

6 SAFETY ELEMENT

California has a beautiful natural environment. Unfortunately, the spectacular natural features also present Californians with many potential natural hazards. Like much of the rest of the state, the Tiburon Peninsula is susceptible to earthquakes, landslides, fires, floods, and other natural disasters.

6.1 PUBLIC SAFETY AGENCIES

Tiburon Police Department

The Town's Police Department provides a comprehensive system of law enforcement services, including patrol; traffic and parking enforcement; and criminal and non-criminal investigations for the purpose of ensuring the safety of the community. The Department coordinates with other Town Departments, government agencies and the community in developing and implementing school safety, traffic circulation, and emergency planning programs.



The Tiburon Police Department, 2005

As of 2005, the Police Department has 15 sworn personnel. The Police Department handled over 13,500 calls for service and officer initiated incidents in 2003.

In addition to law enforcement, the Police Department is the home of the Tiburon Peninsula's Emergency Operations Center. The Police

Department also conducts a number of community policing and crime prevention programs, including:

- the Drug Abuse Recognition Education (DARE) program,
- the “You Are Not Alone” (“YANA”) program, in which the Town’s elderly and disabled citizens are called to make sure they are feeling well,
- the Neighborhood Watch program,
- the Business Watch program,
- the Home Security Inspections program,
- the Operation Identification program, and
- the Vacation House Checks program.

Tiburon Fire Protection District

Most of the Town of Tiburon and the Paradise Drive area are served by the Tiburon Fire Protection District, a state special district. The Fire District, which has 20 career safety employees, 18 volunteer firefighters, and three reserve firefighters, provides a number of community services, including:

- Fire Prevention (code enforcement, plan reviews, and summer defensible space programs for homeowners),
- Public Education (fire and burn prevention programs in schools; CPR, First Aid, and Community Disaster Preparedness classes),
- Emergency Medical Services, and
- Fire Protection.

Southern Marin Fire Protection District



This map shows the boundaries of the Tiburon Fire Protection District and the Southern Marin Fire Protection District.

The Southern Marin Fire Protection District is an independent special district established by the Marin County Board of Supervisors on July 1, 1999. The district was formed by the consolidation of the Alto-Richardson Bay Fire Protection District and the Tamalpais Fire Protection District.

In February of 2004, a Joint Powers Agreement was enacted, inserting the Sausalito Fire Department as part of the District. The District has 56 full-time employees including a Chief, Deputy Chief, Administrative Services Manager, Administrative Aide, 3 Battalion Chiefs, 9 Captains, 3 Lieutenants, 15 Paramedic/Firefighters and 20 Firefighter/Engineers.

The District serves the areas of Sausalito, Tamalpais Valley, Almonte, Homestead Valley, Alto Bowl, Strawberry Peninsula and the Tiburon Planning Area, generally west of the Bel Aire neighborhood. The District operates 3 fire stations, including downtown Sausalito, Tamalpais Valley and Strawberry. The District responds to over 4,000 incidents per year.

6.2 SAFETY GOALS

- SE-A:** To maintain a safe and healthy community.
- SE-B:** To identify hazardous areas and to discourage to the maximum extent feasible development of areas subject to hazards including, but not limited to, geotechnical hazards, unstable slopes and flood-prone areas.
- SE-C:** To ensure safe subdivision and building design.
- SE-D:** To encourage disaster preparedness planning for effective emergency response and to protect public safety.
- SE-E:** To reduce the impact of hazardous materials exposure and to strive to reduce threats to health, safety, and the environment from hazardous materials.

6.3 NATURAL HAZARDS POLICIES

General Policies

- SE-1:** The Town shall permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be avoided or adequately mitigated.
- SE-2:** The Town shall require development and construction to be located, designed, and implemented to avoid, eliminate, or reduce geologic and non-geologic hazards.

In February of 2004, a Joint Powers Agreement was enacted, inserting the Sausalito Fire Department as part of the District. The District has 56 full-time employees including a Chief, Deputy Chief, Administrative Services Manager, Administrative Aide, 3 Battalion Chiefs, 9 Captains, 3 Lieutenants, 15 Paramedic/Firefighters and 20 Firefighter/Engineers.

The District serves the areas of Sausalito, Tamalpais Valley, Almonte, Homestead Valley, Alto Bowl, Strawberry Peninsula and the Tiburon Planning Area, generally west of the Bel Aire neighborhood. The District operates 3 fire stations, including downtown Sausalito, Tamalpais Valley and Strawberry. The District responds to over 4,000 incidents per year.

6.2 SAFETY GOALS

- SE-A:** To maintain a safe and healthy community.
- SE-B:** To identify hazardous areas and to discourage to the maximum extent feasible development of areas subject to hazards including, but not limited to, geotechnical hazards, unstable slopes and flood-prone areas.
- SE-C:** To ensure safe subdivision and building design.
- SE-D:** To encourage disaster preparedness planning for effective emergency response and to protect public safety.
- SE-E:** To reduce the impact of hazardous materials exposure and to strive to reduce threats to health, safety, and the environment from hazardous materials.

6.3 NATURAL HAZARDS POLICIES

General Policies

- SE-1:** The Town shall permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be avoided or adequately mitigated.
- SE-2:** The Town shall require development and construction to be located, designed, and implemented to avoid, eliminate, or reduce geologic and non-geologic hazards.

Diagram 6.3-1 shows the areas which are susceptible to liquefaction.

