

EAST
SHORE
COMMUNITY
PLAN

January 1987



EAST SHORE COMMUNITY PLAN

East Shore Planning Area

Marin County, California

June, 1987

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EAST SHORE COMMUNITY PLAN

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EAST SHORE COMMUNITY PLAN - EXECUTIVE SUMMARY

The study area for the East Shore Community Plan extends along 8 miles of Tomales Bay and includes 16,000 acres. The specific planning area includes about 4,000 acre planning area is limited to a very narrow strip along the shoreline.

The vast majority of the land in the study area is zoned C-APZ 60 and is used for grazing purposes. Within the 4,000 acre planning area, existing land uses area, existing land uses are as follows:

| <u>Use</u> | <u>% of Area</u> |
|---------------|------------------|
| Agriculture | 83 |
| Residential | 5 |
| Commercial | 1 |
| Institutional | 1 |
| Open Space | 10 |

A community wide survey received a 50% response indicating a general community support for a slow to moderate growth rate for the area. The survey also reflected a strong desire to maintain the small town atmosphere of the area while also maintaining the existing agriculture and commercial fishing industries. Maintaining the environmental quality of the bay and natural habitats were also strongly supported. The community also supported the need for a community fire department, water plans and a local grocery store. A majority of those responding also supported the idea of concentrating residential development rights in clusters apart from the ranches where the development rights existed.

In general, the goals of the plan are to protect the environment and the existing character of the community by insuring that new development conforms to existing patterns, scale and character of the community. The plan seeks to consolidate commercial activities into several defined areas along Highway 1. The plan proposes the rezoning of two areas currently zoned for Coastal Planned Commercial and Coastal Resort Commercial Recreation. The new Proposed zoning for these two areas would be

Coastal Village Commercial Residential. It is the intent of this rezoning to maintain a local village character by placing a greater emphasis on locally serving stores, home occupations and mixed residential uses. The plan would attempt to redirect visitor serving commercial uses to the outer edges of the community.

The plan attempts to reinforce the existing residential hamlets along the bay by recommending that any new residential development be directed to existing developed area. This policy would encourage the use of TDR's (Transfer of Development Rights) to direct residential development off of the agricultural lands.

1. INTRODUCTION

1.1 Background/History

The history of the East Shore began near the town of Tomales in the early 1850's. Settlers such as Dutton, Keys, Burbank, Marshall, Vanderbilt and Bean squatted there on disputed Spanish/Mexican land grant properties, but soon immigrated south onto the eastern shores of Tomales Bay. Their major income was derived from the sale of butter and potatoes that were shipped to San Francisco by schooner.

Soon a schooner wharf and warehouse were erected in what is present day Marshall. By 1867, John Wightman's store was built and thriving inland on the Marshall-Petaluma Road. The Bayview Hotel was erected in 1870 and became a favorite lodging for sportsmen from San Francisco until it burned down in 1896. By 1899 the hotel was rebuilt adjacent to a provisions store, livery stable and saloon. The 1906 earthquake destroyed the Bayview Hotel for a second time, but it was again rebuilt and called the Marshall Hotel until it too was destroyed by fire in 1971. The hotel has not since been rebuilt.

According to Dewey Livingston, curator of the Jack Mason Museum, the Marshall-Petaluma road was developed in the 1850's as the route between Marshall's Warehouse on the bay and the village of Petaluma, and was called Marshall's Warehouse Road (1865). On January 7, 1875, the North Pacific Coast Railroad made its first run from Sausalito to Tomales stopping at Wharf Point (later Bivalve), Fisherman's Town, Reynolds, Marshall (about 1/2 mile south of the hotel), and Havenwood (later to become Cypress Grove). McDonald, Blake's Landing and Hamlet (Jensen's Oyster Beds) were other stops on the early narrow gauge railroad. Small clusters of homes and commercial activities developed around these stops, many of which still exist today.

