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NATURAL ENVIRONMENT DRAFT GOALS AND POLICIES

Related Community Values – Mill Valley Values...

- Open space and natural resource and habitat protection that defines the physical character of our community, promotes active, outdoor recreation and fulfills our responsibilities toward environmental stewardship and climate protection.
- Protecting the community by planning and preparing for the impact of natural and manmade disasters, anticipating and adapting to potential threats to community facilities, systems and resources and promoting a community-wide level of readiness that will insure a timely and effective response.
- Community participation and volunteerism based on open communication, mutual respect, civil discourse, civic responsibility and building local and regional leadership.
- Stewardship to responsibly manage and administer Mill Valley's natural resources with the goal of leaving those resources in a better condition than found so that they are available for the use and enjoyment of current and future generations.

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PREABLE – NATURAL ENVIRONMENT

Nestled between the salt marshes of the San Francisco Bay and the foothills of Mt. Tamalpais, Mill Valley exists where it does because of the desirability of its natural environment. Created by the seismic activities of the planet's San Andreas Fault, and in the future, quite likely by sea level changes, Mill Valley's natural environment continues to evolve as the unique combination of climate, habitat and water into a working, functioning and flourishing Ecosystem. From the earliest settlements of the Coast Miwok Indians in the territory that became known as Eastland through to the present day, the essence of Mill Valley has been the natural environment of its place. Over a century of human settlement has created a different evolution of Ecosystem, but our ability to sustain Mill Valley's community vitality hinges on our ability to sustain the Ecosystem. In the broadest sense, it's what makes Mill Valley what it is. While the Ecosystem supports a vibrant community, it also presents significant hazards to the same community embedded in the Ecosystem.

The goals, policies and programs in this section are specifically intended to:

<CONFIRM THAT WE HAVE PROGRAMS FOR OF ALL OF THE ABOVE. BULLETS SHOULD PROBABLY REPRESENT OUR MAIN GOALS FIRST AND THEN ADD OTHER SPECIFICS THAT ARE IMPORTANT.>

- Natural Resources & Conservation XXX
- Sustainability XXX
- To create resilient neighborhoods and community XX
- To proactively address climate change and measures the community can take to reduce emissions as well as adapt to anticipated changes resulting from climate change.
- To protect, where possible within the urbanized community of Mill Valley, the populations, stands, groves, and heritage specimens of native species. These species include coast live oak, redwood, and madrone and the habitats for common and familiar wildlife that they support.
- To protect and restore the waters, marshlands and adjacent shoreline habitats of upper Richardson Bay. These constitute some of the most significant biotic and wildlife habitat resources of the area: they serve as major visual, recreational and educational resources and form a natural link to the Richardson Bay and San Francisco Bay ecosystem.
- To protect and restore the stream corridors and drainage network of the Mill Valley watershed, from their origins along the ridgelines to the principal points of discharge in upper Richardson Bay.
- To create and enhance opportunities for enjoyment of scenic vistas of natural areas, including the B ay Mt. Tamalpais, and riparian corridors.

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- To maintain a diversity of vegetation types and wildlife habitats on the remaining open space lands, keeping the grasslands free of brush encroachment, and protecting woodlands and chaparral.
- To minimize the hazards of natural and induced events such as landslides and floods, by regulating development consistent with sound natural resource management and conservation policies

NATURAL RESOURCES & CONSERVATION

EXISTING CONDITIONS

<Review and Update as needed>

“ Mill Valley is located between the upper end of Richardson Bay, a shallow arm of San Francisco Bay, and the southeast face of Mt. Tamalpias. The smaller valleys that make up the area are the result of long erosion of the Mt. Tamalpias land mass and deposition of alluvium in the lowlands, which together with marine sediments of the Bay formed the once extensive marshlands and mudflats around the Bay. Mill Valley is a branched watershed: two mainstream systems and their tributaries drain the southeast flank and ridges of Mt. Tamalpias into Richardson Bay. A third system drains the southwest flank, forming the Tamalpias Planning Area.

The combination of natural conditions – Mt. Tamalpias, with its ridges, valleys, and waterways, and the Bay marshlands – compose the physical and aesthetic setting for the community. The merging of the town with the flatlands and shoreline of Richardson Bay links Mill valley and the Tamalpias Planning Area to the greater San Francisco Bay Region, with its diversity of topology and vegetation types, micro- environments, and habitats, from open bay water to steep, dry, chaparral ridges, and deep, moist redwood ravines.

