Prepared Date: May 2019
Approved By: City of San Rafael
Approved Date:

AGREEMENT BETWEEN THE CITY OF SAN RAFAEL AND THE SAN RAFAEL POLICE MID MANAGERS ASSOCIATION

Pursuant to the provisions of the Meyers-Milias-Brown Act ("MMBA"), this Agreement is entered into on [date] between the City of San Rafael ("City") and the San Rafael Police Mid Managers Association ("SRPMMA"). The City and SRPMMA have entered into a Memorandum of Understanding dated ("MOU") July 1, 2018. The City and SRPMMA have met and conferred in good faith concerning the terms and conditions of this Agreement:

3.3.2. Educational Incentive

The Educational Incentive for Police Captain and Police Lieutenant who have received their POST Management Certificate will be paid a flat dollar in the amount of \$264.50 bi-monthly, effective the first pay period following City Council approval.

Dated: 5/22/19

San Rafael Police Mid Managers Association
By: [Signature] #475

Dated: 5/22/19

City of San Rafael
By: [Signature]

Cover Page

Attachment 3. – Capital Improvement Program: FY 2019-20
through 2021-22



DEPARTMENT OF PUBLIC WORKS

3-Year Capital Improvement Program

FY 2019-20 to FY 2021-22

July 15, 2019

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Capital Improvement Program

FY 2019-20 to FY 2021-22

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FY 2019-20 to FY 2021-22

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The following individuals are gratefully acknowledged for their contributions to the production of this document:

Kevin McGowan, Assistant Public Works Director/City Engineer
Talia Smith, Senior Management Analyst
Iman Kayani, Administrative Analyst

Section I. Overview

Background

The CIP is a multi-year planning tool used to identify and implement the City's capital needs over the upcoming 3-year period: FY 2019-20 through FY 2021-22. The CIP document summarizes the City's planned capital and infrastructure improvement projects, including their funding sources, and prioritizes projects after analysis and coordination with other City departments in order to ensure that all department needs are represented. Project selection and priority is based on recommendations by the Department Directors to accommodate high priority needs, which focused on life/safety, maintenance and repair, public and Council input, and other factors. The CIP is intended to provide a comprehensive three-year project list for the City's known capital and infrastructure needs.

The five general categories within the CIP are as follows:

- **City-Owned Property (C):** City facilities including buildings, parking garages and lots
- **Drainage (D):** Stormwater systems including roadway drainage and the City's 12 stormwater pump stations
- **Parks (P):** Park infrastructure and facilities including playgrounds, recreation equipment, and restrooms
- **Right-of-Way (R):** Roadway improvements including construction, resurfacing, and maintenance of existing bicycle and pedestrian facilities including sidewalk and bike lanes.
- **Transportation (T):** New this year, Transportation projects are separated out from Right of Way projects. Transportation projects include traffic and signal improvements that increase traffic flow and capacity, as well as any circulation improvements that expand bicycle/pedestrian thoroughfare beyond the existing facilities in place. For example, new multi-use pathways and the expansion of existing sidewalk.

Project List Development: Projects identified for the CIP are recommended by either Department Directors, studies and reports, such as the Bicycle Pedestrian Master Plan (BPMP) or the recently completed Facility Assessment Study or may arise from direct community or Council input. Additionally, projects with specific discreet funding sources are included in the CIP.

While most Right of Way and Transportation projects are informed by General-Plan related circulation and traffic improvements and the BPMP; Parks and City Owned Property projects have historically been heavily informed by Director, the publicly appointed Parks Commission, and the Facilities Maintenance division. In FY 2018-19, to help better prioritize City Owned Property projects, Public Works contracted a specialized consultant to complete a comprehensive Facilities Assessment Study. The study reviewed eighteen City facilities including parks, recreation facilities and structure such as City Hall. This study identified deficiencies at each facility and prioritized repairs. Several of these projects are included in the upcoming 3-year CIP.

All City Owned Property and Parks projects are ranked in a process annually with the Directors that weighs life/safety, maintenance and repair costs, public and Council input, and other factors. Public Works staff internally ranks the Drainage, Right-of-Way, and Transportation projects. All available funding over the 3-year period is allocated to the respective categories, and projects that are unable to be funded at this time are still listed in the CIP project list, however as “Unfunded”.

Major new projects identified in the FY 2019-20 to FY 2021-22 CIP include:

- Francisco Blvd. East Sidewalk Widening (Active)
- Third Street Rehabilitation Project – Grand to Miracle Mile. (Active)
- Third & Hetherton Intersection Improvements (Active)
- Albert Park ADA Restroom (Identified by the Facility Assessment Study)
- B Street Community Center Repairs (Identified by the Facility Assessment Study)
- Sun Valley Park, Peacock Gap Park, Bernard Hoffman Park Play Structure Replacement
- Lincoln Avenue Curb Ramps
- Smith Ranch Road Resurfacing
- Crosswalk Improvements
- Street Resurfacing

In recent years one of the issues in executing all the projects in the CIP has been a general lack of interest from the construction industry in bidding on smaller projects. Going forward, staff intends to bundle smaller, similar projects for a better economy of scale. Additionally, some changes have been made in the approach Public Works has taken in replacement of playground equipment. Public Works has found it significantly more cost effective, but just as impactful for the community, to pursue replacing old equipment and installing new ground surface -- without undergoing a full redesign of the Park. This has allowed the Department to stretch limited financial resources further and freshen up more playgrounds in the City.

Project Funding: There are currently eleven major annual funding sources for the CIP (Measure A Parks is included below):

Fund #	Fund Name (CIP Category)	Description
205	Stormwater Fund (Drainage)	Established to fund Stormwater maintenance, programs, and improvements throughout the City—including maintenance and repair of the City’s 12 storm water pump stations. This fund receives annual revenues of approximately \$850,000 from the City’s Stormwater Activity fee (Municipal Code Chapter 9.40).
206	Gas Tax + Measure A	The Gas Tax is a revenue distributed from the state based on a percentage tax on each gallon of gas purchased in San Rafael. Gasoline tax is collected and distributed to jurisdictions by the

Capital Improvement Program

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	<i>(Right of Way, Transportation)</i>	<p>State on an annual basis and may be used for capital projects and maintenance to local streets, roads, traffic, and bicycle pedestrian facilities. In April 2017, Governor Jerry Brown signed Senate Bill 1: The Road Repair and Accountability Act to address the need for additional funding for transportation and infrastructure in California. Senate Bill 1 increased per gallon fuel excise taxes, diesel fuel sales taxes and vehicle registration fees. The effect was a doubling of Gas Tax revenues received for San Rafael, from roughly \$1.1m to \$2.2m.</p> <p>Fund #206 also collects annual Measure A Transportation Sales Tax dollar (distributed by Transportation Authority of Marin). A ½-cent sales tax approved initially by voters in 2004 and reapproved in November 2018, Measure A provides roughly \$700,000 annually to San Rafael towards local streets and road improvements.</p>
208	Childcare Fund	Projects identified in the CIP as utilizing the Childcare Fund are strictly for the facility improvements as related to the City’s childcare centers.
235	Baypoint Lagoon Assessment District	The Baypoint Lagoons Lighting and Landscape District was formed to protect and enhance wildlife habitat and water quality in Baypoint (Spinnaker) Lagoon and the adjacent diked salt marsh.
236	Loch Lomond Assessment District	The Loch Lomond (Melo-Roos) Assessment District was established in 1992 to pay for the repair and maintenance of Storm Water system infrastructure in the district’s defined area
240	Parkland Dedication	This fund was established to account for long-term developer deposits used to enhance and maintain City park infrastructure.
241	Measure A (Parks)	Measure A is a nine-year ¼ percent transactions and use tax that was passed in 2012 and is managed by the County of Marin. The purpose of the tax is to care for existing parks and open spaces, support regional community parks, projects, and programs and to further farmland restoration. Community Services and the Parks Commission provides input each year as to which Parks projects should be prioritized to receive Measure A funding.
246	Traffic Mitigation Fee (Transportation)	Traffic Mitigation Fees are charged by to a developer in connection with the approval of a development project – in order to generate revenues for increasing street capacity to accommodate additional traffic generated by the new development. The City utilizes its Traffic Mitigation Fees for circulation identified in Exhibit 21 of Policy 6A of General Plan 2020 and similar projects that further the General Plan.