In 1914, the first transpacific communications center, named after its inventor Guglielmo Marconi, was built for \$226,000 in Marshall employing 35 people. During World War I the Marconi station was used by the U.S. Navy which later abandoned the facility in favor of a site near Pt. Reyes

Station in 1929. In 1964, the site was purchased by Synanon which operated from the former Marconi facility until it too abandoned the area. Currently, the site is subject to conversion to a conference center by the California State Parks Foundation.




Present day Marshall has three major fish docks: One at Marconi Cove, and two at the Marshall Boat Works. These docks experience their most active use during herring season, (in 1918, the major portion of California's herring catch landed in Tomales Bay) although shark, halibut, and rockfish are also unloaded here before being shipped to processing plants in San Francisco. Boats from many Northern California and Oregon ports have come to be repaired at boatworks located along the East Shore. Off-shore, oysters and clams are cultivated according to permits granted by the State.

Four generations of ranchers and dairymen have owned and operated the farmlands that constitute the dominant upland use along the East Shore. Today this agricultural land is primarily used for dairies, sheep ranching, and stockbreeding, including beef and dairy cattle and horses.

The current population of the East Shore community is estimated at 250 persons. Pressures for change resulting from proposed land development programs may dramatically alter the East Shore community's way of life. These pressures are two-fold. First, as development throughout the San Francisco Bay Area pushes outward from San Francisco, outlying areas such as the East Shore have become desirable locations for both primary and secondary residences. Second, acquisition of agricultural land for investment purposes has increased over the past twenty years. Both of these conditions exist in the East Shore Area today.



Figure 1:
THE EAST SHORE
COMMUNITY
PLANNING AREA

-  Study Area
-  Coastal Zone Boundary
-  Planning Area

**EAST SHORE
COMMUNITY
PLAN**

EDAW


NOT TO SCALE

Two major planned developments in or near the East Shore Planning Area have been approved recently. The conference center proposed by the California State Parks Foundation at the existing Marconi facility is planned for up to two hundred overnight guests. Also, the Walker Creek Ranch has been approved as a mixed use activity center to be operated by the Marin County School District. In addition, the Marin Agricultural Land Trust (MALT) and local ranchers have studied the feasibility of retaining agricultural lands while allowing some residential development on local agricultural land. All of these proposals, if implemented, will increase the potential for higher land costs, a more transient population and the possibility for new development in the East Shore Area.

1.2 Purpose of the Plan

The purpose of the East Shore Community Plan is to provide community guidelines for (a) the protection of the existing quality of life and environment in the East Shore Area and (b) the careful planning for a moderate amount of new development in the area. The Plan is intended to expand upon the Marin Countywide Plan and the Local Coastal Plan (LCP) by providing more detailed information about existing conditions and planning solutions for the East Shore Planning Area.

1.3 East Shore Planning Area

For the purposes of this Plan, an area along the east shore of Tomales Bay has been designated as the East Shore Planning Area. Thus, further references in this Plan to the "East Shore Planning Area", the "Planning Area" or the "East Shore Community" shall refer to the area and persons residing or owning land in that area (see Figure 1).

The Planning Area includes the town of Marshall, shoreline land uses north and south of the town and agricultural land to the east of the shoreline. Highway 1 runs in a north-south direction through the Planning Area parallel to the shoreline; the Marshall-Petaluma Road extends eastward in the Planning Area from the town of Marshall toward Sonoma County.

Background data that describes the environmental setting was gathered and mapped for a larger geographic area of 16,000 acres that includes and surrounds the Planning Area (4,200 acres).