A survey of the existing natural resources in the study area indicates that, although all of the native communities and habitats of the Bay Area are represented, the natural landscape has changed, as it has through the Bay Area. Natural succession (the process by which a plant or animal community alters its own environment to the extent that the changed conditions lead to

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replacement by species which are better adapted) has occurred; and “unnatural” succession has occurred to the extent that humans have consciously or unconsciously brought about changed conditions, such as introducing “exotic”,(non native) plants, suppressing periodic fires, and grazing domestic livestock. The urban extent of Mill Valley and the Tamalpias Planning Area no longer stops at Richardson Bay, but now surrounds the tip of the Bay, leaving and ever-narrowing margin of shoreline habitats as part of the towns’ natural heritage.

The principal open space resources in the community include the creek systems, which have both functional (drainage and flood control) and aesthetic values; the biotic resources – vegetation and diverse wildlife habitats; and the scenic values created by the setting which the nature factors provide for the town of Mill Valley and the Tam Area. The native biotic resources include redwood groves, missed stands of broad-leaf evergreens, oak woodland, chaparral, coastal scrub, grasslands, marshes, and mudflats. The non-native, introduced species also contribute to the biotic resources, and, in fact, dominate the urban portions of the setting. (A more detailed description of these biotic resources is provided on a sub-area basis later in this section.)

Natural features are the primary ingredients that establish the visual character of the community. Major ridge lines, which still have relatively few residential structures on them, sharply define the north, west, and south limits of the community. This sense of visual containment and separation from adjoining communities is reinforced by lower hill forms such as Alto and Kite Hills, and Shelter Ridge, which helps define the entrance points to the community. The flat marshlands, mudflats, bayfront parklands and water of Upper Richardson Bay contrast with the rugged hill landscape and open up opportunities for expansive views toward San Francisco and, from the opposite direction, the chance to view all of these open space features as a unit.

Creeks

Within the City Limits (an area of approximately 4.75 square miles), streams and tributaries form four drainage basins on the southeast flank and ridges of Mt. Tamalpias. The overall Arroyo Corte Madera Del Presidio basin extends southeast from over 2,500 feet in elevation on Mt. Tamalpias to sea level at Richardson Bay, covering an area of 6.0 square miles. The basin generally slopes from a westerly to easterly direction, forming four sub-basins: (1) Arroyo Corte Madera Creek in West Blithedale Canyon; (2) the Cascade Creek basin; (3) the Warner Creek basin; and (4) the Reed Creek basin (Homestead Valley). The Salt Creek basin (Scott Valley and Sutton Manor) extends southerly from over 400 feet elevation in the Town of Corte Madera to sea level at Richardson Bay, and is situated west of U.S. 101. The seasonally heavy fresh water flows from the entire watershed help to flush the marshes and harbor of Richardson Bay. Coyote Cree is the main stream in Tam Valley. From its source in the Golden Gate National Recreation

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Area and southwest flanks of Mt. Tamalpais, it descends through the Valley and has been in part redirected and channelized to run parallel to Shoreline Highway. The creek crosses under the highway just south of Tam Junction and empties into Richardson Bay. The capacity of the lower creek is maintained by periodic dredging in order to prevent sever flooding.

The integrity of this network of streams, ravines and springs that descend abruptly from the upper reaches of the mountain down through the cent of the City and its neighboring valleys is often threatened by human actions. Throughout the watershed, grading, excavation, vegetation removal and replacement of natural ground surface by impervious structures and paved surfaces have lead to flooding and erosion of channel banks. Along the creek channels, construction of bridges, roads, culverts, closely abutting residences, and other structures have led to disruption of creekside vegetation, obstruction of creek flows, erosion, and maintenance problems. Where portions of the creeks are exposed to close by urban development, litter is easily disposed of and accumulates. Public access to the creeks is virtually impossible except in upper reaches.

Shoreline as an Open Space Amenity

The shoreline of upper Richardson Bay, both within Mill Valley City Limits and in the Tamalpais Planning area, was once an extensive marsh system. Now it consists of a series of small vestigial tidal marshes, varying in size and condition, and filled developed and undeveloped land. The early marshes of Richardson Bay, prior to about 1930 – extended into alto, up Miller Avenue to La Goma, into Tamalpais and Tennessee Valleys, into the area now occupied by Strawberry Shopping Center, and around deSliva Island. Gradually, diking and filling have greatly reduced the total marsh acreage, while concomitant siltation from development in the watershed has moved marshlands far forward into the bay itself, substituting former open water with shallow mudflats and new marshes. Remains of the old marsh have been fragmented by re-routing of creeks entering the bay and by dredging of the harbor. The original, pre-Gold Rush shoreline is almost entirely obliterated.