Settlement Settlement is caused by the compaction of loose materials, resulting in a lowering of the surface and possible damage to those structures located on top of the materials. Settlement can be accelerated by the groundshaking accompanying earthquakes. Differential settlement, common when part of a building is on a cut surface and the other part is on a poorly compacted fill, can cause extensive damage to buildings because of uneven soil compaction. Settlement is occurring in the Tiburon Planning Area where development is constructed on Bay Mud. Differential settlement is occurring in areas where construction occurred on poorly compacted fills.

Structural Failure Under different earthquake scenarios, ABAG has predicted that up to 3,495 housing units in Marin County (about 3 percent) could be uninhabitable in a large earthquake. The loss of three percent of Tiburon's housing stock would result in the loss of approximately 130 units. Buildings that are susceptible to the greatest loss are lands on Bay fill and wood-frame apartments. Older homes are generally more susceptible to structural failure than newer homes.

In addition, several of the Town's commercial buildings are located in areas that are susceptible to the most violent shaking and liquefaction during an earthquake.

Critical facilities that could be damaged during an earthquake include the Tiburon Blvd./E. Blithedale Ave. overpass of U.S. 101, and several water tanks, including the Spring Lane Tank which provides a significant percentage of water to the Planning Area. Water mains would also be susceptible to damage during an earthquake.

Surface Rupture Surface rupture commonly occurs during earthquakes in California because the earthquakes originate near the earth's surface. Ground on one side of the fault moves relative to ground on the other side, and any structures built across the fault trace will be deformed or destroyed. Displacement can be vertical, horizontal, or a combination of both. Displacement may vary from a few inches to several feet.

Tsunamis and Seiches Both tsunamis and seiches can be caused by groundshaking or displacement. Tsunamis are great waves that originate in the ocean, and seiches are waves that originate in closed or semi-closed

bodies of water, such as San Francisco Bay. Either can cause extensive damage in shoreline areas.

Slope Instability

The hilly landscape which makes Tiburon such a desirable place to live also exposes people and homes to the dangers of landslides and other threats from slope instability.

Landslides The downhill movement of soil and rock is termed a landslide. Natural events like heavy rains and site work such as road building and landscape watering may increase the size, number, or frequency of landslides. Earthquakes, particularly after a rainy season, may trigger landslides.

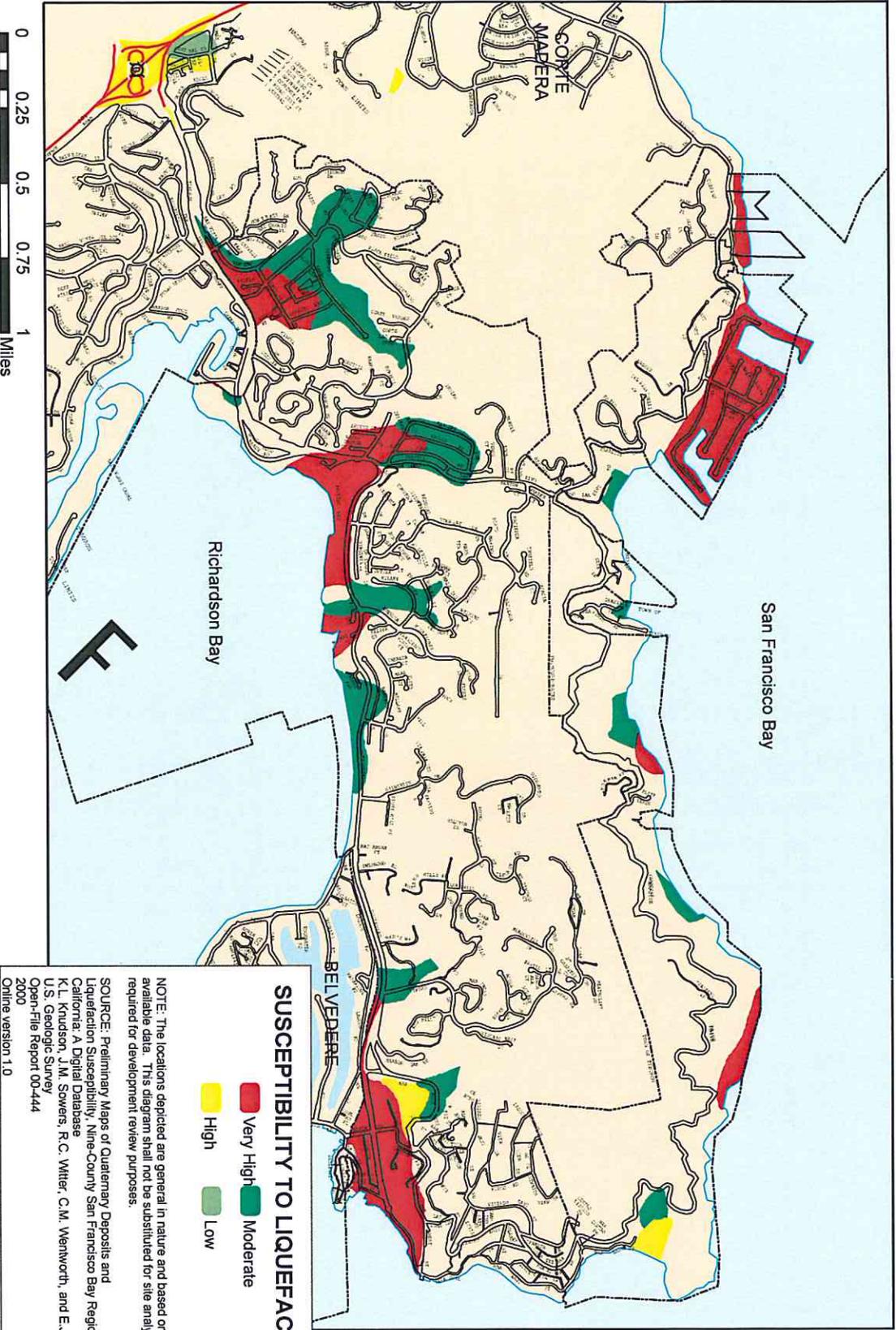
Franciscan Melange is a geologic unit (or type) which is highly susceptible to landsliding and which comprises approximately 40% of the Tiburon Planning Area. There may be large sections of serpentine or greenstone within Franciscan Melange, thereby giving the casual observer a feeling of security due to the hard rock. However, these pieces of serpentine or greenstone are literally floating in a mass of loose, unconsolidated material, most of which is readily subject to landsliding, particularly during groundshaking.