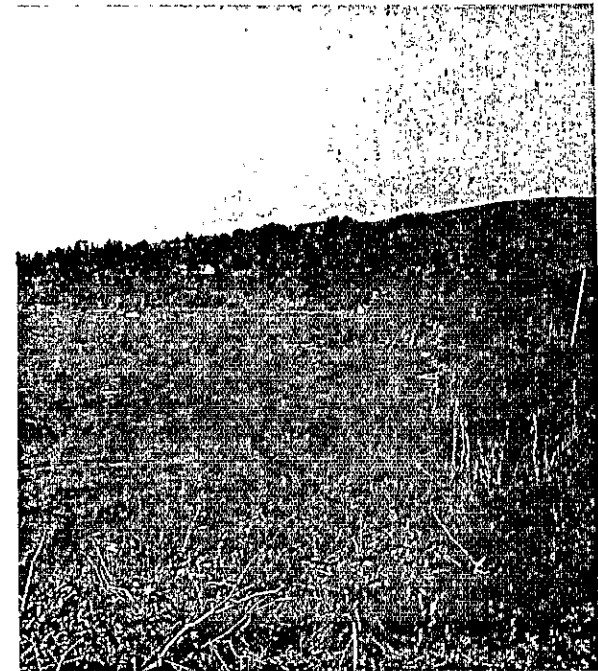
1.4 East Shore Community Plan Goals

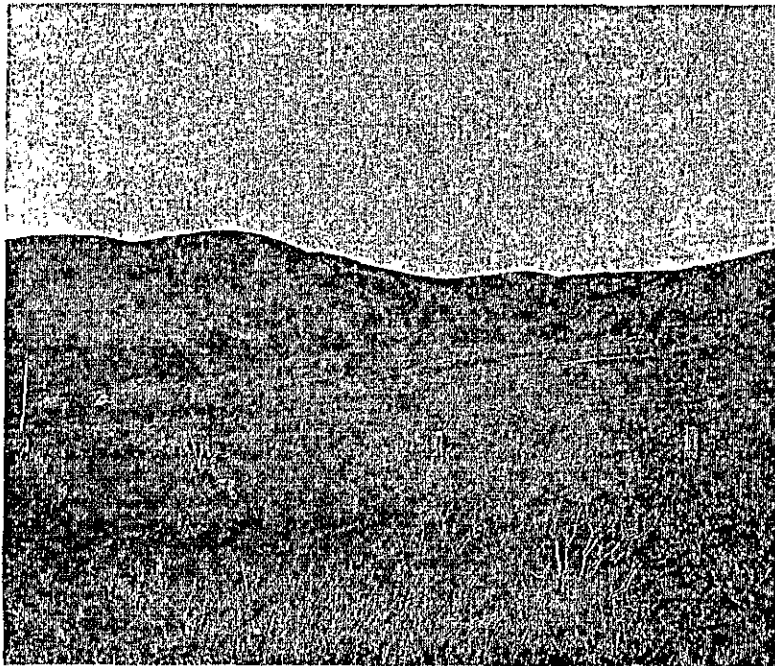
The East Shore Planning Group established the following goals for the Community Plan. These five major goals reflect the East Shore Community's desires for protecting the community's character while allowing moderate growth to occur. They are:

- A. Protect & Enhance the Local Environment
- B. Maintain & Enhance the East Shore's Uniqueness, Social & Economic Diversity & Sense of Community
- C. Encourage Development of a Viable Local Economy
- D. Limit Development to that which can be Supported by Local Natural Resources
- E. Ensure the Compatibility of Existing and New Land and Bay Uses

It is intended that these five goals shall serve as the foundation for more specific East Shore Community Plan objectives (Section 3.0), for the East Shore Community Land Use Plan, (Section 4.0) and plan implementation measures (Section 5.0).

These goals, as well as the rest of the Plan, were derived from two primary sources: a community survey conducted in 1983 by the East Shore Planning Group, and a series of nearly one hundred meetings held in the community during the planning process. The survey results are printed herein as Appendix 8.3; a record of minutes of community-wide meetings is available through the East Shore Planning Group. (The role and function of the East Shore Planning Group, whose primary purpose, according to its bylaws, is "to develop and implement a community plan for the east side of Tomales Bay", can be found in Appendix 8.2.)