*The result of all these modifications is an “unnatural” shoreline, in Mill Valley as well as in County lands. In spite of modifications, the shoreline area retains significant natural features – a diversity of plants associated with tidal and non-tidal salt marshes and important refuge and feeding areas for migrating and resident shorebirds and water fowl. Typically, marsh plants are distributed according to an elevation gradient relative to tidal submergence. The lowest emergent plant – subject to the most frequent and prolonged submergence daily – is Pacific cordgrass (*Spartina foliosa*), which colonizes mudflats as they approach an elevation permitting daily tidal exposure. Cordgrass is known for its high productivity as a food source in detrital form to a chain or organisms extending into the bay (estuary) and beyond. In Mill Valley, cordgrass is represented in the marshes adjacent to the Redwood Highway Frontage Road at*

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Hamilton Drive (near Goodman's) and in the small channels in the upper tip of Richardson Bay, near the PG&E substation on Roque Moraes. Narrow bands grow on the banks of the harbor.

In the County portions of Upper Richardson Bay, the Tamalpais Preserve, (Bothin Marsh) area near Tam Junction has extensive colonies of cordgrass that have developed over the past two decades following removal of tidegates and resumption of tidal action. Coyote Creek banks also support bands of cordgrass, although these are periodically removed, (every 6-8 years) during dredging for flood control. Cordgrass has also re-established in the large marsh opposite Tamalpais High School, as a result of breaching of the levee and resumption of tidal action. This latter area is in both City and County.

Middle levels of the salt marsh are dominated by pickleweed but also support a diversity of plants adapted to less frequent tidal submergence than cordgrass. Pickleweed also contributes food in detrital form to the animal life of the estuary. This is the most extensive plant association in the marshes and is well represented in several marshes on city-owned lands west of the harbor, on both sides of Corte Madera del Presidio Creek. In a small marsh adjoining Middle School , pickleweed occupies most of the area. Pickleweed also occupies much of the marsh opposite Tamalpais High School playing field (in both City and County) and occurs at medium elevations at the mouth of Coyote Cree in the Tamalpais Preserve (Bothin Marsh) area, as well as along the Manzanita and Shoreline Center areas, south of Richardson Bay Bridge.

*Upper margins of the marsh, infrequently inundated by high tide but subject to high levels of soil salinity, are occupied by salt grass and several associates. Marshes in both Mill Valley and the County include limited amounts of this association around the upper periphery of pickleweed marshes. These marshes are also the habitat for Sal Marsh Bird's Beak (*Cordylanthus maritimus*), and endangered plant.*

Only a few small areas of non-tidal, seasonal marsh remain in the shorelands of either City or County around upper Richardson Bay. On both sides of the realigned Coyote Cree, vestigial marshes remain, wetted only by extreme high tides. In their present condition, these area offer useful habitat in the fall and winter, following the onset of the rainy season. They could also be restored to more complete tidal action.

The large, formerly diked seasonal marsh opposite Tamalpais High School playing field demonstrated how readily tidal action can restore a viable marsh. After the levee was breached, patches of pickleweed began to spread, and cordgrass re-established in drainage channels. Salt grass, brass buttons, and salt-bush, aggressive colonizers of distributed marshes, also have

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become established. The diversity of bird species using the area has also increased since tidal restoration.

The lands previously filled for use at the Bayfront Park offer shoreline open space opportunities. In those portions of the area that are not landscaped, vegetation consists predominantly of the opportunistic grasses, annuals, woody plant species such as toyon and coyote brush. In the absence of further landscaping, natural succession to a coastal scrub community would probably occur. These portions of the “park” are at present used for passive recreation.

Open Space Preservation

The City has successfully protected a number of large parcels of land that were identified in the 1989 Open Space element. Although much of the open space “backdrop” for Mill Valley is under permanent public protection, a number of undeveloped parcels of land that are environmentally sensitive because of their slopes, proximity to existing open space, creeks or trails, remain in private ownership. Several of these sites were identified as priority for protection by a Site Priority Committee in January of 2002, and depicted in Figure XX.

<Map of Priority Open Space Areas. Appendix with 89 General Plan text about specific parcels, with updates on status of parcels as noted in SMP comments.>

GOALS, POLICIES & PROGRAMS

GOAL

G.1 Identify, map and inventory natural resources and potential natural hazards, with regular updates. <REVIEW GOAL>

Policies

P.1 Data and Mapping. Collaborate with regional, state and federal agencies to continually update and assess information on ecologically sensitive and significant natural communities.

Program Suggestions:

- 1. Create baseline inventory.** Create a comprehensive natural resources inventory to guide goals and strategies for local resource conservation and management; identify resource conservation priorities; evaluate current and identify new resource management practices; guide resource-related policy and regulatory standards and

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provide a basis for resource preservation, protection and rehabilitation planning. At a minimum, the inventory should include the following, but the final scope will be dependent on community outreach and recommendations:

- Existing land cover (i.e., forest (including public trees), wetlands, other vegetation, impervious surfaces, etc.);
 - Significant and sensitive native plant communities;
 - Endangered, threatened and special concern species;
 - Wildlife habitat;
 - Wetlands and streams;
 - Surface and groundwater quantity and quality;
 - Soil types;
 - Landforms (i.e., watershed, severe slopes, wetlands, streams, etc.);
 - Greenways and habitat connections between sensitive areas;
 - Status of land conservation (open space, parks, easements, etc.);
 - Existing trails and public access;
 - Invasive species;
 - Fire, flood, earthquake and other hazard areas and human population distribution;
2. Review baseline inventory. Review and compare the “baseline” study inventory with updated data and information at least every 5 10 years to 1) assess potential changes in conditions and 2) to ensure the information stays current so that it remains a valuable resource for the community and decision-makers.
 3. Utilize technology. Use “best available” science and technology, such as “Marin Maps”, or other Geographic Information System (GIS) resources, to make critical natural resource and hazard data and mapping accessible to the community, and to reinforce the connection links between residents and the surrounding natural environment.
 4. Update maps. Identify and continually update mapping data showing areas of the city that are vulnerable to the effects of climate change related hazards, including landslides, sea level rise, flooding, loss of barrier habitats (e.g., wetlands), changing storm cycles and increased rainfall and extended periods of excessive heat.

P.2 **Use Best-available Science, Technology and Practices.** Use and promote projects that illustrate and educate the greater community on best practices, technology and science.

Program Suggestions:

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5. Disseminate best practices. Utilize the City’s website and notification systems to disseminate best practices associated with resource management programs and practices and hazard mitigation to the community.
6. Training. Continue to train city employees to remain up to date on the latest science and technology and best practices associated with the natural environment and ecology.

~~Update regulations.~~ Update city regulations and requirements based on new science, technology and best practices.

~~Best practices to restore and rehabilitate the ecosystem.~~ Utilize best practices for restoring and rehabilitating the ecosystem to balance the needs of the community and the ecosystem.

GOAL

G.2 Preserve, restore or rehabilitate the integrity, function, productivity and long-term viability and resiliency of the ecosystem and its ecologically sensitive and significant natural communities and wildlife habitats.

<Indicate in column of '89 Plan for Open Space Section if completed or if incorporated into this section/note new policy or program #>

Policies

P.3 Resource Preservation and Restoration. Utilize a watershed approach (as compared to a parcel-by-parcel approach) to identifying, preserving or rehabilitating natural resources that contribute to the community’s native plant and wildlife species value and to its aesthetic character.

Program Suggestions:

7. Review standards. Modify City standards and regulations to ensure that natural resource areas identified in the “baseline” inventory are preserved and restored as a part of the development review process.
8. Best Practices. Utilize best practices for restoring and rehabilitating the ecosystem to balance needs of the community and ecosystem
9. Access. Provide access to designated open space areas along Richardson Bay and creek corridors consistent with preserving habitat and protecting threatened or endangered species.

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10. Plant and habitat corridors. Retain plant and wildlife habitat areas, including where there are known sensitive resources (e.g., sensitive habitats, special-status, threatened, endangered, candidate species, and species of concern) and that are contiguous with other existing natural areas and/or wildlife movement corridors.
11. Creek Preservation. Preserve the ecological integrity of creek corridors that support riparian resources by preserving or restoring native plants and removing invasive non-native plants. Insure that preservation and restoration efforts are consistent with and mutually support applicable flood control, storm drainage, water quality and public access values.
12. Wetlands. Preserve and protect wetland resources in compliance with applicable regional, state and federal regulations.
13. Public vistas. Identify and designate publicly accessible scenic vistas of natural areas, including Richardson Bay, Mount Tamalpais and existing creek corridors.
14. Trees. Protect populations, stands (groves) and heritage specimens of native tree species and implement regulations and development standards to ensure that native trees are protected from the encroachment of buildings or landscaping, severe pruning or unnecessary removal.
 - Tree protection and planting in Riparian Zones
 - Street Tree Planting and Maintenance Programs
 - Reduce Tree/Infrastructure Conflicts
 - Native Landscaping
 - Root Pruning
15. Priority open space. Review and update the 2002 Site Priority Report and establish an acquisition plan to implement the recommendations.
16. Open space acquisition. Continue to collaborate with the Marin Open Space District, property owners and other open space acquisition agencies to identify and acquire additional open space resources for recreation, habitat protection, watershed management and flood control, and to complete identified emergency evacuation routes.
17. Volunteerism. Use Mill Valley’s commitment to volunteerism and environmental stewardship to help protect and rehabilitate the area’s natural resources.

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18. Sensitive Species Protection: Identify populations of sensitive species, including salmanoids, and develop habitat protection measures.
19. Develop guidelines for long term management of species, vegetation types, and habitats identified as having special value to the community
20. Prepare a map of riparian zones throughout the community
21. Prepare a Master Plan for the riparian areas of the City. “The Master Plan should include a conveyance capacity analysis and management guidelines for maintaining and enhancing the riparian zone. Priority shall be given to the stream area between the upper ends of Old Mill Park and Blithedale Park extending to the southern end of the area occupied by the existing lumber yard at the Millwood/Miller Ave intersection. The conveyance capacity analysis will allow the City to determine the preferred stream bank protection techniques. The management guidelines should include provisions for litter removal in the riparian zone with yearly inspection schedules and fines imposed for the cost of removal by the City. The Riparian Zone Master Plan should also include public access and park development opportunities.