420	Measure E	Measure E was passed by the voters of San Rafael in November 2013 extending an existing 0.5% sales tax for 20 years and adding 0.25% (25 cents on a \$100 purchase). On February 3, 2014, the San Rafael City Council directed staff to set aside the revenues from the added quarter percent to begin to address our aging essential facilities, including making critical improvements to our public safety facilities in San Rafael. In July 2015 the City Council approved a strategic plan for essential public safety facilities in San Rafael. The plan recommends seven projects including a new public safety center across from City Hall that will house both the police and fire departments. In addition, the plan recommends upgrades to the other fire stations for seismic safety and operational improvements.
501	Parking Services	Projects identified in the CIP as utilizing the Parking Services Fund are strictly for the facility improvements as related to the City’s parking facilities.
603	Building Maintenance <i>(City Owned Property, Parks)</i>	The Building Maintenance Fund supports capital projects associated with the City’s buildings, parks and other facilities. The Building Fund is an internal revenue fund, which means General Fund monies are the sole source of revenue for the fund. Historically, \$500,000 in General Fund monies has been contributed annually to the Building Fund.
	Grants (various)	The Department has and will continue to aggressively seek grant funding for major capital projects. Grant funding is most available from local, State, and Federal agencies for transportation projects, especially after the recent passage of Senate Bill 1. Emergency grants (such as Hazard Mitigation funds) is also made available after large natural disasters such as the North Bay Fires. There are grants that exist for City facilities and parks, but San Rafael is often less competitive for these grants compared to other similar sized cities in the Bay Area due to the demographic and socioeconomic make-up of the City. It is important to note that often with small projects (>~\$75,000), seeking grants is not always cost beneficial. There can be significant paperwork, administrative time, and environmental review required with grant funding (especially federal). For small projects, the cost of administration and additional review processes required for grant applications may not be worth the funding received.
	Unfunded	Projects listed as Unfunded in the CIP are ones where City funding sources (e.g. Building Fund, Stormwater Fund) cannot cover them, and grant funding has not been identified or secured. These projects will be the City’s priority in securing funding in the coming year.

As has been noted in prior year CIPs, the long-term capital and infrastructure improvement needs for City-owned property, parks, and drainage far exceed the available revenues each year. Therefore, a considerable number of projects are identified as real capital and

Capital Improvement Program

FY 2019-20 to FY 2021-22

infrastructure needs (and maintained on the CIP project list) but are categorized as “Unfunded”.

On occasion, staff has recommended a one-time transfer of funds, where allowable, to assist in funding high-priority and high-need projects. For example, after the 2017 storms, several stormwater pump stations were in need of serious repair, and the annual \$850,000 revenues could not support the infrastructure and pump repair projects needed. Therefore, in the FY 2017-18 CIP, staff recommended that the \$500,000 annual General Fund contribution to the Building Fund instead be allocated towards the Stormwater Fund on a one-time basis.

In preparing the current year CIP, staff is once again recommending a one-time transfer of funds to support high-priority and high-need projects. City-owned property and parks’ immediate project needs have continued to exceed the \$500,000 in funding available each year from the annual transfer from General Fund to the Building Maintenance Fund (#603). Unfunded projects listed in the 3-year CIP in the City-Owned Property and Parks categories total nearly \$7.9 million.

Therefore, in the short term, staff is recommending an additional \$800,000 over two years transferred from the General Fund to the Building Maintenance Fund to support City-Owned Property and Parks projects. This \$800,000 will come in the form of an increase in the annual transfer from Gas Tax to the General Fund to support a fraction of the Public Works salaries and benefits related to streets and roads maintenance (estimated at \$2million/year). The historical annual amount transferred from the Gas Tax to the General Fund to support salaries is \$400,000. Staff is recommending increasing this transfer to \$800,000 per year for the current FY 2018-19 and the upcoming FY 2019-20 (a net increase of \$400,000 each year, or \$800,000 total). Subsequently, the General Fund transfer to the Building Maintenance Fund (to support City-owned property and Parks projects) will then be increased by \$800,000 total over the two years. The effect will be net neutral to the General Fund over the two-year period: 1) An additional \$800,000 transferred from Gas Tax to General Fund and 2) An additional \$800,000 transferred from the General Fund to the Building Maintenance Fund. The result will be an additional infusion of \$800,000 to support City-owned property and parks projects in the upcoming 3-year CIP.

The department is actively seeking better long-term funding strategies for these projects, including:

- Pursuing bond financing for major capital projects, such as San Quentin Pump Station
- More aggressive pursuance of grant funding for non-right of way capital projects
- Pursuance of ballot measure to raise current per-parcel stormwater assessment
- Exploring alternative funding mechanisms, such as assessment districts or public private partnerships (Community Services has taken a lead on this for some of the rental facilities).

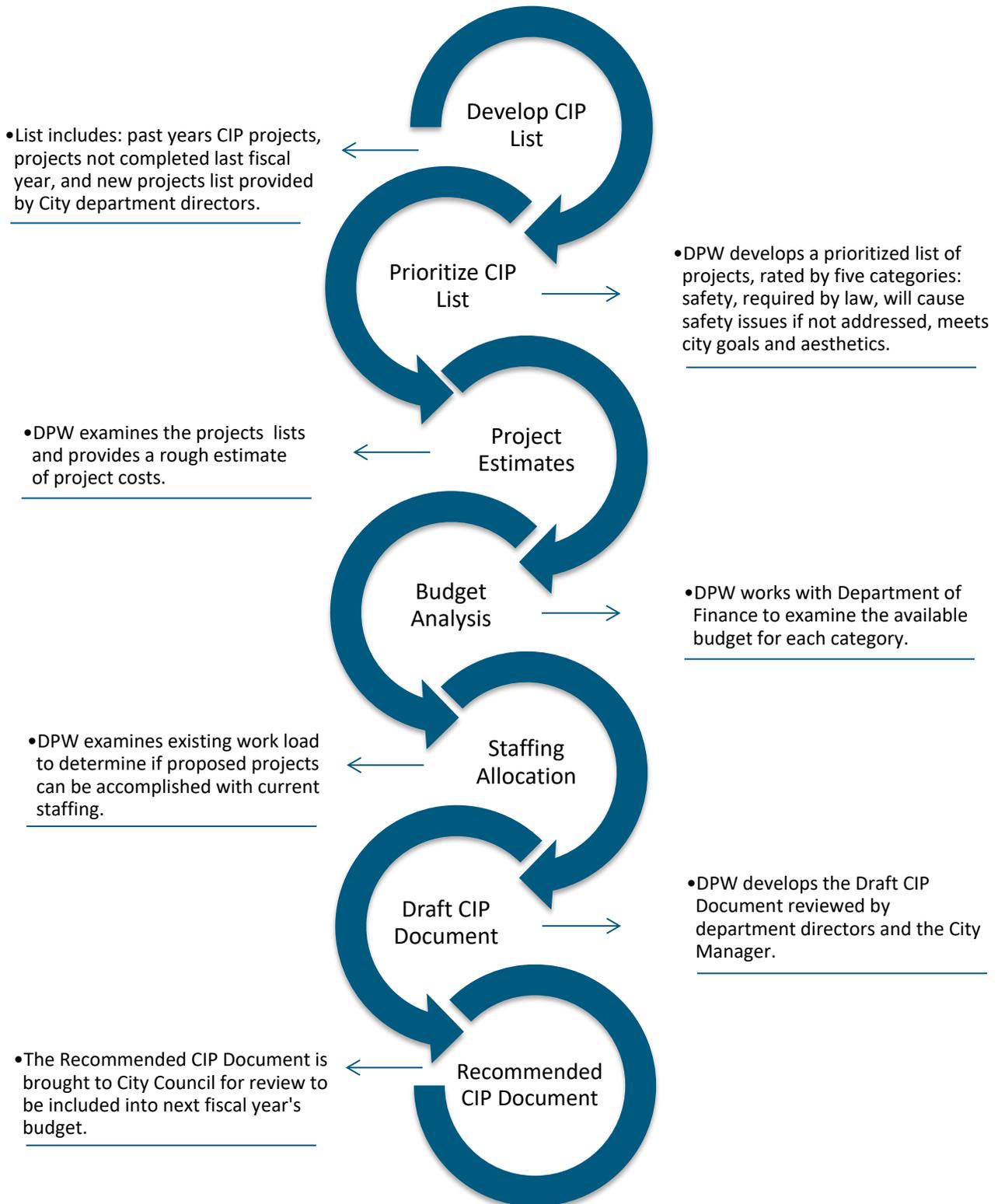
CIP Prior-Year Completed Projects: As a part of the annual CIP, the Department also recaps major projects completed in the prior fiscal year. While staffing challenges and large-scale projects, such as the Sonoma-Marín Area Rail Transit (SMART) and the Essential Facilities program, have impacted the Department's project management capacity, the department *completed* several major projects during this last year, including the following:

- Essential Facilities: Fire Station 52
- Albert Park play area improvements
- Grand Avenue Pedestrian Bridge
- 2017 storm landslide repairs (80 Upper Toyon, 70 Irwin, and 21 San Pablo)
- City Hall switchgear
- D Street and Via Sessi storm drain improvements
- Bret Hart restroom
- Bicycle and Pedestrian Master Plan 2018
- East San Rafael parking signage and stall markings
- Uncontrolled crosswalk ranking study

CIP Active Projects: Active projects are separated from the rest of the CIP project list since they are fully funded with prior year funds, and construction or design may be fully underway. A total of 15 projects are listed as Active in the CIP, including:

- Essential Facilities: Fire Station 57
- Essential Facilities: Public Safety Center
- Sea level rise vulnerability study
- San Quentin pump station reconstruction (design)
- Pickleweed Park Playground Improvements
- Shoreline Park restroom
- Street resurfacing FY 2018-19
- NB 101 offramp-second right turn lane (design)
- Second and Third Street queue cutters

Section II. CIP Process



Section III. FY 2018-19 Completed Projects

Albert Park Play Area Improvements

In May 2016, the B Team group was formed by parents and business owners in the Gerstle Neighborhood who express common concerns for security at Albert Park. The Parks and Recreation Commission met with the B Team in July 2017 and agreed to form a partnership for community outreach, design, and fundraising for the project. Construction kicked off during the summer of 2018 and was completed with a celebratory ribbon cutting ceremony in April 2018.