2. THE ENVIRONMENT AND REGULATIONS ON ITS USE

This section focuses on environmental conditions in the Planning Area and also describes what agencies or county departments have regulations and/or guidelines associated with the protection or use of each environmental factor. Large scale maps of the environmental conditions described in this plan are available through the East Shore Planning Group.

2.1 General Environmental Setting

The Planning Area encompasses approximately 4,200 acres. It includes approximately nine miles of Tomales Bay shoreline, and rises eastward from Sea Level at the shoreline to elevations above 800 feet. The landscape is characterized by grassland slopes transected by both intermittent and perennial streams that empty into Tomales Bay. Most of the Planning Area is within the Marin County Coastal Zone.

The climate¹ in the area is generally characterized by a mild dry season from May through September and a cooler wet season from October through April. Coastal fog is common during much of the year, with average temperatures in the area ranging approximately from 57 F degrees in the summer to 48 F degrees in the winter. Average annual precipitation totals approximately 40 inches. Winds are westerly much of the year, northwesterly in spring and summer and they average twelve to fifteen miles per hour on the ridgelines.

2.2 Slopes

The Planning Area is comprised of hills along the eastern boundary sloping downward and westward to Tomales Bay. The Bolinas Ridge is the major north-south ridgeline. Secondary ridgelines run east-west slope toward the Bay. Between these ridgelines are canyons in which streams drain toward the Bay. An analysis of the area indicates that roughly ten percent of the Planning Area slopes are relatively flat whereas approximately forty percent

1 Source: Tomales Bay Front Land Use Study

of the Planning Area includes slopes in excess of twenty percent. The flattest land occurs west of Highway 1 along the shoreline and on the eastern ridgetops. The steepest slopes form the canyons.

2.2.1 Regulations

Slope conditions are discussed in the existing county guidelines for individual sewage disposal systems. The slope restrictions are found in Title 18, Section 6 of the Marin County Code, which states that on slopes less than twenty percent, no engineering studies are necessary. For areas with slopes greater than 20%, an engineering report is necessary and on slopes greater than 40% special engineering techniques are required and must be approved. Grading and foundation/engineering plans for any construction projects must be approved by the Marin County Department of Public Works.

2.3 Hydrology

Four perennial and intermittent streams drain the study area into Tomales Bay. Several diversion dams for dairy and grazing have been established along these streams. Impoundments, fed by springs, have been developed by land owners in the area. A limited supply of ground water is found in the geologic formations.

There are five recorded public water systems in the Planning Area. They are located at Nick's Cove, Jensen's (Hamlet), Tony's, Marshall Tavern and Marconi Cove Marina. There may be some joint systems drawing from springs that are not recorded with or monitored by the North Marin Water District. The five recorded systems are described in Table 1. All systems are believed to be at capacity now, except possibly the system at the former Marconi Inn site.

Table 1

Summary of Existing Water Systems

| <u>Name</u> | <u>Service</u> | <u>Water System</u> | <u>Source/Production</u> |
|-----------------------------------|--|---|---|
| Nick's Cove (Active) | 11 Residences 1 Restaurant | <ul style="list-style-type: none"> • Spring Collector • 20,000 Gallon (RW) Storage • Manual Chlor. | <ul style="list-style-type: none"> • Spring • 3,500 GPD (Design) • 5,000 GPD (Maximum) |
| Jensen's Oyster Beds (Active) | 9 Residences 1 Restaurant | <ul style="list-style-type: none"> • Spring Collector • 5,670 Gallon Storage Tank (Conc.) • Manual Chlor. | <ul style="list-style-type: none"> • Spring on Beretta Ranch (2 to GPM) |
| Tony's Seafood (Active) | 1 Restaurant | <ul style="list-style-type: none"> • Well • 4,000 Gallon Storage Tank • Auto. Chlor. System | <ul style="list-style-type: none"> • Well/Cistern (25' Deep) • Capacity Unknown |
| Marshall Tavern (Inactive) | 1 Residence 1 Restaurant | <ul style="list-style-type: none"> • Well (More to insert 9 gpm) • Storage Tank (3,000 Gallons) • Water Quality and Leakage Probs. | <ul style="list-style-type: none"> • Well (12' Deep) and Auxillary Spring |
| Marconi Cove Marina (Inactive) | Formerly Trailer Park (75 people) Synanon | <ul style="list-style-type: none"> • 3,000,000 Gallon Reservoir • 10,000 Gallon Storage Tank • Continuous Chlor. | <ul style="list-style-type: none"> • 9 Springs and Surface Runoff • Est. Capacity 25-35 GPM |