P.4 Water Quality, System Supply and Integrity. Improve water quality, and expand and diversify water supply.

Program Suggestions:

22. Coordination. Work with MMWD to optimize storage, transmission and distribution capacities and efficiencies and to minimize water outages due to emergencies or disasters.
23. Cascade Dam. Explore the Retrofit Cascade Dam in case of drought or emergency
24. Non-potable water uses. Create an inventory of non-potable water uses within the City that could be served with recycled water.
25. Wastewater capacity. Develop advanced wastewater treatment capacity for water reuse.
26. Infrastructure. Audit the City’s water and wastewater pumps and motors to evaluate equipment efficiency.
27. Monitoring. Regular monitoring of water quality and salmanoid fish populations in Mill Valley creeks.
28. Riparian Zones. Protection and improvement of riparian zones <not a program?>
29. Urban Runoff. Control of urban runoff through storm water protection measures.

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30. NPDES. Continue to comply with and execute the City's National Pollution Discharge Elimination System (NPDES) Permit and watershed-based regional water quality standards and best practices, including the installation of rainwater, rain-garden and bio-retention basins to filter pollutants from stormwater run off from existing parking lots and streets.
31. Toxic chemicals. Encourage and educate residents and businesses to implement integrated pest management principles, reduce or discontinue the use of pesticides and herbicides, and reduce or discontinue the use of toxic cleaning substances.
32. Toxic chemicals. Encourage the City, school districts and local businesses within Mill Valley to use green and non-toxic cleaning supplies.
33. Stormwater. Require all new development to contribute no net increase to stormwater runoff peak flows over existing conditions associated with a 100-year storm event.
34. Permeable surface area. Establish new development standards that require permeable pavement and reduce lot coverage.
35. Stormwater Cleansing of Toxins: Require drainage from new and proposed parking lots, streets, and developed areas to drain into stormwater cleansing systems before entering any areas of sensitive habitat.
36. Erosion and Sedimentation: Require adherence to measures outlined in the City's Grading, Erosion and Sediment Control Ordinance (?) to avoid degradation of creeks and wetland habitats from erosion and sedimentation.

P.5 Conserve Water Resources. Promote the use of recycled water through rainwater storage and grey water systems for landscape irrigation.

Program Suggestions:

37. Guidelines. Establish appropriate rainwater storage and greywater system guidelines.
38. City landscapes and parking lots. Evaluate existing City-owned landscapes and parking lots to consider options to convert reflective and impervious surfaces to pervious landscape, and install or replace vegetation with drought-tolerant, low, maintenance native species or edible landscaping that can also provide shade and reduce heat island effects.

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39. Coordination. Work with Marin Municipal Water District to establish and promote incentives for water conservation.

P.6 Recycling and Waste Management. Reduce the volume of the waste stream by encouraging recycling and composting and moving toward Zero Waste objectives.

Program Suggestions:

40. Coordination. Support on-going green waste recycling and composting opportunities for Mill Valley residents and businesses, and continue to work with the Marin Solid and Hazardous Waste JPA to meet zero waste objectives, including bans on problematic materials.
41. Recycling and composting requirements for events. Require all events needing a permit from the City to include recycling and/or compostable materials as part of special event permits.
42. Workshops. Schedule periodic workshops on composting and provide starter kits to interested residents.
43. Strategic Plan. Adopt a Zero waste goal and develop a Zero Waste strategic plan for Mill Valley.
44. Update regulations. Revise and update the City’s solid waste ordinance and construction and demolition ordinance.

UNDERSTANDING & SUSTAINING THE ECOSYSTEM

EXISTING CONDITIONS

<Insert Language – Per notes from WG meeting -- Our ecosystem and how we fit in it. City organized around topography and ecosystem. Know what we have so we can respect, restore and preserve it. Informed citizenry >

GOALS, POLICIES & PROGRAMS

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Draft #2 – 7/26/12

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GOAL

G.3 Increase the community’s knowledge and understanding of ecologically significant and sensitive natural communities, natural processes, and any corresponding hazards that result in the interface between the natural environment and human settlement.

Policies

P.7 Community Outreach & Education. Support educational programs for residents and visitors about the uniqueness and value of the ecosystem, natural resources, plants, and wildlife in Mill Valley, and how to appreciate, enjoy and protect those values resources.