2017 Storm Repairs

During the 2016-17 winter season, heavy storms and rainfall contributed to several slides around the City. Three areas were affected including, Upper Toyon, San Pablo Avenue, and Irwin Street. As part of the National Disaster declared in January 2018, we coordinated with FEMA for funding efforts to support the repairs of these projects. Repairs included:

- Installing retaining walls on hillsides with drainage system.
- Reconstruct hillsides with proper compaction and slope.
- Install permanent erosion control to prevent future movement on hillside.



Essential Facilities: Fire Station 52

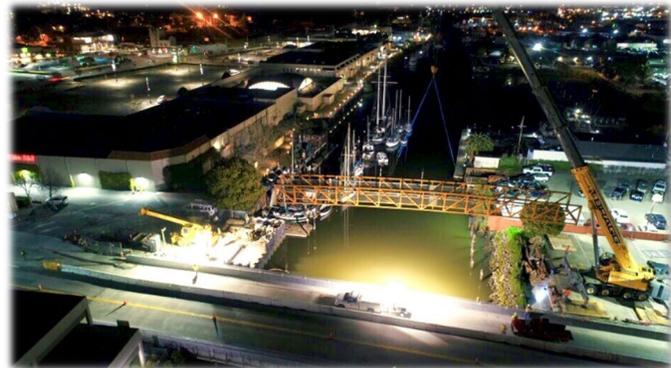
The original station 52 had been in service since 1957. It was torn down in February 2017, and Alten Construction Inc. of Richmond began working on the renovation project a month later. Firefighters moved two blocks to temporary space at 519 Fourth St. during construction. The Essential Facilities project is financed by the Measure E tax passed by voters in 2013.

The new stations include: three drive-through apparatus bays, apparatus support spaces, a public lobby, restrooms, private sleeping quarters, offices, a kitchen, dining room, a laundry room, staff parking and mechanical, electrical, and communications rooms. The adjacent building offers a four-story training tower and a 1,297 square foot, 24-person, training classroom.



Grand Avenue Pedestrian Bridge

Construction began in late 2018 to make space for the installation of a 12-foot-wide bicycle/pedestrian bridge immediately east of the existing vehicular bridge along Grand Avenue over the San Rafael Canal waterway.



This new bridge links to the widened sidewalk at the intersection of Second Street and Grand Avenue. Furthermore, it will connect to the future widened sidewalk along Francisco Boulevard East, planned for construction in 2020. These three projects will provide a seamless bicycle/pedestrian facility from Downtown to the Canal Neighborhood that will greatly improve safety and connectivity in East San Rafael.

Other Completed Projects

- **City Hall Switchgear Replacement**
 - Replace electrical service
 - Install electric charging stations

- **PG&E Energy Upgrades**
 - Replace over 2700 high pressure sodium streetlights with LED
 - Savings of \$130,000 in energy costs annually
 - This project will save 1,012,110 kilowatt hours of electricity per year: the equivalent of taking 150 cars off the road each year

- **D Street and Via Sessi Storm Drain Improvements**
 - Project included the installation of 300 feet of new storm drainage and six new manholes
 - This enhanced storm drain system will receive connections coming from the new Fire Station 52 at 210 3rd Street

- **Los Gamos and Oleander Drainage Study**
 - Preliminary feasibility study was conducted to determine
 - Study confirmed sloping of the roadways and obstructed avenues for traveling water
 - Proposed alternatives include
 - Tie current system into the existing, nearby and larger drainage channel
 - Dig up roadway and install new drainage system

- **Stormwater Operations and Maintenance (annual project)**
 - Maintenance of the City's 12 pump stations
 - This year, a new pump was installed at the Francisco Boulevard East pump station. The project was completed in one day and will serve San Rafael for the next 20 years!

- **Pump Station Communication Upgrades**
 - New electronic float and communications systems were installed throughout the City's 12 pump stations.
 - These new systems allow for remote control access to the pump stations to control pump output, eliminating the need to send personnel to a specific site.

- **Bret Harte Restroom**
 - A newly prefabricated restroom facility was installed at Bret Harte Park and included the installation of a new sewer line

- **Bicycle and Pedestrian Master Plan (BPMP) 2018**
 - The updated 2018 BPMP intended to gather public input to help identify and guide investments in pedestrian and bicycle facilities over the next 5 to 10 years
 - The Bicycle and Pedestrian Master Plan (BPMP) was approved by City Council on July 16, 2018

Capital Improvement Program

FY 2019-20 to FY 2021-22

- East San Rafael Parking Signage and Stall Markings
 - Following a study conducted in 2017, the recommended short-term strategy was implemented, which included time-limited parking throughout East San Rafael
 - Nearly 1,000 new parking signs were installed to complete this project
- Uncontrolled Crosswalk Rankings
 - Uncontrolled crosswalks, crosswalks where motorists do not have to stop for a stop sign or a traffic signal, were evaluated throughout the City to determine cost estimates for safety improvements.

Section IV: Active Projects

Active Projects: Project Descriptions and Budget Detail

CITY OWNED PROPERTY

C.A — B Street Community Center Safety System Upgrade - Stage Area

Total Cost Estimate \$103,978

Project Description and Background

This project includes reviewing, designing, and constructing electrical upgrades to the electrical system at the B Street Community Center. Improvements, including outfitting, will make the entire stage area more fire safe.



B Street Community Center Stage Area

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$2,755			
Design	\$41,223			
Construction	\$60,000			

C.A — Essential Facilities: Fire Station 57

Total Cost Estimate \$12,181,600

Project Description and Background

The new 9,855 square foot, two-story fire station will house five on-duty fire fighters/paramedics and accommodate six on-duty personnel. The core elements of the new station include: three drive-through apparatus bays, apparatus support spaces, public lobby, accessible restrooms, office, kitchen, dining, dayroom, laundry room, private sleeping headquarters, unisex restrooms, mechanical, electrical, communications rooms, and staff parking.



Rendering of Fire Station 57

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$2,462,135			
Construction	\$9,719,465			

Capital Improvement Program

FY 2019-20 to FY 2021-22

C.A — Essential Facilities: Public Safety Center

Total Cost Estimate \$46,617,266

Project Description and Background

The new 44,000-square-foot Public Safety Center, located across from City Hall, is currently an active construction project. The center will be replacing Fire Station 51 (Downtown Fire Station) and make room for fire, police, and emergency services. The project includes a subterranean garage, public plaza and associated site, and landscaping improvements.



Rendering of Public Safety Center

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$842,000			
Design	\$9,987,266			
Construction	\$35,788,000			

DRAINAGE

D.A — Cayes Pump Station Control System

Total Cost Estimate \$130,415

Project Description and Background

The Cayes Pump Station was originally constructed in the 1960s. The existing pump station is operated manually and has no telemetry or automation. This project includes updating the existing pump controls, so the systems can be operated remotely. Pump station improvements are expected to include radio equipment for connection to the City's existing SCADA system, remote monitoring and control equipment, and a new control system to house the equipment.



Cayes Pump Station Control System to be updated

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$10,415			
Design				
Construction	\$120,000			

D.A — Los Gamos & Oleander Drainage Improvements (Design)

Total Cost Estimate \$38,380

Project Description and Background

This project includes a preliminary feasibility study which will determine what drainage improvements are needed to prevent flooding from occurring on the east side of Oleander. This study will examine the cost of different alternatives including pump station or drainage system improvements.



Los Gamos and Oleander Drive Intersection

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$12,800			
Design	\$25,580			
Construction				

Capital Improvement Program

FY 2019-20 to FY 2021-22

D.A — San Quentin Pump Station Reconstruction (Design)

Total Cost Estimate \$374,017

Project Description and Background

This project includes a preliminary study of relocating the existing San Quentin Pump Station to a location that is closer to the Bay to avoid pumping pressure issues that currently exist at the station. This study will examine the cost of relocation versus replacement of the existing station and provide estimates for both.



San Quentin Pump Station

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$374,017		
Construction				

D.A — Sea Level Vulnerability Study

Total Cost Estimate \$82,118

Project Description and Background

This project includes identifying low lying areas along the canal and waterfront to anticipate where improvements are needed for sea level rise.



East San Rafael Aerial

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning		\$9,318		
Design		\$72,800		
Construction				

PARKS

P.A — Pickleweed Park Playground Improvements

Total Cost Estimate \$317,421

Project Description and Background

The Pickleweed Park Playground Improvements project included the removal of the existing play equipment and installation of new play structures, slides, swings, and other assorted play features at the park. The overall size of the area where the equipment is to be does not change from the existing footprint. This project is supported by the federal Community Block Grant (CDBG) program. It provides significant improvements to the local park which is heavily utilized by the Canal, Bahia, and Spinnaker & Baypoint neighborhoods. The City sought input from the community on the style and type of play structure equipment to be installed at this site.



Playground Structure at Pickleweed Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$5,655			
Design				
Construction	\$238,866	\$72,900		

P.A — Shoreline Park Restroom

Total Cost Estimate \$93,918

Project Description and Background

The restroom has been non-operational and closed for several years. Repairs are necessary to restore proper functioning of the restroom. The new restroom installed will be built to meet the latest ADA standards.