While there is potential water flow in each watershed, it is not clear that diversion of the creeks in these watersheds could be approved today because of LCP stream protection regulations. Thus, additional diversions may be feasible from physical and engineering standpoints, but they are probably not feasible from an environmental impact standpoint.

The North Marin Water District (NMWD) analyzed the Planning Area watersheds for possible reservoir sites in 1967 and 1969. There is a potential surface water supply for ninety to one hundred (90-100) dwelling units along Hall Ranch Creek, three miles north of historic Marshall; an existing inactive water system at the former Marconi Inn site, enough for fifty to one hundred (50-100) dwelling units; and a small groundwater basin along Millerton Creek for seventy-five to one hundred (75-100) dwelling units.

Rights to and use of both existing water supplies and future potential supplies is a controversial subject in the East Shore Planning Area mainly because of the limited supply and commitment to agricultural uses. In addition, the reliability of all water sources in summer and under drought conditions is debatable and would require updating and verification. Therefore, for community planning purposes, only recorded water supplies and sources have been herein identified.

2.3.1 Regulations

The NMWD has current data regarding existing water rights, ownership, uses, amounts and sources, as well as data regarding recorded stock ponds and wells. For any site specific development plans a thorough investigation of water availability is necessary. Use of available water would be subject to regulations imposed by the State Division of Water Rights, the State Health Department, the Marin County Department of Environmental Health and an administrative agency such as the North Marin Water District. At present, the NMWD does not know the extent of the safe yield of existing water supplies in the Planning Area. NMWD will undertake a study of this only if a clear and substantial majority of prospective users request it and if funding can be made available.

Furthermore, the Marin County LCP, Unit 2, sets forth guidelines to protect freshwater flows into Tomales Bay and to minimize sedimentation and water pollution. Stream alterations are allowed for only a few purposes and buffer areas around streams prohibit the encroachment of development. Lastly, Marin's C-APZ zoning requires any development to first provide water for existing and continued agricultural operations (Section 22.57.036(4)).

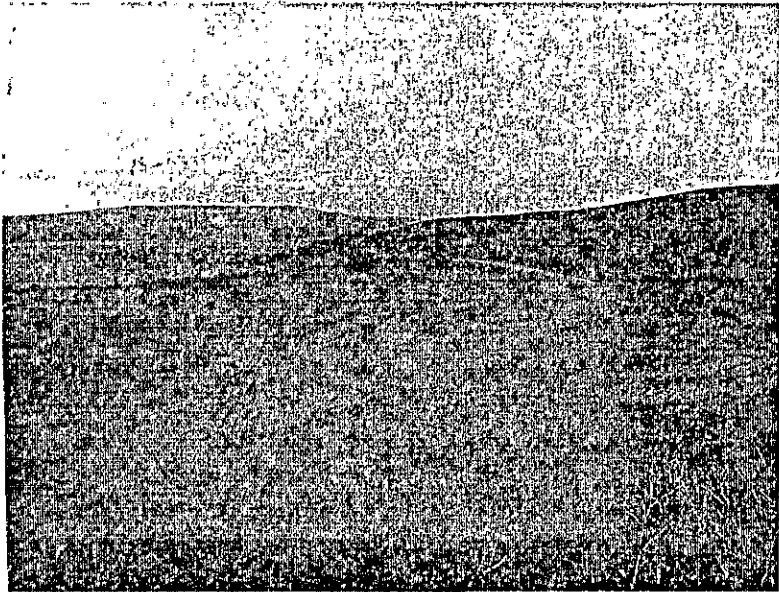
2.4 Soils

Current soils data for the Planning Area is available from the Soils Conservation Service (SCS). The SCS soils report provides a thorough description of the types of soils found in this area and their characteristics as well as a map of the general location of each soils type. Soils in the area range from gravelly loams to clays, including alluvial deposits and rock outcrops.