Program Suggestions:

45. Coordination. Coordinate with the Mill Valley Library, Parks & Recreation Department, and local public and private schools to integrate sustainability and local natural resource appreciation and engagement into educational and recreation programs.
46. Notification. Utilize the Mill Valley website to highlight sustainability and local natural resource activities and accomplishments made within the community.
47. Community challenges. Challenge the community to practice sustainability through engaging and fun activities such as the “Low Carbon Diet” and other programs
48. Walking tour. Create walking tour maps and programs on various topics and in different parts of the City.
49. Signage. Create an easy-to-use and readily identifiable system of directional and informational signs along paths, trails and creek side locations.
50. Reduce litter. Encourage a “pack it out” ethic to reduce litter and promote individual responsibility for helping to maintain natural areas.

~~Provide information on sustainability, preservation, restoration and conservation. Prepare literature to the community about sustainability, how to care for creeks, removing invasive species, the significance of native plants and why they need to be protected and planted for critical habitat restoration and for fire safety. Utilize various methods of outreach including 1) the use of the City website and notifications; and 2) distributing information and participating in local events and school programs.~~

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51. Information to new residents. Provide handouts to new residents on local sustainability efforts, surrounding natural environment, potential hazards and emergency preparedness.

GOAL

G.4 All planning and decision-making processes should integrate sustainability and resource conservation.

Policies

P.8 Leadership and Coordination. Collaborate with local, state and federal agencies and private organizations to initiate and implement sustainable policies and programs. Develop and promote sustainable practices and using an ecosystem and watershed approach to solving resource related issues that goes beyond political boundaries.

Program Suggestions:

52. Coordination. Continue coordination efforts with Marin County and its jurisdictions to jointly develop, create and implement common sustainability practices.
53. Purchasing practices. Adopt purchasing practices and standards that support climate action policies and reductions in Greenhouse Gas emissions.
54. Remove regulatory barriers. Remove barriers in existing City policies and regulations to allow for the application of new technologies that are environmentally beneficial
55. Review and update regulations. Encourage review of the Municipal Code to update regulations based on best practices and new technology.
56. Review creek setback requirements. Review and clarify creek setback requirements in zoning code.

CLIMATE CHANGE

EXISTING CONDITIONS

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<Insert Language – Per notes from WG meeting – acknowledge change and awareness of change. >

GOALS, POLICIES & PROGRAMS

GOAL

G.5 Reduce the community’s carbon footprint.

P.9 **Clean Energy & Energy Efficiency.** Support and provide incentives for utilizing and investing in clean energy end energy efficiency solutions.

Program Suggestions:

57. Design guidelines and standards. Update design guidelines and development standards to encourage solar, water harvesting and other emerging green building technologies.
58. Low and zero emission vehicles. Promote plug in stations or priority parking for alternative fueled and low emission vehicles.
59. Green building ordinance. Update the City’s Green Building Ordinance and support the highest available standards.
60. Incentives for development projects. Encourage and provide incentives for development and improvement projects that achieve a greater reduction in energy than otherwise required by state law.
61. Outdoor lighting standards. Establish outdoor lighting standards that require light levels in all new development, parking lots and street lighting to not exceed state standards.
62. Energy audits. Require the performance of energy audits for residential and commercial building prior to completion of sale, and that audit results and information about opportunities for energy improvement be presented to potential buyers.
63. Solar ready. Require that, where feasible, all new buildings be constructed to allow for easy, cost effective installation of solar energy systems in the future using “solar-ready” guidelines such as optimal roof orientation; clear access without obstructions; roof framing and design; installation of electrical conduit to accept solar electric system wiring; installation of plumbing to support solar hot water system and

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provision of space for solar hot water storage tank. <INSERT JERRY'S COMMENTS >

64. Marin Energy Authority. Support efforts of the Marin Energy Authority (MEA) to maximize residential and business subscription rates for green energy plans.
65. City Lighting. Replace incandescent and mercury vapor lamps in street and parking lot lighting with energy efficient lamps.
66. Financing. Participate in assessment district bond financing program to fund installation of renewable energy systems and other efficiency upgrades.

P.10 Carbon Offsets. Offset carbon emissions through carbon credits or allowances.

67. Outreach and education. Provide educational opportunities and creative incentives for City-sponsored events, community organizations, residents, and businesses to reduce their carbon footprint via validated offset or carbon reduction programs.
68. Purchasing. Purchase and retire third-party verified emission reductions to offset carbon emissions from municipal and community-wide operations.
69. Trees. Require tree plantings, where feasible, as carbon offsets for new development projects, increased intensity of use and/or other activities resulting in an increase in greenhouse gas emissions.

GOAL

G.6 Reduce Mill Valley's vulnerability to the impacts of climate change.

Policies:

P.11 Monitoring. Establish a baseline and monitor the City and community's contribution to Green House Gas emissions.