Current closed bathroom at Shoreline Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$14,417			
Design	\$9,501			
Construction	\$70,000			

Capital Improvement Program
 FY 2019-20 to FY 2021-22

RIGHT-OF-WAY

R.A — Lincoln Avenue Bridge Repair (Design)

Total Cost Estimate \$110,000

Project Description and Background

Recent Caltrans reviews of our bridges noted that the substructure, which supports the Lincoln Avenue Bridge, is deteriorated and needs repair.



Detoriated substructure

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$110,000		
Construction				

R.A — Lincoln Avenue Curb Ramps (Design)

Total Cost Estimate \$120,550

Project Description and Background

This project includes the installation of curb ramps on Lincoln Avenue in preparation of a microseal operation that needs to be performed by the San Rafael Sanitation District.



Lincoln Avenue from Highway 101 Southbound off-ramp

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$120,550		
Construction				

R.A — Street Resurfacing FY 2018-19

Total Cost Estimate \$2,948,349

Project Description and Background

This project includes resurfacing a portion of the City's 175 miles of roadways.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$2,948,349		

Capital Improvement Program

FY 2019-20 to FY 2021-22

TRANSPORTATION

T.A — Merrydale Pathway – North Connector (Design)

Total Cost Estimate \$181,244

Project Description and Background

This pathway would provide safe pedestrian and bicycle access to the SMART Civic Center station, from Las Gallinas Avenue and the Northgate Shopping Center area via North Merrydale Road. The pathway would be an extension of the existing North San Rafael Promenade multi-use pathway and would be constructed along one side of the roadway. Funding for the construction of this pathway has not been identified at this time.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$181,244		
Construction				

T.A – Northbound 101 Offramp - Second Right Turn Lane (Design)

Total Cost Estimate \$121,500

Project Description and Background

This project includes the installation of a second right-turn lane from the Northbound Central San Rafael offramp onto Second Street. Caltrans will be installing this new turn pocket with their bridge replacement project scheduled to start in the fall of 2019.



Right-turn lane from Northbound 101 to Second Street

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$121,500		
Construction				

T.A — Second and Third Street Signalization Improvements

Total Cost Estimate \$528,315

Project Description and Background

This project includes installing new signal systems just before the new rail crossings of Second and Third Street. The construction will be performed in conjunction with SMART’s work on the rail system and is intended to keep vehicles off the rail tracks at all times. Work should be completed prior to rail testing and revenue service for the train.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$148,315			
Construction	\$380,000			

Section V: New Projects

New Projects: Project Descriptions and Budget Detail

CITY-OWNED PROPERTY

C.01 — Essential Fire Station 54 & 55 Remodel

Total Cost Estimate \$7,399,116

Project Description and Background

Remodel the existing fire station – built in 1964 – to meet current state and local codes for the safety of the fire fighters and the residents they serve. This is part of Phase II of the strategic plan approved in July 2015 for essential public safety facilities in San Rafael, funded by Measure E.

This includes a seismic retrofit, remodel, and minor expansion. This is part of Phase II of the strategic plan approved in July 2015 for essential public safety facilities in San Rafael, funded by Measure E.



Front of Fire Station 54



Fire Station 55

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$26,116	\$655,226		
Construction			\$6,717,774	

C.02 — Childcare Portable Building Replacement (Silveria, Dixie, and Pickleweed)

Total Cost Estimate \$1,253,425

Project Description and Background

This project includes replacing portable buildings at the Dixie School Campus and the Mary Silvera Campus, which are used for after-school care programs.



Portable building to be replaced at Dixie

Project Costs and Timeline

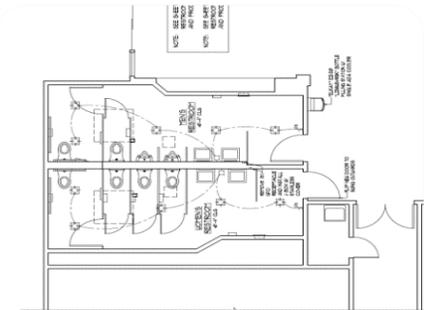
	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$3,425	\$120,000		
Construction		\$880,000	\$250,000	

C.03 — B Street Community Center Restroom Remodel

Total Cost Estimate \$95,385

Project Description and Background

This project includes the replacement of the interior restroom at B Street which has significant wall deterioration. The B Street Community Center is the City's oldest community center; therefore, it requires several facility improvements.



B Street Restroom Plan

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$10,385			
Construction		\$85,000		

Capital Improvement Program
 FY 2019-20 to FY 2021-22

C.04 — Albert Park Ball Field ADA Restrooms

Total Cost Estimate \$80,000

Project Description and Background

The restrooms that serve the Albert Park Ball Field are not currently accessible by persons with disabilities. This has resulted in the seasonal rental of disability-accessible portable restrooms. This project would retrofit the current restrooms to accommodate full access.



Current conditions of Albert Park Ball Field restrooms

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$80,000		

C.05 — Albert Park Baseball Stadium – ADA Lift

Total Cost Estimate \$50,000

Project Description and Background

This project includes the installation of an automated lift for disabled patrons to access the Ball Fields bleacher area.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$50,000		

C.06 — City Hall Server Room Upgrade

Total Cost Estimate \$30,000

Project Description and Background

This project includes improving the server room cooling systems and re-organizing the systems within the area to be away from any walls that tend to collect condensation and moisture.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$30,000		

C.07 — City Hall Accessibility and Security Improvements

Total Cost Estimate \$69,150

Project Description and Background

This project includes improvements to the entrances of City Hall, such as, providing more lighting, accessibility, and improving ADA compliance. The project also includes security upgrades to the Council Chambers.



Front Entrance of City Hall

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$6,650			
Design	\$2,500			
Construction		\$60,000		

Capital Improvement Program
 FY 2019-20 to FY 2021-22

C.08 — B Street Community Center – Miscellaneous Repair

Total Cost Estimate \$70,000

Project Description and Background

The Facility Assessment Study, which was completed in 2018, identified deficiencies within several City facilities. This project is based off the recommendations in the study, and includes repairing and waterproofing the roof soffit, removing the stains on the brick areas, repairing the metal coping, repairing the ceiling tiles, and minor electrical repairs.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$70,000		

C.09 — Terra Linda Community Center HVAC Replacement

Total Cost Estimate \$150,000

Project Description and Background

This project includes the design and construction of replacing the existing heating, ventilation, and air conditioning units in the Terra Linda Community Center.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction			\$150,000	

C.10 — Microwave Network for Public Safety Center

Total Cost Estimate \$80,000

Project Description and Background

This project includes improving the communication system between the new Public Safety Center and the City's relay towers at Dollar Hill.



Example of Microwave System

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				\$7,000
Construction				\$73,000

C.11 — Albert J. Boro Community Center – Miscellaneous Repair

Total Cost Estimate \$140,000

Project Description and Background

This project includes miscellaneous repairs to the facility including trim repair, exterior molding repair, and tile modifications.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction				\$140,000

C.12 — Public Works Corp Yard – Miscellaneous Repair

Total Cost Estimate \$30,000

Project Description and Background

This project includes miscellaneous repairs to the facility including replacing stucco panels and replacing partial roofing.



Department of Public Works Offices

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction				\$30,000

C.13 — Fifth Street and C Street Parking Garage Improvements

Total Cost Estimate \$318,730

Project Description and Background

This project includes seismic upgrades and repairs to the parking facility at Fifth Street and C Street, based on the original study.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$8,730			
Design	\$65,000			
Construction			\$245,000	

C.14 — Conversion of City Hall Police Station after PSC

Total Cost Estimate \$400,000

Project Description and Background

This project includes re-examining the first-floor space at City Hall, which will be vacated as the Police Department occupies the new Public Safety Center. Reconfiguration of the space will be needed to house other City departments.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$400,000		

C.15 — Fifth and Garden Parking Lot Resurfacing

Total Cost Estimate \$85,000

Project Description and Background

This project includes resurfacing an existing City parking lot located at Fifth and Garden.



Fifth and Garden parking lot from Fifth Street

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$15,000		
Construction		\$70,000		

C.16 — Third and Lootens Parking Structure Repairs

Total Cost Estimate \$575,000

Project Description and Background

This project includes implementing structural repairs and improvements identified in the Parking Structure Evaluation, which was completed in 2016. Potential redevelopment of the site could modify the repair plan.



Third and Lootens Parking Structure

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design			\$50,000	
Construction			\$525,000	

C.17 — Third and A Street Parking Structure Repairs

Total Cost Estimate \$500,000

Project Description and Background

This project includes implementing structural repairs and improvements identified in the Parking Structure Evaluation, which was completed in 2016.



Third and A Parking

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design			\$30,000	
Construction			\$470,000	

C.18 — Third and C Street Parking Structure Repairs

Total Cost Estimate \$145,000

Project Description and Background

This project includes implementing structural repairs and improvements identified in the Parking Structure Evaluation, which was completed in 2016.