Diagram 6.3-2 shows areas of landslides in the Planning Area.

Landslide Deposits Landslide deposits may be remnants of ancient landslides or they may be moving at a very slow rate called "creep". If triggered by man-made or natural causes, landslide deposits can move dramatically, with potential harm to persons or property. Landslide deposits can be built upon if the structural integrity (e.g., pilings) reaches to competent materials beyond the depth of the deposit.

Slow, virtually imperceptible soil movement is termed "creep". Even though the movement may only be a few inches per year, the movement still may still rupture pipes, fracture foundations and eventually destroy buildings.

Debris Flow Mudslides Debris Flow Mudslides occur along narrow gullies on slopes between 25 and 40 degrees (approximately 50% to 85% slope). During heavy rains, water collects in colluvium at the top of these gullies and saturates the material to such a degree that the material can no longer stay in place. The result is that material will "pop" out from the



NOTE: This Diagram is developed for general planning purposes. The Town of Tiburon is not responsible or liable for use of this Diagram beyond its intended purpose.



TIBURON 2020
Town of Tiburon
General Plan
September 2005

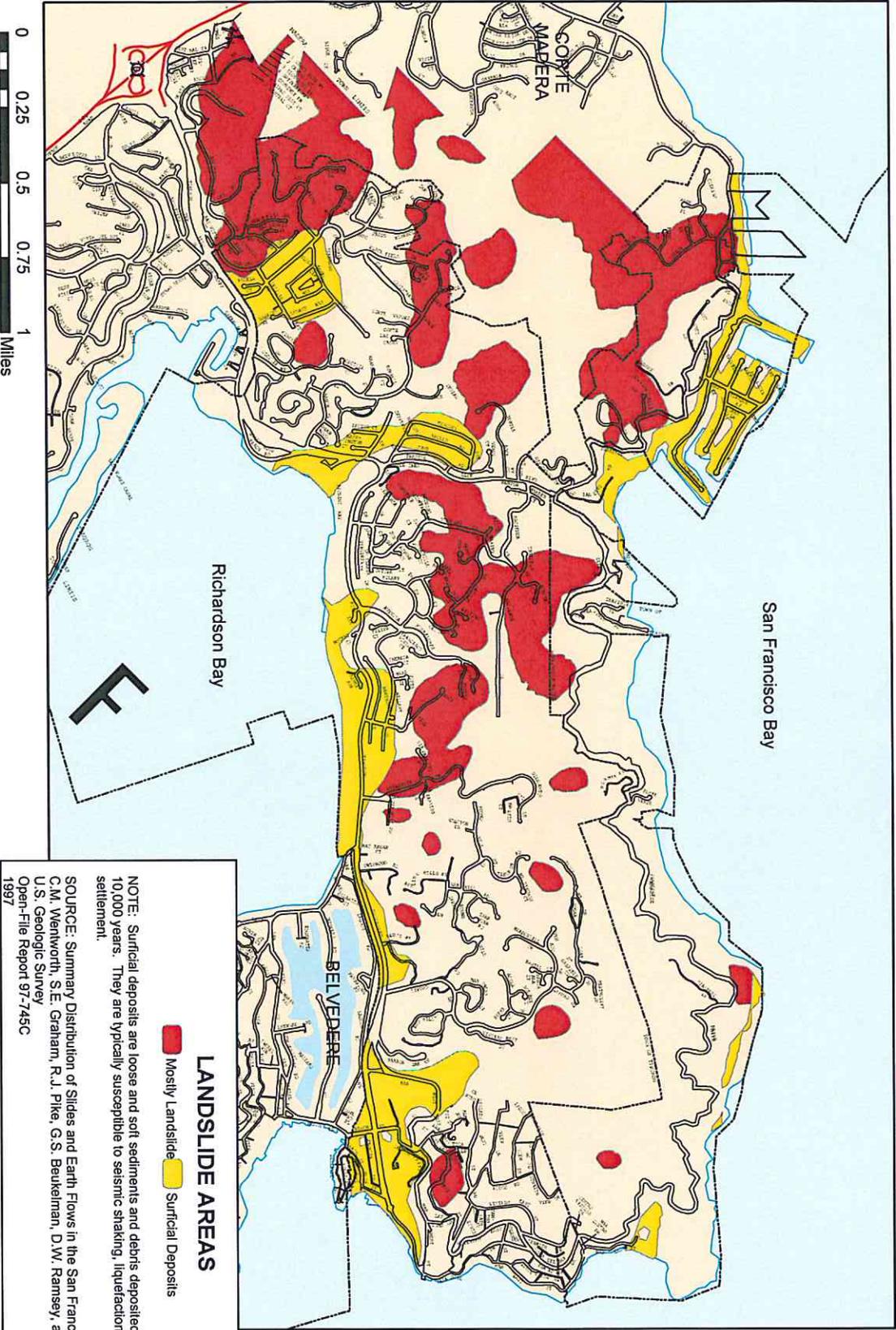
SUSCEPTIBILITY TO LIQUEFACTION

- Very High
- High
- Moderate
- Low

NOTE: The locations depicted are general in nature and based on best available data. This diagram shall not be substituted for site analysis that is required for development review purposes.

