

Cyndie - Please include my letter and attachments for the Town Council Council Meeting on Thursday, August 14, 2025:

[Item 12. Presentation by Marin County Flood Control regarding CLOMR for SAFRR](#)

Richard & Christa –

Richard - Thank you for clarifying the certification issue. Now I see “with mitigation” is included. And Christa, thank you for writing your June 23, 2025, Letter of Concerns RE: CLOMR.

Point 3 speaks to the heart of my concerns over mitigation. Great questions: Is it adequate, and as you put it "how do we evaluate it?" I want to hear your thoughts.

Excellent questions, and I hope you will get clear-cut answers. This circles back to my original concerns over my survey numbers on Exhibit 14 , which, notably, does not address potential flooding from the street whatsoever.

Let's look at the mitigation issue. First and foremost, will it work?

Here is the mitigation for my home now, as described in the MT-2 application. All of which already exists – so there is, in essence, no mitigation.

Mitigation Now

Exhibit 14: Mitigation includes: securing utility piping to floor joists; and anchoring wooden beams to posts and concrete foundation.

Here was the potential mitigation proposed for my home in 2021, which is consistent with the 2018 SAFRR EIR. NOTE: Raising my home was a potential mitigation measure.

Mitigation Before (2021)

- Potentially waterproof/treat all wood members underneath house and deck (posts, joists)
- Relocate or harden utilities in crawl space and under deck.
- **Potentially raise structure**
- Waterproof or Treat Building
- Waterproof or Treat Vertical Piers, Posts, or Retaining Walls

What basis did they use to justify significantly reducing potential mitigation measures for my home?

Is it correct that we are now dealing with a project that addresses a 10-year event and the removal of BB2? So, what happens if they remove BB2 and then we have a 25-year event and/or 100-year event with BB2 gone? I presume mitigation for a 10-year event is different from that for a 25- or 100-year event? Is that true?

I don't believe the 10-year event is in the SAFRR EIR. Is it? Can they do this version of the project since it was not addressed in the certified EIR? Below address the removal of BB2 25-year event and/or 100-year event, but not the 10-year event.