Third and C Parking Structure

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design			\$10,000	
Construction			\$135,000	

Capital Improvement Program
 FY 2019-20 to FY 2021-22

DRAINAGE

D.01 – D.03 — Stormwater System Pump and CMP Replacement, System Upgrades FY 2019-20, 2020-21, & 2021-22

Total Cost Estimate \$705,300/year

Project Description and Background

This annual project includes maintenance of our twelve pump stations. This includes replacing motors and equipment to control flooding in the low area of the City.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$705,300	\$705,300	\$705,300

D.04 — First and D Street Drainage Improvements

Total Cost Estimate \$300,000

Project Description and Background

This project includes replacing deteriorated and corrugated metal pipes.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction			\$300,000	

PARKS

P.01 — Gerstle Park Restroom Repair

Total Cost Estimate \$30,000

Project Description and Background

The Facility Assessment Study, which was completed in 2018, identified deficiencies within several City facilities. This project is based on the recommendations in the study and includes repairing the siding and internal fixture of an existing restroom at Gerstle Park.



Gerstle Park Restroom

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$30,000		

P.02 — Gerstle Park Playground Structure

Total Cost Estimate \$225,000

Project Description and Background

This project includes replacing the existing play structure with a new play system at this park. The overall footprint of the play areas is not modified.



Play Structure at Gerstle Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction			\$225,000	

P.03 — Sun Valley Park Playground Structure

Total Cost Estimate \$225,000

Project Description and Background

This project includes replacing the existing play structure with a new play system at this park. The overall footprint of the play areas is not modified.



Current playground structure at Sun Valley Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$225,000		

P.04 — Peacock Gap Playground Structure

Total Cost Estimate \$250,000

Project Description and Background

This project includes replacing the existing play structure with a new play system at this park. The overall footprint of the play areas is not modified.



Current playground structure at Peacock Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$250,000		

P.05 — Bernard Hoffman Playground Upgrade

Total Cost Estimate \$250,000

Project Description and Background

This project includes replacing the existing play structure with a new play system at this park. The overall footprint of the play areas is not modified.



Current playground structure at Bernard Hoffman

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$250,000		

P.06 — Pickleweed Park Field Synthetic Field Conversion (Design)

Total Cost Estimate \$20,000

Project Description and Background

This project includes contracting for the design of replacing the existing turf area at Pickleweed Park with a synthetic field.



Current field at Pickleweed Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$20,000		
Construction				

P.07 — Gerstle Park, Peacock Gap, and Santa Margarita Tennis Court Resurfacing

Total Cost Estimate \$120,000

Project Description and Background

This project includes repairing and resurfacing the existing tennis courts at the noted parks.



Santa Margarita Tennis Court

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction				\$120,000

P.08 — Terra Linda Community Center Basketball Court Repaving and Shade Structure

Total Cost Estimate \$150,000

Project Description and Background

This project includes repairing or possibly replacing the existing concrete basketball area with another material that is less susceptible to damage.



Terra Linda Community Center Basketball Court

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction				\$150,000

RIGHT-OF-WAY

R.01 – R.03 — Street Resurfacing FY 2019-20, 2020-21, 2021-22

Total Cost Estimate \$2,600,000/year

Project Description and Background

This project includes resurfacing a portion of the City's 175 miles of roadway.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$2,250,000	\$2,600,000	\$2,600,000

R.04 — Smith Ranch Road Resurfacing

Total Cost Estimate \$1,633,769

Project Description and Background

This project includes resurfacing Smith Ranch Road under Highway 101.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction	\$133,769	\$1,500,000		

Capital Improvement Program
 FY 2019-20 to FY 2021-22

R.05 — Andersen Drive Microseal

Total Cost Estimate \$200,000

Project Description and Background

This project includes placing a microseal wearing course on Andersen Drive from Jacoby South. Curb ramps at certain areas may be required.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$200,000		

R.06 — Southern Heights Bridge Replacement

Total Cost Estimate \$4,562,247

Project Description and Background

The Southern Heights Bridge is a one lane multi-span stringer structure with a timber deck supported on timber bents with concrete pedestal footings and reinforced concrete wall abutments that was constructed in 1981. The Southern Heights Bridge was inspected in 2011 by Caltrans Structure Maintenance and Investigations Based on the Caltrans recommendations, the bridge is eligible for replacement at Caltrans' expense. The City has nearly completed the design and plans to do construction next year. In December 2017, a Caltrans inspector ordered the immediate closure of the existing bridge due to safety concerns.



Beginning of the bridge from Meyer Road

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$561,724			
Construction	\$523	\$4,000,000		

R.07 – R.09 — Sidewalk Repair Program FY 2019-20, 2020-21, 2021-22

Total Cost Estimate \$350,000/year

Project Description and Background

The Sidewalk Repair Program was established to share the financial burden associated with sidewalk maintenance between the City and property owners and streamlines and consolidates sidewalk repairs throughout the City. More information is at www.cityofsanrafael.org/sidewalks.



Bayview St. repaired by constructing the sidewalk around the tree

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$350,000	\$350,000	\$350,000

R.10 — Southern Heights at Courtright Road Repair

Total Cost Estimate \$400,000

Project Description and Background

This project includes the installation of a downhill retaining wall system to support the roadway which is currently sloughing.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$400,000		

Capital Improvement Program
 FY 2019-20 to FY 2021-22

R.11 — Francisco Boulevard East Road Resurfacing

Total Cost Estimate \$980,000

Project Description and Background

This project includes resurfacing Francisco Blvd East from Andersen Drive to the Highway 101 onramp.



Francisco Boulevard East

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design			\$60,000	
Construction			\$920,000	

R.12 — Lincoln Avenue Curb Ramps (Construction)

Total Cost Estimate \$1,500,000

Project Description and Background

This project includes the installation of Curb Ramps on Lincoln Avenue in preparation of a Microseal operation that needs to be performed by SRSD.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$1,500,000		

R.13 — 76 D Street Hillside Revetment

Total Cost Estimate \$75,000

Project Description and Background

Excavate vertical slopes and create a flat bench for material to collect in future storm events.



76 D Street Hillside Damage

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$7,000		
Construction		\$68,000		

R.14 — Antonette and D Street Improvements

Total Cost Estimate \$75,000

Project Description and Background

This project includes modifications related to adjacent city drainage features and the curb ramp at the corner of Antonette and D Street.



201 D Street Crosswalk

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				\$7,000
Construction				\$68,000

Capital Improvement Program
 FY 2019-20 to FY 2021-22

R.15 — Fifth and D Resurfacing – Public Safety Center

Total Cost Estimate \$200,000

Project Description and Background

This project includes resurfacing Fifth Street between C and D Street after the Public Safety Center.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$200,000		

R.16 — First Street at Mahon Creek Wall Repair

Total Cost Estimate \$215,443

Project Description and Background

This project includes the repair of the creek bank on First Street.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design		\$15,443		
Construction		\$200,000		

R.17 — Schoen Park Modifications

Total Cost Estimate \$500,000

Project Description and Background

New playground amenities have been added to the adjacent Pickleweed Park, replacing the existing features. The next phase of the project includes the installation of angled parking along Canal Boulevard East of the Albert J. Boro Center.



Schoen Park

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$500,000		

R.18 — Bungalow Avenue Reconstruction

Total Cost Estimate \$840,000

Project Description and Background

This project includes resurfacing Bungalow Avenue, which is an older street. The work includes, but is not limited to, lowering the roadway crown, potentially lowering utilities, replacing a drainage system, and modifications to driveway approaches.



Bungalow Ave

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction	\$640,000	\$100,000	\$100,000	

TRANSPORTATION

T.01 – T.03 — Crosswalk Improvements Citywide FY 2019-20, 2020-21, 2021-22

Total Cost Estimate \$100,000/year

Project Description and Background

The City of San Rafael has many mid-block roadway crosswalks. This project includes some systematic improvements to the City’s mid-block crosswalks based on a priority developed through a crosswalk study in 2018. Improvements may include, but are not limited to, signage and striping upgrades, rectangular rapid flashing beacons, overhead flashing beacons, speed signs, and red curb modifications.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$100,000	\$100,000	\$100,000

T.04 — Innovative Deployment of Enhanced Arterials (IDEA)

Total Cost Estimate \$999,154

Project Description and Background

This project will deploy Automated Traffic Signal Performance Measures (ATSPM) to 54 signals in Central San Rafael. This system will allow the City to gather real-time traffic data for analysis. The City will be able to re-time traffic signals in Central San Rafael based on observed patterns from collected data to improve travel time, congestion, safety, and air quality. This project may take up to 3 years to implement and is necessary prior to the implementation of the Central San Rafael Adaptive Traffic Signal Control System project.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$255,499			
Construction		\$743,655		

T.05 — Third Street and Hetherton Intersection Improvements

Total Cost Estimate \$836,094

Project Description and Background

This project includes both vehicular travel and pedestrian safety improvements at the intersection of Third and Hetherton Street.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning	\$94,035			
Design	\$72,059			
Construction		\$670,000		

T.06 — Francisco Boulevard East Sidewalk Widening

Total Cost Estimate \$7,292,820

Project Description and Background

The existing sidewalk along Francisco Boulevard East is utilized daily by pedestrians and bicyclists that must navigate the congestion of fire hydrants and power poles. This project will install an 8-foot-wide sidewalk/bike pathway on Francisco Boulevard East between Vivian Street and the Grand Avenue Bridge, thus, providing more room for pedestrians and bicyclists. The project also includes new roadway safety lighting (LED), landscaping, and drainage improvement.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$460,820			
Construction		\$6,832,000		

Capital Improvement Program
FY 2019-20 to FY 2021-22

T.07 — Third Street Improvements – Lindero to Miracle Mile

Total Cost Estimate \$11,752,230

Project Description and Background

The City received major allocation from the Transportation Authority of Marin through the Measure A program to rehabilitate Third Street from Grand Avenue to Miracle Mile. Currently, ideas for improvements are being discussed with stakeholders. The intent of the improvements is to provide congestion relief and safety improvements along Third Street.