Soils in the area are further classified by the California Department of Conservation and Division of Resource Protection according to their suitability for cultivation. The Planning Area has some soils which, while not prime agricultural soils, are important to the local economy. These Class III & IV soils are referred to as "farmlands of local importance" and cover roughly two-thirds of the Planning Area. The U.S. Department of Conservation defines them as, "Lands currently producing food, feed, fiber, forage or oilseed crops or having the capability of doing so . . ." The Marin Resource Conservation District describes these lands as, "All non-irrigated tillable and potentially tillable lands, including Class II through Class IV soils, excluding wetlands."

Soil quality is only one of the determinants of agricultural viability. The complex and controversial set of determining factors includes: quality of soils; terrain; climate; water availability; land and operating costs; managerial expertise and external pricing factors.

Soils classifications also provide an indication of septic tank suitability. In general, all of the soil types found in the planning area have significant percolation limitations for conventional septic tank systems.



2.4.1 Regulations

Development on land with soils suitable for agriculture is controlled by Marin County through the C-APZ-60 zoning classification. Site specific investigation will determine the suitability of soils for a septic system and will indicate what engineering features such a system must include. The Marin County Planning Department, Environmental Health Department, the North Marin Water District and the Regional Water Quality Control Board all have guidelines and/or regulations regarding septic tank implementation in the Planning Area.

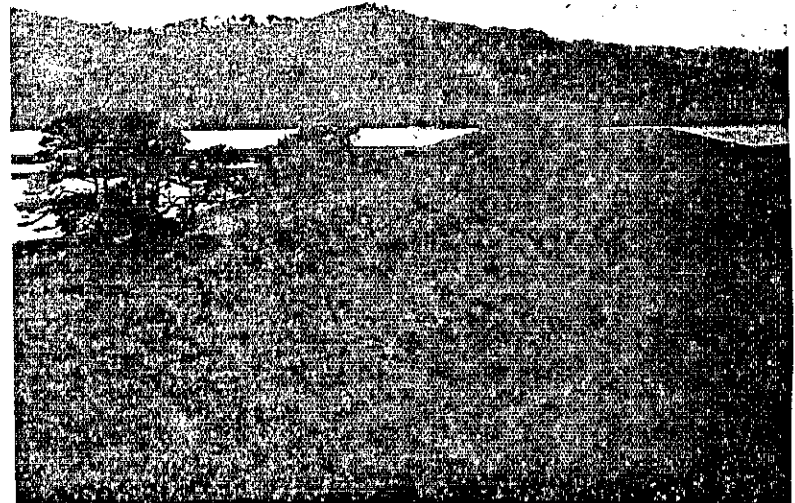
On-site septic systems are most commonly used for developments in the Planning Area, each approved on a case-by-case basis. A small package sewage disposal system would require a subsurface irrigation system with controlled leach fields on-site. Primary technical considerations affecting implementation of a package plant are the availability of adequate assembled land and funding. No state or federal funding assistance is presently available for design, construction or maintenance.

2.5 Vegetation and Wildlife

Grasses are the predominant vegetation in the Planning Area. Riparian shrubs and trees occur in the drainages which flow into Tomales Bay. Stands of eucalyptus and cypress have been introduced near the former Marconi Inn, historic Marshall, and areas near Cypress Grove. These mature groupings of evergreen trees stand in distinct contrast to the exposed, grassy slopes of most of the Planning Area.