SOURCE: Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County San Francisco Bay Region, K.L. Knudson, J.M. Sowers, R.C. Witter, C.M. Wentworth, and E.J. Helley
U.S. Geologic Survey
Open-File Report 00-444
2000
Online version 1.0

Diagram 6.3-1 Liquefaction Susceptibility Areas



NOTE: This Diagram is developed for general planning purposes. The Town of Tiburon is not responsible or liable for use of this Diagram beyond its intended purpose.



TIBURON 2020
Town of Tiburon
General Plan
September 2005

LANDSLIDE AREAS
■ Mostly Landslide
■ Surficial Deposits

NOTE: Surficial deposits are loose and soft sediments and debris deposited within the last 10,000 years. They are typically susceptible to seismic shaking, liquefaction, and differential settlement.
 SOURCE: Summary Distribution of Slides and Earth Flows in the San Francisco Bay Region
 C.M. Wentworth, S.E. Graham, R.J. Pike, G.S. Beukelman, D.W. Ramsey, and A.D. Barron
 U.S. Geologic Survey
 Open-File Report 97-745C
 1997

Diagram 6.3-2 Landslide Areas

hillside and slide down the gully. The material gathers speed and size (both ground materials and brush) and becomes a hurtling mass by the time it reaches the bottom of the gully. If the slopes are over 40 degrees (approximately 85%), the ground is too steep to become saturated. If the slopes are less than 25 degrees (approximately 50%), the force of gravity is insufficient to bring the debris flow downhill.

Diagram 6.3-3 shows areas that are likely to produce debris flow mudslides, according to data available from the U.S. Geologic Survey.

- SE-3:** The Town shall continue to require detailed geotechnical investigations for development proposals. Such investigations shall determine the actual extent of geotechnical hazards, specify adequate repair/improvement techniques, describe optimum design for structures and improvements, and set forth any special requirements for the sites.
- SE-4:** Development allowed within areas of potential geologic hazard shall neither be endangered by, nor contribute to, the hazardous conditions on the site or on surrounding properties.
- SE-5:** Development in areas subject to landsliding shall comply with the Town's Landslide Mitigation Policy. The Town shall require physical improvements to landslides and to potential landslide areas in instances where avoidance is not feasible or appropriate, as determined through the development review process.
- SE-6:** The Town should actively encourage owners of developed property to repair or improve unstable slopes, install drainage facilities, and take other measures that may reduce potential safety hazards.
- SE-7:** The Town shall discourage development on slopes exceeding 40% wherever possible.
- SE-8:** Development located below or in the path of gullies which are highly susceptible to debris flow mudslides shall be strongly discouraged.