Program Suggestions:

70. 5.1.1 Emission targets. Monitor and update, as necessary, the City Council adopted a GHG emission reduction target of 20% below 2000 levels by 2020 for internal government operations, and 15% below 2000 levels communitywide by 2020.
71. 5.1.2 Emission reduction measures. Collaborate with the community to identify emission reduction measures that will successfully meet adopted emission reduction targets.

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P.12 Sense of Urgency in Adapting to Climate Change. Ground climate change adaptation strategies in the best-available scientific understanding of hazards, risks, impacts, and vulnerabilities, and make adaptation planning and implementation a City budget and operational priority

Program Suggestions:

72. Adaptation plans and policies. Develop adaptive plans and policies on a continual basis, and amend as needed (rather than waiting for more complete understanding of climate change and/or data). Adjust plans and actions according to new data and information.
73. Adaptation planning and funding. Prioritize adaptation planning and funding to help people, places, and infrastructure that are most vulnerable to climate impacts.
74. City infrastructure. Establish a long-term strategy for adapting critical City infrastructure.
75. Coordination and education. Promote adaptation across multiple sectors, geographical scales, and levels of government. Build on the existing efforts and knowledge of a wide range of stakeholders who understand local or regional risks and needs.
76. Hazard mitigation plans. Update community hazard mitigation plans to recognize that the effects of climate change will also affect the type and intensity of potential community hazards and to anticipate impacts and responses. Include planning for extreme heat and storm events, identifying populations and neighborhoods most vulnerable to these events.

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COMMUNITY HAZARD RESILIENCE

EXISTING CONDITIONS

< Define Resilience >

It is important to note that a disaster could include more than one event. For example, a major earthquake could cause major structural damage or loss, inundation by dam collapse, fires hazardous materials releases or spills on roadways and ruptured underground pipelines. In general the city should be prepared for the worst and expect minimal help from outside the city. Especially threatening are acts of terrorism. Many of the hazards could be a deliberate act which would increase the danger due to the targeted nature of the event. For example, a hazardous materials release would be much more dangerous if it were timed to coincide with commuter periods, a large public event or were located in an especially sensitive area.

Location, Population, Transportation, and Infrastructure

The City of Mill Valley is located in Southern Marin County. Mill Valley covers an area of approximately 4.8 square miles, and serves a population of approximately 13,800 citizens. The City is mostly a residential community; however, the City is also home to many businesses and several small retail shopping areas. The population served represents approximately 60% of the total population within the area generally know as the “Mill Valley Sphere of Influence.” Located in this sphere of influence and immediately contiguous to Mill Valley are a number of unincorporated communities such as Tamalpais Valley, Almonte, Homestead Valley, Muir Woods Park, and the Alto Bowl. While these unincorporated areas receive direct services from the various governmental agencies such as the County of Marin, Marin County Fire Department, Southern Marin Fire Protection District, Tamalpais Valley Community Services District, etc., in a large scale disaster these communities may be isolated from receiving primary services or support and may look to the City of Mill Valley for assistance.

The City is bordered to the east by Richardson Bay and U.S. Highway 101, to the north by the town of Corte Madera and County of Marin, to west by the County of Marin and Marin Municipal Water District and to the south by the County of Marin. Main access roads are Camino Alto and Miller Avenue which runs north to south and East Blithedale which runs east to west. City geography ranges from tidal marshes on the San Francisco Bay to wildland-urban intermix on the hillsides.

One of the major problems the City of Mill Valley faces during any emergency is the possibility of becoming isolated from surrounding cities or counties and any subsequent resources or help.

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SUMMARY OF POTENTIAL HAZARDS AND THREATS

The City of Mill Valley is vulnerable to a wide range of threats. In recent years we have experienced events such as earthquakes, floods, hazardous materials spills, and storms. The threat picture is further complicated by the increased use, storage, and transportation of numerous hazardous materials in various locations of our communities.

There are three broad categories of hazards that can affect the City of Mill Valley in some way: natural, technological, and man-made threats.

Natural

Earthquake

Flood

Wildland Fire

Winter Storm

Tsunami

Landslide

Drought

Public Health Crisis

Technological

Hazardous Materials Incident

Transportation Accident

Dam Failure

Energy Disruption

Radiological Incident

Manmade

Terrorism

Civil Disturbance

National Security

Emergency

<Include Maps from EOP and Threat Assessment. Include Threat Assessment as part of General Plan Appendix >

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GOALS, POLICIES & PROGRAMS

GOAL

G.7 Minimize loss of life, property and important elements of the natural ecosystem and maximize Mill Valley’s ability to prepare for, respond to and recover from disaster.

Policies:

P.13 Hazard Identification. Identify all hazard that threaten the City as either “Sudden Onset” disasters (earthquakes, wildfire) or “Slow Onset” disasters/phenomenon (climate change)

Program Suggestions:

77. Technology. Utilize Geographical Information Systems and Marin Map to review and update hazards.

78. All Hazards Plan. Incorporate hazard maps into public education and outreach, All Hazards Plan, and other planning documents.