Where creeks feed into Tomales Bay along the east shore there are several freshwater and saltwater marshes. The freshwater marshes are typically separated from nearby salt marshes by the former Northwestern Pacific Railroad fill. The largest marshes in the area are located in Cypress Grove and at Tomasini Point. The beaches and rocky shores along Tomales Bay are also important natural habitat resources.

The California Department of Fish and Game provides information about vegetation and wildlife in the Planning Area in its Natural Diversity Data



Base. The Data Base report does not constitute an official statement by the Department of Fish and Game but it does reflect an inventory of vegetation and wildlife species which are or may be rare, endangered or threatened. The list does not include common species of plants and animals that may be important for game hunting, commercial use or of aesthetic value.

There is at least one recorded endangered species, the fresh water shrimp, whose habitat has been generally mapped as the area north of historic Marshall within the Planning Area. Offshore, eelgrass beds thrive, as do oysters, clams and shrimp. Salt water fish populations also inhabit the Bay.

The waters, mudflats, and marshes of Tomales Bay provide important habitat for numerous migratory shorebirds and waterfowl who use the area for feeding, rest and winter habitat.

2.5.1 Regulations

Tomales Bay is part of the National Marine Sanctuary. Federal and state laws protect endangered species whose habitats and population characteristics must be disclosed in environmental impact analyses. Development activities that causes significant adverse impacts for these species may be prohibited.

A permit from the Army Corps of Engineers is necessary for dredging or placing fill material in the Bay, wetlands and, under certain circumstances, for work done in streams and creeks. Tidelands permits are also needed from the County of Marin, State Lands Commission and the California Coastal Commission.

2.6 Visual Resources

The East Shore Planning Area includes numerous ridgetop locations that afford panoramic views of the East Shore, the Inverness Ridge, the Point Reyes peninsula and Tomales Bay. The Planning Area itself can be viewed from Inverness and many other locations on the Bay. Shoreline promontories and bluffs form the seam between the land and the water. The area is rich in native and introduced vegetation, wildlife, marine life

and birds. Existing development has been built compatibly within the natural setting. Periodic influxes of large numbers of visitors frequently result in substantial volumes of trash, traffic and noise that diminish the area's visual or aesthetic quality.

2.6.1 Regulations

Marin County maintains an ordinance (No. 22.57.024(1)(b)) that restricts development on ridges. Also, the Marin Countywide Plan sets forth policies and development guidelines to protect the County's aesthetic and scenic qualities.

2.7 Land Uses

Most existing development in the Planning Area occurs along Highway 1 and the Tomales Bay shoreline. Shoreline land uses include residential, commercial, institutional, coastal-related industrial, recreational and open space. The predominant land use in the Planning Area is agriculture, as Table 2 indicates:

Table 2
Existing Land Uses

| <u>Land Use</u> | <u>Acres</u> |
|------------------------------|--------------------|
| Agriculture | 3,494 ac. (83%) |
| Residential | 196 ac. (5%) |
| Commercial | 78 ac. (1%) |
| Institutional | 62 ac. (1%) |
| Open Space | 370 ac. (10%) |
| Total Acres in Planning Area | 4,200 ac. |

Land development proposals in the Planning Area must be submitted to the Marin County Planning Department for review, environmental evaluation and approval. All proposed development projects between Highway 1 and the mean low lower water level (MLLW) must also obtain a Coastal Development Permit from the California Coastal Commission.

Regulations in effect for Planning Area land uses are set forth in the Marin Countywide Plan and the LCP, as well as other county ordinances and state laws.

2.7.1 Agriculture

Upland from Highway 1 are agricultural lands used primarily for dairies, grazing cattle and raising replacement heifers or sheep. Some hay crops are grown in these areas. Structures scattered on this land are ranchers' residences, ranch hands' housing and other buildings that are a part of the agricultural operations. There are approximately 3,494 acres of agricultural land in the Planning Area.