Aerial view of Third St

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design	\$552,230			
Construction		\$11,200,000		

T.08 — Freitas and Highway 101 Offramp Improvements

Total Cost Estimate \$1,285,000

Project Description and Background

The project entails improving several deficiencies at the intersection which are affecting the safety record. The improvements will include signal-head visibility improvements, detection, striping, equipment upgrades, and communications upgrades.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning		\$35,000		
Design		\$50,000		
Construction			\$1,200,000	

T.09 — Third Street Intersection Improvements: Grand to Lindaro

Total Cost Estimate \$3,900,000

Project Description and Background

This project focuses on improving the intersection by improving ADA modifications, signal head visibility, sidewalks, and pavement rehabilitation. A major aspect of this project is to install a critical signal communication conduit, thus, improving the downtown fiber connectivity overall. Additionally, this project is partially funded by the Highway Safety Improvement Fund.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction		\$100,000	\$3,800,000	

T.10 — Second Street Intersection Improvements

Total Cost Estimate \$2,100,000

Project Description and Background

This project is to rehabilitate the pavement and upgrade signal equipment including ADA ramps and signal hardware and communication.



Second St and Lindaro Intersection

Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design			\$100,000	
Construction				\$2,000,000

T.11 — Fifth Street Signal System Improvements: Court to E Streets

Total Cost Estimate \$200,000

Project Description and Background

This project includes updating obsolete signal cabinets including: detection, lighting, and ADA modifications.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction			\$200,000	

T.12 — Fourth Street Signal System Improvements: B Street to Cias

Total Cost Estimate \$1,000,000

Project Description and Background

This project entails updating obsolete signal cabinets including: detection, lighting, and ADA modifications.



Project Costs and Timeline

	Prior Year Funding	FY 2019-20	FY 2020-21	FY 2021-22
Planning				
Design				
Construction			\$1,000,000	

Active Projects

All project funding is in "Prior Year Funding"

				Total			Prior Year Funding			FY 2019-20 Total			FY 2020-21			FY 2021-22		
				Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction
City Owned Property	C.A	B Street Community Center Safety System Update - Stage Area	603	Building Maintenance	\$2,755	\$41,223	\$60,000	\$2,755	\$41,223	\$60,000								
	C.A	Essential Facilities: Fire Station 57	420	Measure E		\$2,462,135	\$9,719,465		\$2,462,135	\$9,719,465								
	C.A	Essential Facilities: Public Safety Center	420	Measure E	\$842,000	\$9,987,266	\$35,788,000	\$842,000	\$9,987,266	\$35,788,000								
City Owned Property Total					\$844,755	\$12,490,624	\$45,567,465	\$844,755	\$12,490,624	\$45,567,465								
Drainage	D.A	Cayes Pump Station Control System	235	Baypoint Lagoon Assessment District	\$10,415		\$120,000	\$10,415		\$120,000								
	D.A	Los Gamos and Oleander Drainage Improvements (Design)	205	Stormwater Fund	\$12,800	\$25,580		\$12,800	\$25,580									
	D.A	San Quentin Pump Station Reconstruction (Design)	205	Stormwater Fund		\$374,017			\$374,017									
	D.A	Sea Level Rise Vulnerability Study	603	Building Maintenance	\$9,318	\$72,800		\$9,318	\$72,800									
Drainage Total					\$32,533	\$472,397	\$120,000	\$32,533	\$472,397	\$120,000								
Parks	P.A	Pickleweed Park Playground Improvements	603	Building Maintenance	\$5,655		\$38,866	\$5,655		\$38,866								
				Grant: CDBG (Federal)			\$272,900			\$200,000			\$72,900					
	P.A	Shoreline Park Restroom	603	Building Maintenance	\$14,417	\$9,501	\$70,000	\$14,417	\$9,501	\$70,000								
Parks Total					\$20,072	\$9,501	\$381,766	\$20,072	\$9,501	\$308,866			\$72,900					
Right-of-Way	R.A	Lincoln Avenue Bridge Repair (Design)	206	Gas Tax		\$110,000			\$110,000									
	R.A	Lincoln Avenue Curb Ramps (Design)	206	Gas Tax - RMRA		\$120,550			\$120,550									
	R.A	Street Resurfacing FY 2018-19	206	Gas Tax			\$2,301,675			\$2,301,675								
				Gas Tax - Measure A Local Transportation Sales Tax			\$646,674			\$646,674								
Right-of-Way Total					\$0	\$230,550	\$2,948,349	\$0	\$230,550	\$2,948,349								
Transportation	T.A	Merrydale Pathway - North Connector (Design)	206	Gas Tax - RMRA		\$181,244			\$181,244									
	T.A	NB 101 Offramp-Second Right Turn Lane (Design)	206	Gas Tax		\$121,500			\$121,500									
	T.A	Second and Third Street Signalization Improvements	246	Traffic Mitigation Fund		\$148,315	\$380,000		\$148,315	\$380,000								
Transportation Total					\$0	\$451,059	\$380,000	\$0	\$451,059	\$380,000								

City Owned Property

			Total			Prior Year Funding			FY 2019-20 Total			FY 2020-21			FY 2021-22		
			Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction
Funded	C.01	Essential Facilities: Fire Station 54 & 55 Remodel															
	C.02	Childcare Portable Building Replacement (Silveria, Dixie and Pickleweed)															
	C.03	B Street Community Center Restroom Remodel															
	C.04	Albert Park Ball Field ADA Restrooms															
	C.05	Albert Park Baseball Stadium - ADA Lift															
	C.06	City Hall Server Room Upgrade															
	C.07	City Hall Accessibility and Security Improvements															
	C.08	B Street Community Center - Misc Repair															
	C.09	Terra Linda Community Center HVAC Replacement															
	C.10	Microwave Network for Public Safety Center															
	C.11	Albert J. Boro Community Center - Misc Repair															
	C.12	Public Works Corp Yard - Misc Repair															
	C.13	Fifth Street and C Street Parking Garage Improvements															
	C.14	Conversion of City Hall Police Station after Public Safety Center															
	C.15	Fifth and Garden Parking Lot Resurfacing															
	C.16	Third and Lootens Parking Structure															
	C.17	Third and A Street Parking Structure Repairs															
	C.18	Third and C Street Parking Structure Repairs															
Funded Total																	
Unfunded		Parkside Preschool Playground Renovation															
		519 4th Street Roof and Structural Upgrade															
		Parkside Children's Center															
		Coleman Childcare Center															
		Falkirk Cultural Center - Misc Repair															
		Albert Park Baseball Stadium - Misc Repair															
		Library Restroom Addition															
		B Street Community Center Re-Roof															
		Terra Linda Community Center Misc.															
		Childcare Portable Building Replacement (Vallecito)															
		Glenwood Childcare Center															
		Resurface City Hall Parking Lots, Lower and Upper															
		Downtown Library Interior Painting															
		Albert J. Boro Community Center HVAC Repair															
		B Street Community Center Parking Lot Resurfacing															
		City Hall & Library Lighting and Landscaping Improvements															
		Court Street Fountain Repair															
		Downtown Fiber Connection															
		Terra Linda Recreation Center Hardscape Repair															
		City Hall Fire Upgrades															
		Terra Linda Pool House Electrical Upgrades															
		Albert J. Boro Center Additional Parking															
		Downtown Library Re-roof															
		Albert J Boro Library Electrical Upgrades															
		Mail Room Relocation															
		Fourth Street Twinkle Lights Replacement															
		Albert J. Boro Community Center Replace Room Partician															
		B Street Community Center Concrete Entrance Reconstruction															
		Library Book Shelving Replacement															
		Library Children's Patio Enclosure															
		Internet Upgrade at Corp Yard															
Unfunded Total																	

Parks

			Total		
			Planning	Design	Construction
Funded	P.01	Gerstle Park Restroom Repair			\$30,000
	P.02	Gerstle Park Playground Structure			\$100,000
					\$125,000
	P.03	Sun Valley Park Playground Structure			\$121,162
					\$103,838
	P.04	Peacock Gap Park Playground Structure			\$250,000
	P.05	Bernard Hoffman Playground Structure			\$250,000
	P.06	Pickleweed Park Field Synthetic Field Conversion (Design)		\$20,000	
	P.07	Gerstle Park, Peacock Gap and Santa Margarita Tennis Court Resurfacing			\$110,000
					\$10,000
	P.08	Terra Linda Community Center Basketball Court Repaving and Shade Str			\$150,000
Funded Total			\$0	\$20,000	\$1,250,000
Unfunded		Open Space Tree Assessment and Removal			\$135,000
		Starkweather Park Improvements			\$50,000
		Terra Linda Community Center Play Area and Access Improvements			\$58,000
		Pickleweed Park Basketball Court			\$150,000
		Victor Jones Park Restroom Upgrades			\$150,000
		Bret Hart Landscape Walls		\$4,000	\$41,000
		Pickleweed Park Field Synthetic Field Conversion (Construction)			\$3,570,000
		Bernard Hoffman Drainage and Irrigation Improvements			\$50,000
Unfunded Total			\$0	\$4,000	\$4,204,000