Flood Hazards

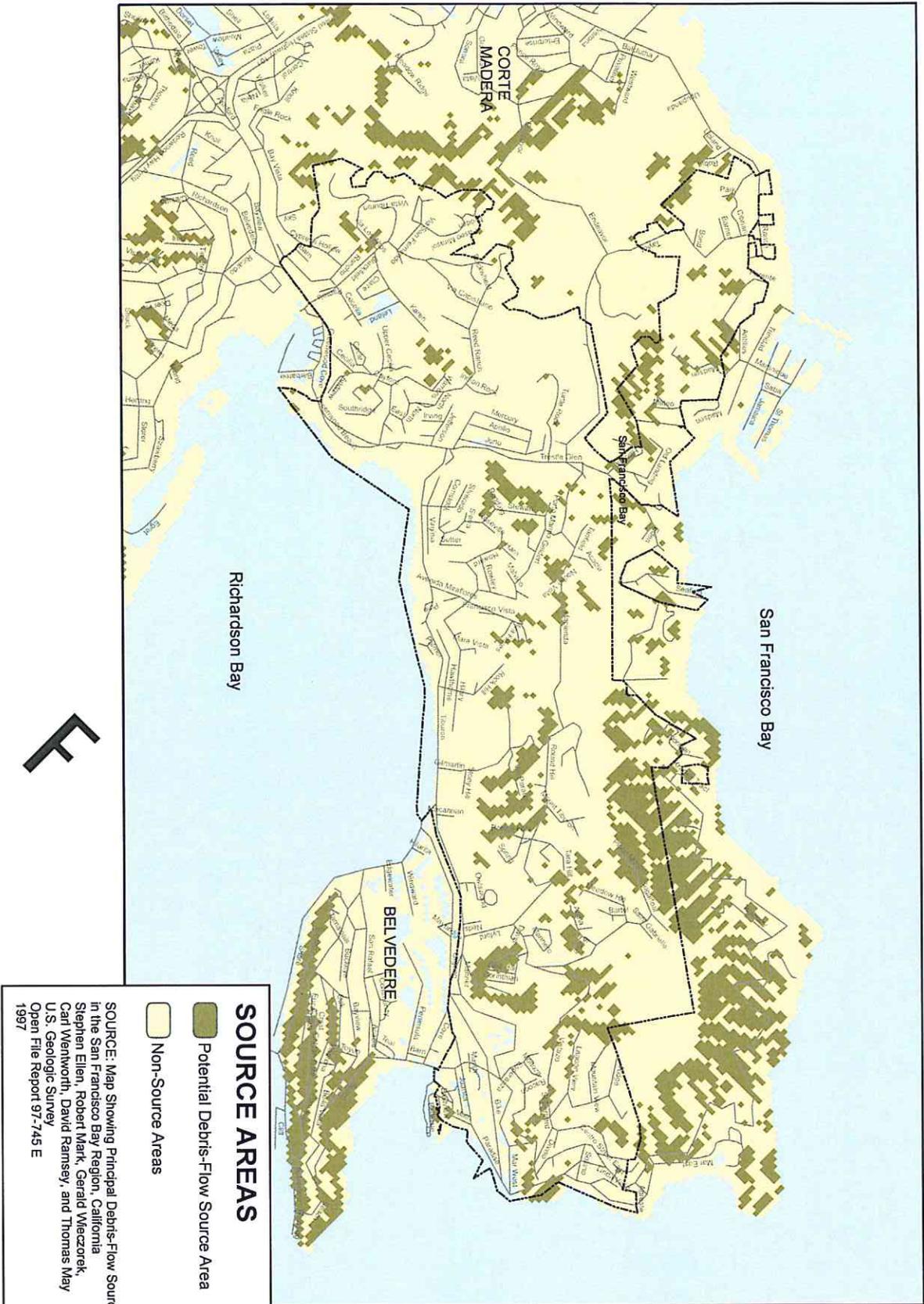
Flooding

In the Tiburon Planning Area, lands that flood are not common. The areas that flood are found primarily near the shorelines of San Francisco Bay and Richardson Bay. The Federal Emergency Management Agency (FEMA) has mapped two flood zone areas in the Tiburon Planning Area: Zone A, with a flooding probability of once every 100 years and Zone B, which has a flooding probability of between once every 100 to 500 years (see Diagram 6.3-4). Some areas of localized flooding (e.g., ponding) are lightly inundated more frequently but are shown in Zone B. Ponding occurs when development of an area increases beyond the local drainage system's capability to collect the runoff.

Erosion

Erosion is the process by which weathered rock and soil is transported by gravity or by moving water. It can also be caused by strong winds. Erosion can cause severe damage to structures. Grading and other development activities may increase erosion many times above natural levels.

- SE-9:** The Town shall require new development and/or construction, where feasible, to be outside Special Flood Hazard Areas (which are defined by FEMA as areas that would be inundated by a flood having a 1% chance of occurring in any given year). Construction proposed within Special Flood Hazard Areas shall comply with the Town's Flood Damage Prevention Ordinance (Municipal Code Chapter 13D).
- SE-10:** The Town shall require structures constructed adjacent to areas subject to the 100-year tidal flood to be protected from destructive wave action.
- SE-11:** Drainage facilities within new subdivisions shall be designed to accommodate a 100-year storm.
- SE-12:** On-site detention of stormwater runoff shall be utilized to ensure that post-development peak flow rates from a site resulting from both the two-year and 100-year design rainstorms are not increased by new subdivisions or other permitted development projects.



SOURCE AREAS

- Potential Debris-Flow Source Area
- Non-Source Areas

SOURCE: Map Showing Principal Debris-Flow Source Areas in the San Francisco Bay Region, California
 Stephen Ellen, Robert Mark, Gerald Weczorek, Carl Wentworth, David Ramsey, and Thomas May
 U.S. Geologic Survey
 Open File Report 97-745 E
 1997

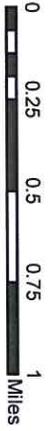
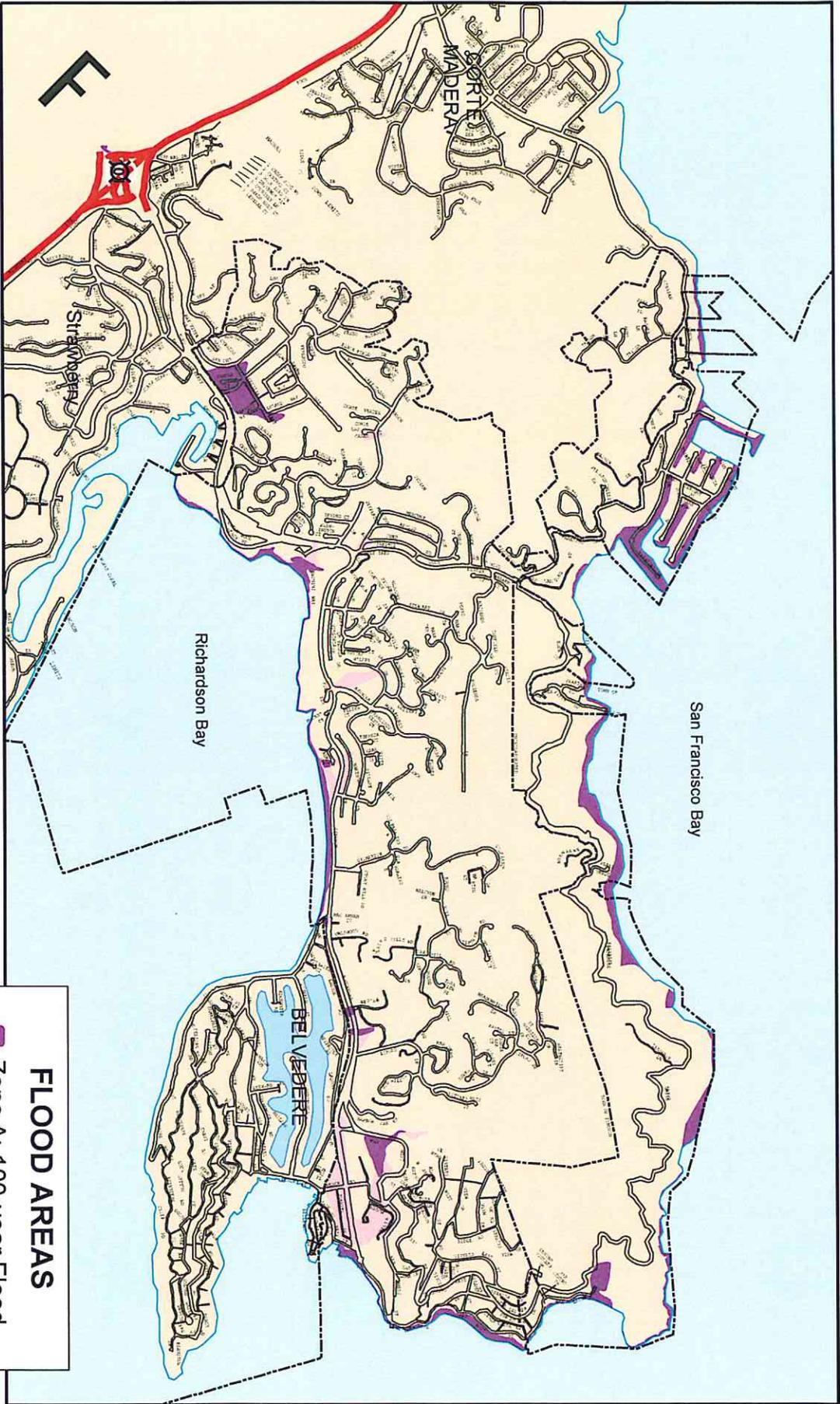
NOTE:
 This Diagram is developed for general planning purposes. The Town of Tiburon is not responsible or liable for use of this Diagram beyond its intended purpose.