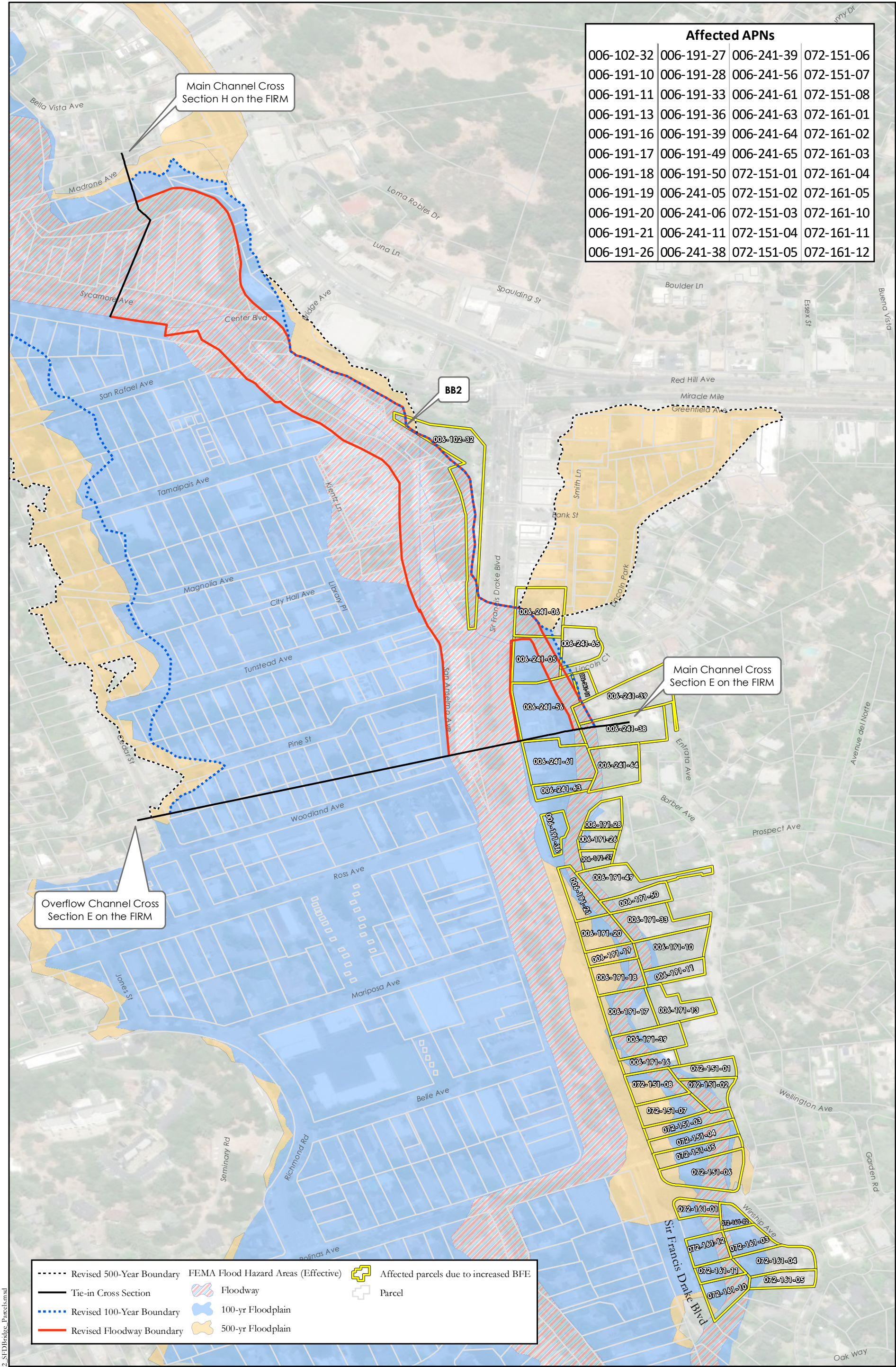
Hydrology and Water Quality

Impact 4.9-4: Removal of the building at 634-636 San Anselmo Avenue in downtown San Anselmo would lead to small increases in inundation depths and/or small increases in the extent of flooding from San Anselmo Creek in the 25-year event and the 100-year event
-2018 SAFRR EIR

Are there hydrological models that specifically map a 10-year event? Have there been 10-year event surveys? Please see attached for the Meridian Survey Points for 25-year event and the 100-year event. Note: It stops upstream of Winship Bridge, so my home and neighbors were omitted.

Thank you for any clarification you can provide. It is appreciated.

Best regards,
John



Affected APNs			
006-102-32	006-191-27	006-241-39	072-151-06
006-191-10	006-191-28	006-241-56	072-151-07
006-191-11	006-191-33	006-241-61	072-151-08
006-191-13	006-191-36	006-241-63	072-161-01
006-191-16	006-191-39	006-241-64	072-161-02
006-191-17	006-191-49	006-241-65	072-161-03
006-191-18	006-191-50	072-151-01	072-161-04
006-191-19	006-241-05	072-151-02	072-161-05
006-191-20	006-241-06	072-151-03	072-161-10
006-191-21	006-241-11	072-151-04	072-161-11
006-191-26	006-241-38	072-151-05	072-161-12

- Revised 500-Year Boundary

Tie-in Cross Section

Revised 100-Year Boundary

Revised Floodway Boundary

FEMA Flood Hazard Areas (Effective)