P.14 Resilient Neighborhoods and Community. Promote and attend neighborhood organizations and community events--allowing opportunities to discuss, educate and prepare for disasters.

Program Suggestions:

79. Coordination. Support structures for communication and coordination among neighbors and groups of people, including but not limited to neighborhood associations, block parties, get ready events.

80. Outreach. Educate and provide information at neighborhood organizations and community events.

81. Education and training. Support education and training programs for staff, citizens, businesses, and neighborhood groups in addressing emergency response, disaster preparedness protocols and procedures, and self-sufficiency and emergency planning to be self-sufficient during an emergency.

P.15 Administrative and Equipment Capacity. Maintain adequate levels of staffing, facilities, materials and equipment to provide a timely disaster response consistent with the needs of a demographically changing community and a challenging natural environment.

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Program Suggestions:

82. Hazard and vulnerability assessments. Conduct hazard and vulnerability assessments as part of the Mill Valley Emergency Operations Plan (EOP). Maintain adequate levels of staffing, facilities, materials and equipment to provide a timely response to demands for public safety services.
83. All Hazards Plan. Maintain, update and implement the All Hazards Mitigation Plan, which integrates hazard mitigation strategies into the day-to-day activities of the City of Mill Valley, and includes plans to prepare for police fire service, vulnerable populations and sensitive facilities during and following a significant disaster.
84. Education and training. Create and implement regular educational and training programs for City staff, residents, businesses, schools and neighborhood groups that include emergency response protocols and procedures, disaster risk education, and self-sufficiency.
85. Training, coordination and contingency planning. Ensure continuity of City services and operations through on-going interdepartmental coordination, contingency planning and periodic exercises in order to provide swift and effective disaster response and recovery.
86. Early warning system(s). Consider new technology and procedures to improve the capability of the early warning system.
87. Critical facilities and services. Prioritize strategies for protecting critical facilities and services following a major disaster to help prevent problems during post-disaster evacuations, rescues and major clean-up operations.
88. Coordination and education. Coordinate with EPC to manage public expectations. Educate the public as to what the City will be able to do for themselves versus what they will have to do for themselves during and post-disaster.
89. Resource database. Establish a database of residents with disaster-related skills.

P.16 Emergency Response and Evacuation Routes. Continue to expand the network of anticipated emergency response routes and regularly exercise evacuation protocols and procedures.

Program Suggestions:

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90. Emergency Operations Plan (EOP). Continue to update the EOP to identify the anticipated emergency response routes and evacuation procedures in the event of a major disaster or hazard requiring evacuation events.
91. Update data and hazards. Utilize complete and updated data and mapping of hazards. Maintain database of parcels within hazard zones.
92. Steps, Lanes, Paths. Support measures to designate, create, maintain and enhance those Steps, Lanes, and Paths that also serve as evacuation routes.
93. Maintenance and signage. Continue to maintain and clearly identify those facilities and networks that serve as emergency response and evacuation routes.

P.17 Prevention and Protection. Reduce injury and damage from hazards.

Program Suggestions:

94. Critical facilities and services. Prioritize strategies for protecting critical facilities and services following a major disaster to help prevent problems during post-disaster evacuations, rescues and major clean-up operations.
95. Onset disasters. Identification of short and long term onset disasters in association with data mapping of hazard areas and critical habitat
96. Fire inspection program. Maintain an ongoing fire inspection program to reduce fire hazards associated with older buildings, critical facilities and public assembly facilities.
97. Residential building reports. Continue to utilize Residential Building Reports to identify hazards for potential home buyers.
98. Right of way. Require and maintain setbacks, easements and accesses necessary to ensure that emergency services can readily and efficiently function with available equipment
99. Fire sprinklers. Encourage owners of non-sprinklered properties in wild land interface areas and fire hazard severity zones to retrofit their building and include internal fire sprinklers.
100. Building materials. Provide the public with guidance on the specification of building materials that help prevent loss from accidents and disasters.

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101. Vegetation management program. Maintain and fund vegetation management programs and continue to use the development review process to facilitate vegetation management practices.
102. Grading and site improvements. Ensure that all grading and site improvements and structures minimize geotechnical, seismic and flood hazards.
103. Building and construction codes. Continue to follow state guidelines that require seismic, geologic and structural considerations and measures to reduce structure risk through building and construction codes.
104. Emergency access. Ensure that new development provides for emergency vehicle access and fire-flow water supply in accordance with applicable fire safety regulations and on a fair-share basis.
105. Coordination. Continue to work closely with nearby public safety and emergency management agencies to develop and maintain mutual support plans, programs and coordinate emergency management procedures such mutual aid agreements.