TIBURON 2020
 Town of Tiburon
 General Plan
 September 2005

Diagram 6.3-3 Principal Debris-Flow Source Areas

Diagram 6.3-4 Flood Areas



TIBURON 2020
Town of Tiburon
General Plan
September 2005

FLOOD AREAS

- Zone A: 100-year Flood
- Zone B: 500-year Flood

NOTE: This diagram is developed for general planning purposes. The Town of Tiburon is not responsible or liable for use of this diagram beyond its intended purpose.

- SE-13:** To the extent that new subdivisions are responsible for exceeding the capacity of any existing stormwater drainage system, the applicant shall be responsible for the cost of improvements to the system such that the capacity is not exceeded upon project completion.
- SE-14:** To offset the increased demand on the capacity, operation, and sustainability of the Town storm drain system, the Town shall expend its Stormwater Runoff Impact Fees to upgrade, enhance, and/or rehabilitate the Town's public storm drain system.
- SE-15:** The Town shall track sea level rise predictions for San Francisco Bay and, should rates of sea level rise accelerate, the Town shall amend its flood control policies accordingly in coordination with other regional and federal authorities (e.g., BCDC, Army COE, FEMA). Such amendments would potentially include revised finished floor elevations for habitable structures, as well as revised runup elevations associated with earthquake-generated tsunamis.

Fire Hazards

Tiburon is susceptible to wildfires, urban fires, and wildland-urban interface fires where the two areas meet.

Wildfires often occur on grassy areas, and can spread to nearby dwellings. If the fires are unattended or exposed to winds, some forested areas, such as those of eucalyptus, may be particularly prone to forest fires. However, this problem is limited in the Tiburon Planning Area by interspersed woodland areas within open grasslands.

The greatest problem posed by wildfires is the insufficient means of access for fire-fighting equipment and personnel to areas susceptible to such fires. Ideally, such access should be provided over all-weather (maintained or paved) roads and over grades no steeper than 15 percent.

Urban fires can be a serious problem in older areas of the Tiburon Planning Area, such as Downtown Tiburon. In some older areas, narrow (or no) spaces between buildings can provide opportunities for structural fires to leap from one building to another as well as create barriers to firefighters seeking access between structures.

Large parts of the Tiburon Peninsula are either permanently protected as open space or are private landholdings that are currently undeveloped. Diagram 6.3-5 shows these areas, which are susceptible to wildfires.

The wildland-urban interface is the area where development and structures meet with undeveloped wildland and vegetative fuels.

Based on factors including existing vegetation types, probability of fire, and wildland-urban interface settings, the California Department of Forestry and Fire Protection has identified communities which are at risk of wildfire. Tiburon is on the list and scores in the highest threat category.