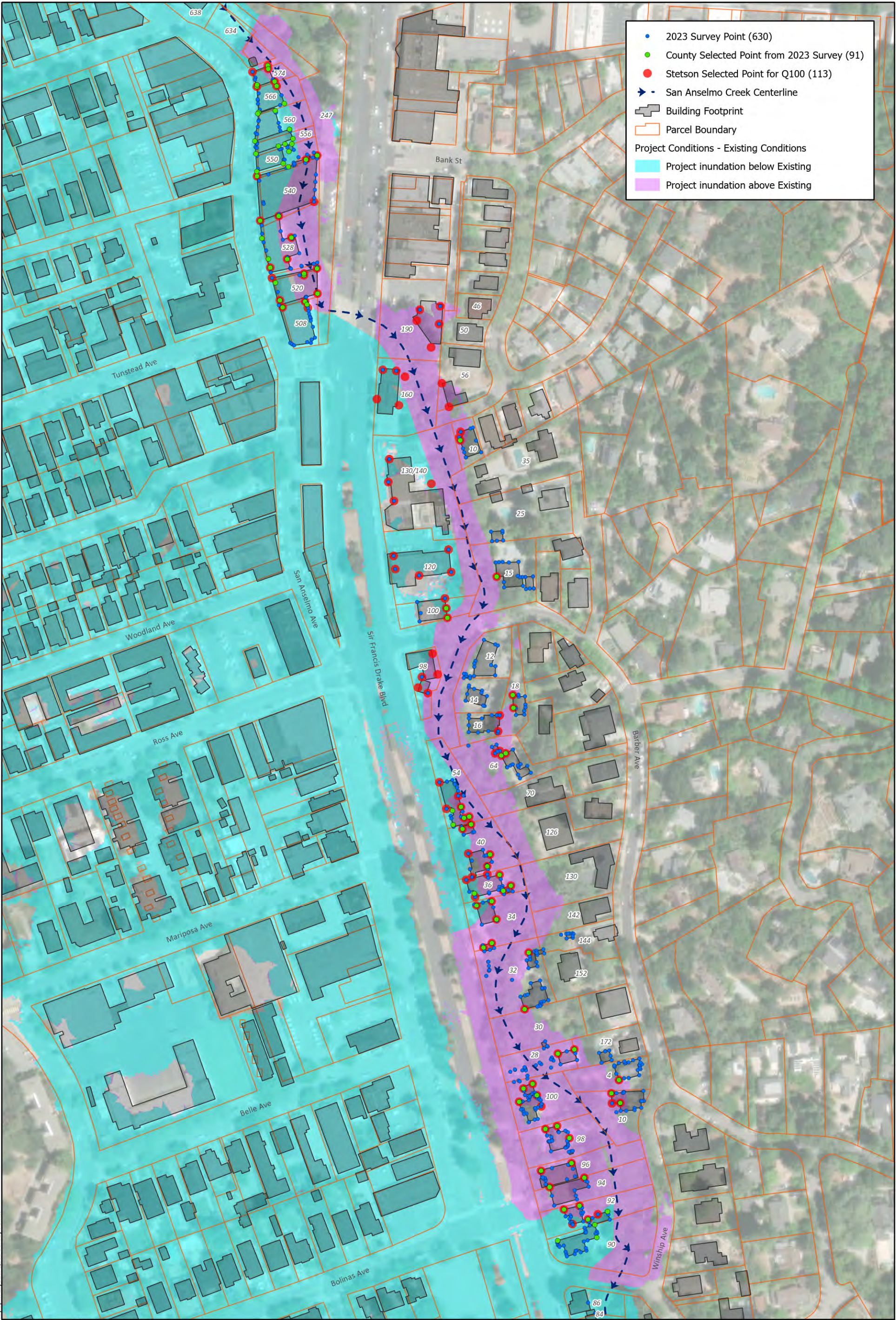
Floodway

100-yr Floodplain

500-yr Floodplain

Affected parcels due to increased BFE

Parcel
-
- FOR REFERENCE ONLY**
BB2/BAFFLE PROJECT CLOMR
PROPERTY OWNER NOTIFICATION MAP
DUE TO INCREASED BFE
5/26/2022
-



2023 Survey Point (630)

County Selected Point from 2023 Survey (91)

Stetson Selected Point for Q100 (113)