Prior Year Funding			FY 2019-20 Total			FY 2020-21			FY 2021-22		
Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction
					\$30,000						
										\$100,000	
										\$125,000	
					\$121,162						
					\$103,838						
					\$250,000						
					\$250,000						
					\$20,000						
											\$110,000
											\$10,000
											\$150,000
			\$0	\$0	\$0	\$20,000	\$755,000	\$225,000			\$270,000
			\$0	\$0	\$0						

Right of Way

			Total			Prior Year Funding			FY 2019-20 Total			FY 2020-21			FY 2021-22		
			Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction
Funded	R.01	Street Resurfacing FY 2019-20															
		206 Gas Tax			\$1,034,104												
		Gas Tax - Measure A Local Transportation Sales Tax			\$1,215,896												
	R.02	Street Resurfacing FY 2020-21															
		206 Gas Tax			\$1,628,435												
		Gas Tax - Measure A Local Transportation Sales Tax			\$971,565												
	R.03	Street Resurfacing FY 2021-22															
		206 Gas Tax			\$1,601,106												
		Gas Tax - Measure A Local Transportation Sales Tax			\$998,894												
	R.04	Smith Ranch Road Resurfacing															
		206 Gas Tax - RMRA			\$1,633,769												
	R.05	Andersen Drive Microseal															
		206 Gas Tax			\$200,000												
	R.06	Southern Heights Bridge Replacement															
		Caltrans Highway Bridge Program			\$561,724	\$4,000,523											
	R.07	Sidewalk Repair Program FY 2019-20															
		206 Gas Tax			\$350,000												
	R.08	Sidewalk Repair Program FY 2020-21															
		206 Gas Tax			\$350,000												
	R.09	Sidewalk Repair Program FY 2021-22															
		206 Gas Tax			\$350,000												
	R.10	Southern Heights at Courtright Road Repair															
		206 Gas Tax			\$400,000												
	R.11	Francisco Blvd East Resurfacing															
		206 Gas Tax			\$60,000	\$920,000											
	R.12	Lincoln Avenue Curb Ramps (Construction)															
		206 Gas Tax - RMRA			\$1,500,000												
	R.13	76 D Street Hillside Revetment															
		Grant: CalOES			\$7,000	\$68,000											
	R.14	Antonette and D Street Improvements															
		206 Gas Tax			\$7,000	\$68,000											
	R.15	Fifth and D Resurfacing - Public Safety Center															
		206 Gas Tax			\$200,000												
	R.16	First Street at Mahon Creek Wall Repair															
		206 Gas Tax			\$15,443	\$200,000											
	R.17	Schoen Park Modifications															
		206 Gas Tax			\$500,000												
	R.18	Bungalow Avenue Reconstruction															
		206 Gas Tax			\$840,000												
Funded Total																	
					\$0	\$651,167	\$19,030,292										
Unfunded		Lincoln Avenue Bridge Repair (Construction)															
		Grants: Unsecured															
		Fourth Street Curb Ramp Replacement															
		Unfunded															
		Fairhills Drive Slide Repair															
		Unfunded															
		Second Street Resurfacing (Phase 1)															
		Unfunded															
		Mission Ave (Boyd Park) Sidewalk															
		Unfunded															
		Aerial Undergrounding of Utilities															
		Unfunded															
Unfunded Total																	
					\$0	\$355,000	\$3,645,000										
					\$0	\$577,167	\$774,292	\$7,000	\$11,268,000	\$60,000	\$3,970,000	\$7,000	\$3,018,000				
					\$0	\$0	\$0										

Transportation

			Total			Prior Year Funding			FY 2019-20 Total			FY 2020-21			FY 2021-22		
			Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction	Planning	Design	Construction
Funded	T.01	Crosswalk Improvements Citywide FY 2019-20			\$100,000												
	T.02	Crosswalk Improvements Citywide FY 2020-21			\$100,000												
	T.03	Crosswalk Improvements Citywide FY 2021-22			\$100,000												
	T.04	Innovative Deployment of Enhanced Arterials (IDEA)		IDEA Grant (MTC)	\$255,499	\$743,655											
	T.05	Third Street and Hetherton Intersection Improvements		206 Gas Tax		\$400,000											
				246 Traffic Mitigation Fund	\$94,035	\$72,059											
				Grant: Highway Safety Improvement Program		\$270,000											
	T.06	Francisco Blvd East Sidewalk Widening		206 Gas Tax		\$460,820	\$707,000										
				Grant: OBAG (Federal)		\$2,100,000											
				Grant: ATP (State)		\$4,025,000											
	T.07	Third Street Improvements - Lindaro to Miracle Mile		Grant: State-Local Partnership Program		\$1,500,000											
				Grant: Measure A Major Road Improvements		\$552,230	\$9,700,000										
	T.08	Freitas and Highway 101 Offramp Improvements		206 Gas Tax	\$35,000	\$50,000	\$1,200,000										
	T.09	Third Street Intersection Improvements: Grand to Lindaro		206 Gas Tax		\$1,000,000											
				246 Traffic Mitigation Funds		\$300,000											
				Grant: Measure A Major Road Improvements		\$1,100,000											
				Grant: HSIP		\$1,500,000											
	T.10	Second Street Intersection Improvements		206 Gas Tax		\$100,000	\$1,000,000										
				246 Traffic Mitigation Funds		\$1,000,000											
	T.11	Fifth Street Signal System Improvements: Court to E Streets		246 Traffic Mitigation Fund		\$200,000											
	T.12	Fourth Street Signal System Improvements: B Street to Cijos		246 Traffic Mitigation Fund		\$1,000,000											
	T.13	North San Rafael Traffic Signal Connections		246 Traffic Mitigation Fund		\$300,000											
	T.14	Bicycle & Pedestrian Master Plan Implementation FY 2019-20		206 Gas Tax		\$100,000											
	T.15	Bicycle & Pedestrian Master Plan Implementation FY 2020-21		206 Gas Tax		\$100,000											
	T.16	Bicycle & Pedestrian Master Plan Implementation FY 2021-22		206 Gas Tax		\$100,000											
Funded Total					\$129,035	\$1,490,608	\$28,645,655										
Unfunded		San Rafael Highschool Crosswalk		Grants: Unsecured		\$30,000	\$150,000										
		Safe Routes to School – Davidson Phase 2		Unfunded			\$100,000										
		Freitas and Las Gallinas: Left turn signal head		Unfunded			\$100,000										
		West End/Marquad Bulb Out and Bicycle Improvements		Unfunded		\$25,000	\$225,000										
		Francisco Blvd. West MUP Phase II		Grants: Unsecured			\$1,800,000										
				Grants: Urban Greening (CA Natural Resources Agency)			\$1,200,000										
		Bellam/Andersen Intersection Improvements		Unfunded	\$50,000	\$31,111	\$318,889										
		Merrydale Pathway - North Connector (Construction)		Unfunded			\$1,040,000										
		South Merrydale Connector		Unfunded			\$150,000										
Unfunded Total					\$50,000	\$86,111	\$5,083,889										
								\$0	\$0	\$30,000				\$150,000			

Cover Page

Attachment 4. – Resolution Approving Fiscal Year 2019-2020
Gann Appropriations Limit, and Exhibits A and B

Exhibit A. - Gann Limit Calculation 19-20

Exhibit B. - Gann Limit Growth 19-20

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
APPROVING FISCAL YEAR 2019-2020 GANN APPROPRIATIONS LIMIT AT
\$138,889,447**

WHEREAS, California Constitution Article XIII B, which was approved as Proposition 4 by the voters of the State of California on November 6, 1979, imposes on the state and on each local jurisdiction a limitation on the amount of budget appropriations they are permitted to make annually (the "Appropriations Limit", sometimes referred to as the "Gann Appropriations Limit") and limits changes in the Appropriations Limit to an annual adjustment for the change in the cost of living and the change in population; and

WHEREAS, California Government Code Section 7910, which implements Article XIII B, requires that the governing body of each local jurisdiction shall establish its Appropriations Limit at a regularly scheduled meeting or noticed special meeting; and

WHEREAS, as permitted by Proposition 111, adopted by the voters in 1990, the City has elected to use the percent change in the population of San Rafael from January 1, 2018 to January 1, 2019, and the percent change in California's per capita personal income, for the calculation of the annual adjustment to the City's Appropriations Limit; and

WHEREAS, documentation used in the determination of the City's Appropriations Limit has been available to the public in the Finance Department as provided by Government Code Section 7910;