Peak Load Water Supply

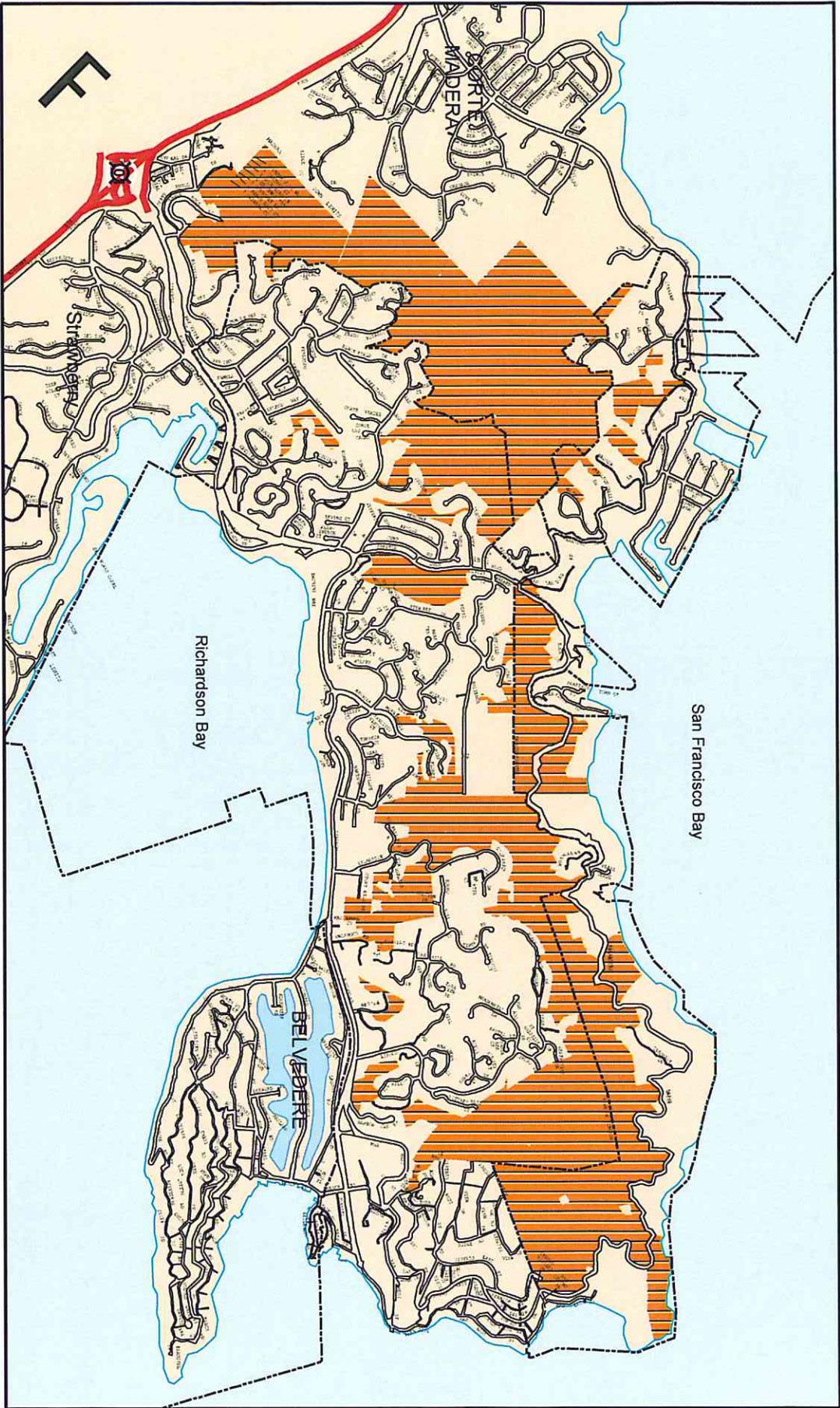
The Marin Municipal Water District (MMWD) provides the entire Planning Area with public water service. Water is provided to the Planning Area through a network of water storage tanks and pipes. Due to the age and design of the water delivery system, a number of areas have substandard peak load water supply for fire fighting purposes.

Currently, the water delivery system is substandard for fire fighting purposes in the Downtown area. MMWD is planning to replace and enlarge the existing water main along Lagoon Road (in Belvedere) which will increase the flow capacity to the Downtown.

In the Paradise Drive area, south of Trestle Glen Boulevard, the water main does not deliver the 1,000 gallons per minute (gpm) required by the Tiburon Fire Protection District (TFPD) for adequate fire protection. The TFPD requires 1,500 gpm for developments with homes larger than 3,600 square feet. The TFPD also requires developers to install water mains capable of supplying a minimum of 1,500 gpm for two hours to fire hydrants spaced at 350-foot intervals throughout new subdivisions. In order to improve the fire flow in the gravity system, the six-inch diameter water main would need to be replaced with a larger pipeline.

Other areas of Tiburon that are located in higher elevations, such as Centro East and Centro West in Old Tiburon; Hill Haven; the upper parts of Gilmartin Drive and Stewart Drive; and properties in the middle ridge area, have marginally sufficient water flow. This is primarily a function of elevation, as there is not enough of a difference in the elevation of the Mt. Tiburon tank and the homes it serves to provide the necessary pressure from gravity.

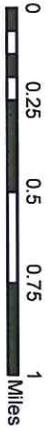
Diagram 6.3-5 Open Space and Vacant Land Susceptible to Wildfire



 Areas Susceptible to Wildfire

NOTE: This diagram is developed for general planning purposes. The Town of Tiburon is not responsible or liable for use of this diagram beyond its intended purpose.

TIBURON 2020
Town of Tiburon
General Plan
September 2005



In addition to these areas within TFPD's service area, MMWD will also be performing pipe replacements in the Eagle Rock area (part of Southern Marin Fire District's service area) that will increase fire flow in that part of the Planning Area.

SE-16: The Town shall work cooperatively with the local Fire Districts and other agencies to ensure the safe delivery of emergency services and the effective evacuation of the community in the event of a disaster.

SE-17: New development shall provide sufficient water supply and equipment for fire suppression to ensure that the requirements for minimum fire flow and the size, type and location of water mains and hydrants set forth in the Uniform Fire Code and by local ordinance are met.

SE-18: New development within areas of insufficient peak load water supply shall contribute to the construction of a new, or upgrading of an existing, water delivery system to meet requirements for minimum fire-flow.

SE-19: The Town shall work with the Fire Districts and other agencies to provide, enhance, and maintain adequate access, including secondary access, to all areas within the Planning Area.

SE-20: The Town shall require provision of defensible space in all projects where fire hazard is possible. On-going maintenance of defensible space buffers in new development projects shall be assured in a form satisfactory to the Town and the Fire Districts prior to construction of improvements.

Defensible Space

Defensible space may be defined as an area around a home or associated structures that provides room for firefighters to safely do their jobs during a fire.