San Anselmo Creek Centerline

Building Footprint

Parcel Boundary

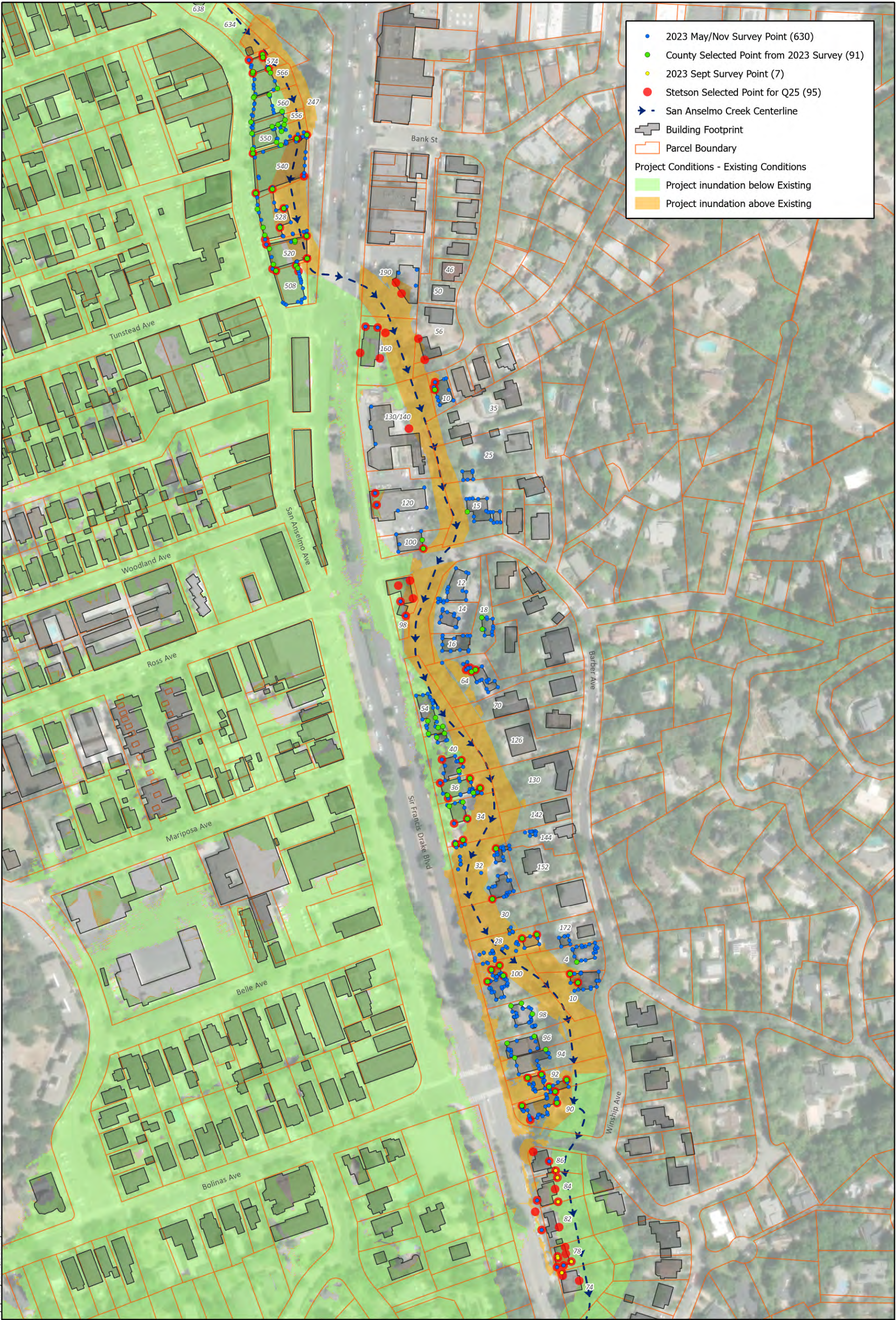
Project Conditions - Existing Conditions

Project inundation below Existing

Project inundation above Existing

STETSON SELECTED Q100 INUNDATION SURVEY POINTS
FOR IMPACT EVALUATION OF THE BB2 PROJECT
SAN ANSELMO, CA

Path: J:\n2431\BB2 2023\Survey.aprx Layout: Q100 Survey Points



**STETSON SELECTED Q25 INUNDATION SURVEY POINTS
FOR IMPACT EVALUATION OF THE BB2 PROJECT
SAN ANSELMO, CA**