NOW, THEREFORE, BE IT RESOLVED that the City Council of San Rafael, pursuant to the provisions of Article XIII B and Government Code Sections 7901 through 7914, does hereby establish the Appropriations Limit for fiscal year 2019-2020 for the City of San Rafael at \$138,889,447 as documented in Exhibit A, and further establishes the 2019-2020 Appropriations Subject to the Gann Appropriations Limit at \$82,867,376 as documented in Exhibit B, which Exhibits are attached hereto and incorporated herein by reference as though fully set forth.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting

on the City Council of said City held on Monday, the 15th day of July 2019, by the following vote to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

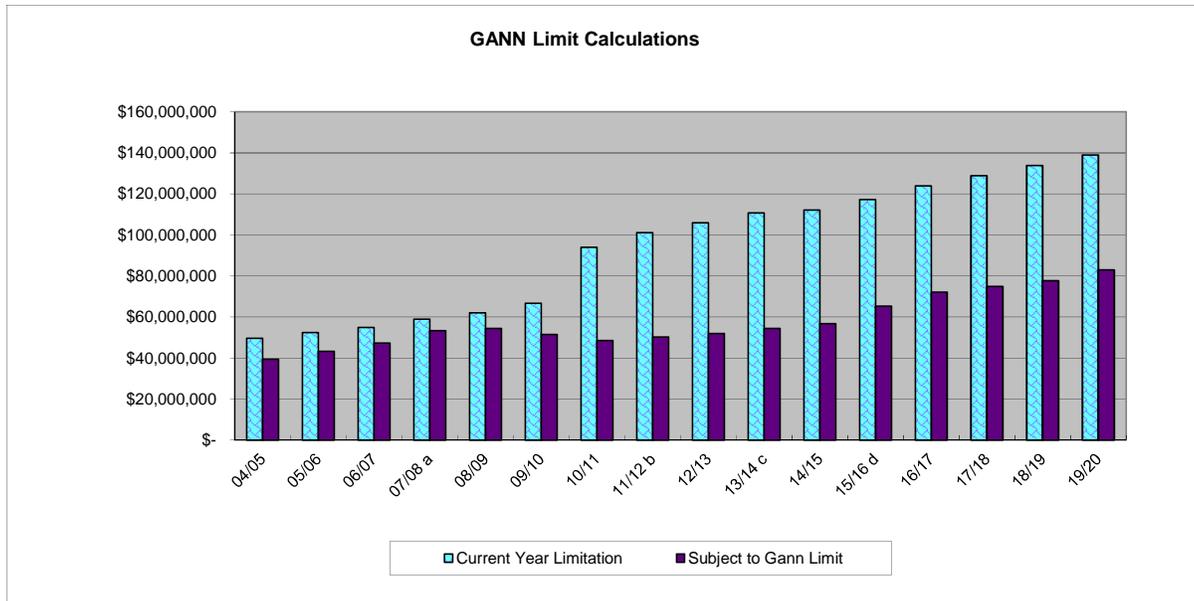
GANN LIMITATION CALCULATION

Fiscal Year 2019-20

Fiscal Year	(A) Cost of Living		(B) Change in Population		Factor	Prior Year Limitation	Current Year Limitation	Subject to Gann Limit	Variance Gann 'gap'
	California Per Capita Personal Income (Source: State)	Change in Assessment Roll for Nonresidential Construction (Source: County)	Change in Population for San Rafael (Source: State)	Change in Population for Marin County (Source: State)					
94/95							\$ 24,635,128		
95/96	4.72		0.60	1.22	1.060000	x \$ 24,635,128 =	\$ 26,113,235		
96/97	4.67	5.50	1.37	1.43	1.070000	x \$ 26,113,235 =	\$ 27,941,557		
97/98	4.67	5.40	2.17	1.64	1.080000	x \$ 27,941,557 =	\$ 30,176,882		
98/99	4.15	6.80	1.42	1.56	1.080000	x \$ 30,176,882 =	\$ 32,591,032		
99/00	4.53	6.26	1.47	1.62	1.079800	x \$ 32,591,032 =	\$ 35,192,257		
00/01	4.91	9.27	1.50	1.82	1.112600	x \$ 35,192,257 =	\$ 39,154,905		
01/02	7.82	6.67	0.53	0.72	1.086000	x \$ 39,154,905 =	\$ 42,522,227		
02/03	-1.27	5.15	0.69	0.81	1.060000	x \$ 42,522,227 =	\$ 45,073,561		
03/04	2.31	2.43	1.45	0.77	1.039152	x \$ 45,073,561 =	\$ 46,838,297		
04/05	3.28	2.06	-0.16	2.53	1.058900	x \$ 46,838,297 =	\$ 49,597,072	\$ 39,274,542	\$ 10,322,530
05/06	5.26	1.59	0.07	0.33	1.056100	x \$ 49,597,072 =	\$ 52,379,468	\$ 43,215,534	\$ 9,163,934
06/07	3.96	0.57	0.49	0.74	1.047300	x \$ 52,379,468 =	\$ 54,857,017	\$ 47,167,477	\$ 7,689,540
07/08 a	4.42	2.09	0.97	0.97	1.054300	x \$ 54,857,017 =	\$ 58,867,753	\$ 53,279,474	\$ 5,588,279
08/09	4.29	2.63	0.68	0.93	1.052600	x \$ 58,867,753 =	\$ 61,964,197	\$ 54,394,753	\$ 7,569,444
09/10	0.62	6.65	0.57	0.81	1.075100	x \$ 61,964,197 =	\$ 66,617,708	\$ 51,368,817	\$ 15,248,891
10/11	-2.54	39.62	0.79	0.93	1.409200	x \$ 66,617,708 =	\$ 93,877,675	\$ 48,469,424	\$ 45,408,251
11/12 b	2.51	-34.13	0.81	0.90	1.034300	x \$ 93,877,675 =	\$ 100,987,679	\$ 50,180,413	\$ 50,807,266
12/13	3.77	0.12	0.92	1.05	1.048600	x \$ 100,987,679 =	\$ 105,895,680	\$ 51,825,702	\$ 54,069,978
13/14 c	5.12	2.09	0.34	0.42	1.055600	x \$ 105,895,680 =	\$ 110,641,157	\$ 54,313,859	\$ 56,327,297
14/15	-0.23	0.85	0.39	0.42	1.012700	x \$ 110,641,157 =	\$ 112,046,300	\$ 56,717,201	\$ 55,329,098
15/16 d	3.82	7.99	0.60	0.73	1.087800	x \$ 112,046,300 =	\$ 117,140,576	\$ 65,177,999	\$ 51,962,576
16/17	5.37	0.68	0.12	0.33	1.057200	x \$ 117,140,576 =	\$ 123,841,017	\$ 71,967,785	\$ 51,873,231
17/18	3.69	0.11	0.25	0.18	1.039500	x \$ 123,841,017 =	\$ 128,732,737	\$ 74,893,075	\$ 53,839,661
18/19	3.67	0.06	-0.02	0.17	1.038500	x \$ 128,732,737 =	\$ 133,688,947	\$ 77,599,200	\$ 56,089,748
19/20	3.85	0.26	0.04	-0.01	1.038900	x \$ 133,688,947 =	\$ 138,889,447	\$ 82,867,376	\$ 56,022,071

= Value selected for Factor calculation

- (a) Includes increase for Paramedic Tax Revenue Generated by Measure P
- (b) Includes increase for Paramedic Tax Revenue Generated by Measure I
- (c) Reduce the limit by \$1,142,323 to reflect the amount associated with Measure P at the time the limit was increased in fiscal year 2011-2012 for Measure I
- (d) 2015-16 The Limit is reduced by \$4,743,389 for the Paramedic Tax - Measure I for the increase of \$3,890,000 added in 2011 - 2012 that "Sunset" or Expired after 4 years at the end of 2015.



**City of San Rafael
Appropriation Limit Analysis
FY 2019-20**

Total Appropriations	Fund #	2019-2020 Adopted Budget	Less Exempt Expenditures	Less Non-Tax Revenues	2019-2020 Appropriations Subject to Gann Limit
General Fund	001	\$ 82,003,965	\$ 737,304	\$ 11,714,518	\$ 69,552,143
Abandoned Vehicle Abatement Fu	200	185,678	1,419	190,000	-
Storm Water Fund	205	707,526	-	842,615	-
Emergency Medical Services Fun	210	7,808,579	144,202	2,973,311	4,691,066
Library Fund	214	60,000	-	17,120	42,880
Library Special Assessment Fund	215	1,123,928	5,735	-	1,118,193
Measure G - Cannabis	216	122,380	938	-	121,442
General Plan Special Revenue Fu	218	1,405,333	2,894	393,110	1,009,329
Recreation Revolving Fund	222	4,806,080	21,185	2,611,900	2,172,995
Police Youth Service fund	230	96,710	5	75,000	21,705
Measure A Open Space Fund	241	487,180	5,296	-	481,884
Open Space Fund	405	-	-	-	-
LongTerm Capital Outlay (Excess of \$100K & 10yr Life)	N/A	741,776	-	-	741,776
General Fund Debt Service - Capital Outlays	N/A	2,954,224	40,261	-	2,913,963
Total Appropriations		\$ 102,503,359	\$ 959,239	\$ 18,817,574	\$ 82,867,376
Appropriation Limit from Revised Growth Limit					\$ 138,889,447
Available Room Under Appropriation Limit					\$ 56,022,071