6.4 POLICING POLICIES

The Town Police Department has the broad support of the community in its efforts to protect and serve the community.

SE-21: The Town shall maintain an adequate and cost-effective police service to serve and protect the community.

SE-22: The Police Department shall continue to implement community policing and crime prevention programs to strengthen relationships between the Department and the community.

6.5 EMERGENCY PREPAREDNESS POLICIES

The Tiburon Town Council and the Belvedere City Council have approved a joint *Emergency Operations Plan*, which identifies the Town and City's emergency planning, organization, and response policies and procedures. The plan also addresses the integration and coordination with other governmental levels when required.

The objective of the *Emergency Operations Plan* is to incorporate and coordinate all the facilities and personnel of the Town and City into an efficient organization capable of responding to any emergency, from preparation through recovery.

The *Emergency Operations Plan* is an extension of the *Marin Operational Area Emergency Operations Plan*. This format allows Tiburon and Belvedere to operate and communicate more effectively in multi-jurisdictional responses. The *Operations Plan* will continue to be reviewed, exercised periodically, and revised as necessary to meet changing conditions.

Evacuation Issues

Because the Tiburon Planning Area is a peninsula, an emergency in some areas of the Tiburon Planning Area could be inaccessible to emergency service personnel and vehicles due to the limited access to that area.

The Tiburon Peninsula has one major road (Tiburon Boulevard) and one minor road (Paradise Drive) which provide primary access to the entire Planning Area. Therefore, the susceptibility to road blockages is high. In the event of an area-wide emergency, evacuation of the Tiburon Planning Area would be difficult if not impossible. Evacuation traffic on Tiburon Boulevard would cause severe congestion since that is the only major access route for most of the Tiburon Planning Area.

SE-23: In cooperation with other public agencies and appropriate public-interest organizations, the Town shall ensure that it is prepared to effectively respond to any emergency or disaster, including hazardous material releases.

SE-24: The Town shall make provisions to continue essential public services during and after emergencies and natural and other disasters.

6.6 HAZARDOUS MATERIALS POLICIES

Society is dependent on chemicals that are used on a daily basis and in some instances in large quantities. These chemicals are routinely transported, used, and disposed of, which can pose a significant hazard to the community. The potential exists for release of these chemicals into the environment and exposure to them can be hazardous to human health and to the environment in general.

SE-25: The Town shall actively address the need to reduce exposure to hazardous materials.

SE-26: The Town shall encourage residents and businesses to reduce or eliminate the use of hazardous materials, including encouraging residents to purchase toxic substances in only the amount needed to do the job, or use non-toxic alternatives that do not pose a threat.

SE-27: The Town seeks to reduce the presence of hazardous materials in the community and supports the operation of recycling centers that take hazardous substances; such as oil, paint, pesticides, cleaners, chlorine products, etc.

6.7 IMPLEMENTING PROGRAMS FOR SAFETY

SE-a: Where possible, the Town should advise residents of the Tiburon Planning Area of ways that they can reduce geologic, fire and flooding hazards.

SE-b: The Town shall require project applicants for new development to prepare a hydraulic and geomorphic assessment of on-site and downstream drainageways that are affected by project area

runoff. Characteristics pertinent to channel stability would include bank erosion, excessive bed scour or sediment deposition, bed slope adjustments, lateral channel migration or bifurcation, and the condition of riparian vegetation. In the event existing channel instabilities were noted, the applicant could either propose their own channel stabilization program, or defer to the mitigations generated during the Town's environmental review. Any proposed stabilization measures shall anticipate any project-related changes to the drainageway flow regime.

- SE-c:** Through the application review process, the Town shall continue to require review by the appropriate Fire District for fire prevention considerations.
- SE-d:** As part of an Open Space Management program, the Town shall develop a plan, including funding sources and/or other opportunities, such as volunteer groups, for reducing fire hazards and maintaining fire roads on Town-owned open space.
- SE-e:** The Town shall continue to review and update the *Emergency Operations Plan* to ensure that it remains up-to-date.
- SE-f:** The Town shall adopt a Local Hazard Mitigation Plan to comply with the federal Disaster Mitigation Act of 2000 and maintain eligibility for hazard mitigation funding from FEMA.
- SE-g:** The Town shall use its best efforts to disseminate emergency preparedness information to the community.
- SE-h:** The Town shall conduct an immediate post-earthquake assessment of critical facilities and buildings in the Planning Area to determine the extent of damages, if any, to essential Town infrastructure. This should be performed by trained professional(s) utilizing the current state-of-knowledge regarding post-earthquake assessment.
- SE-i:** The Town shall coordinate with the Marin Municipal Water District to replace the piping and fittings in those water tanks in the Planning Area that are not currently fitted with flexible, earthquake-resistant joints. In addition, the water tanks should

be evaluated to ascertain their ability to withstand strong seismic ground shaking.

- SE-j:* The Town shall create and implement a Seismic Improvement Program. The Program shall include conducting a seismic risk assessment of existing Town infrastructure, which would help to create a list which would prioritize the buildings and equipment that should be retrofitted. Following risk assessment, the Town should adopt a program that would upgrade vulnerable facilities based on the priority list.
- SE-k:* The Town shall increase education regarding upgrading of buildings using structural and non-structural mitigation measures.
- SE-l:* The Town shall evaluate the potential impacts related to hazardous materials during the environmental review process for new developments or businesses where the production, use, storage, transport, or disposal of hazardous materials is proposed. The potential impacts should be fully mitigated.
- SE-m:* The Town shall coordinate hazardous materials with other public agencies.