This agricultural land carries the C-APZ-60 zoning designation, which means that it is within the Coastal Zone (C), is in an agricultural production zone (APZ) and that development of a maximum of one one-family dwelling for every sixty (60) acres of land may be permitted (60). Residential development, beyond that for agricultural operations, is not permitted on one 250-acre ranch east of historic Marshall because it is bound under a Williamson Act contract to prohibit development and preserve agricultural uses. Land under the provisions of the Williamson Act (Land Conservation Act, 1965), is taxed not according to its market value but on the basis of the income produced from the lands, provided the landowner is willing to restrict his land to certain agricultural or open space uses for a ten-year period. The ten-year agreement is automatically renewed annually unless it is cancelled by either the property owner or the State.

According to Title 22 of the Marin County Code (Zoning), agriculture is intended as the primary and principal use of the C-APZ-60 land. Dwellings on C-APZ-60 land must be associated with agricultural operations and

must follow Title 22, Section 22.10.030 regarding building site and setback standards. For other developments, the following development standards and findings must be met (No. 22.57.035 and .036):

- 1) Development Standards
 - a) All development must be clustered on no more than 5% of the gross acreage, close to existing roads and sited to minimize impacts,
 - b) Permanent conservation easements will then be placed over the non-developed portion of the property. No further subdivision of the parcel is allowed.
 - c) A homeowners organization or an agricultural management plan for agricultural lands and maintenance of road and water systems must be established.

- 2) Required Findings--The development or land division:
 - a) Would protect and enhance continued agricultural use and contribute to agricultural viability;
 - b) Is necessary because agricultural use is no longer solely feasible;
 - c) Would not conflict with continuation of agriculture on the property or on agricultural parcels within one mile of the parcel;
 - d) Has adequate water, sewage, and road access in addition to that necessary for agricultural operations;
 - e) Appropriate public agencies are able to provide necessary services, (i.e. fire, police, school); and
 - f) Would result in no significant adverse impacts on environmental quality or natural habitats.

In addition to these requirements, in the C-APZ district the consideration of using Transfer of Development Rights (TDR's) is encouraged to relocate development from areas where environmental or land use impacts could be severe to other areas where those impacts can be minimized. To date, no successful TDR proposals have been negotiated in the Coastal Zone. The problems include the unwillingness of communities to become "receptor" areas and the inability of all parties to reach a consensus on the financial values to be attributed to development rights.

There is one other existing mechanism aimed at preserving existing agricultural lands in the Planning Area: the Marin Agricultural Land Trust (MALT). It is a private, non-profit corporation established in 1980 as a joint effort by local ranchers, conservation and business leaders as well as representatives from the County and the Marin County Farm Bureau. The goal of MALT is to preserve and protect Marin County's agricultural lands by providing voluntary educational and technical services to rural landowners concerned with agricultural and open space conservation easements. MALT also acquires conservation easements on agricultural land by gift or purchase. The landowner is compensated by tax savings in the case of a gift or direct payment in a sale. In both cases, development potential is removed from the land, assuring its agricultural use.

2.7.2 Residential

Residential development occurs in clusters or neighborhoods along the Shoreline predominantly west of Highway 1. In several locations, a row of dwellings, extending to or over the bay water, is found on the west side of Highway 1. Between these residential clusters are stretches of undeveloped land which currently afford visual and physical access to the shoreline.

There are several residential designations within the Planning Area, as set forth by Marin County and in terms of LCP Land Use zones. They are:

C-RSP-0.33 AC/DU: coastal-residential single family planned-for maximum density of one dwelling for each three acres;

- C-RSP-.5 AC/DU: coastal-residential single family planned-for maximum density of one dwelling for each two acres;
- C-A-RP-2.0 AC/DU: coastal-agricultural residential planned-for maximum density of one dwelling for each two acres; and
- C-RMPC: coastal-residential multiple planning commercial-a mixed use zone that permits multiple-family residential or commercial development when approved by a master plan.

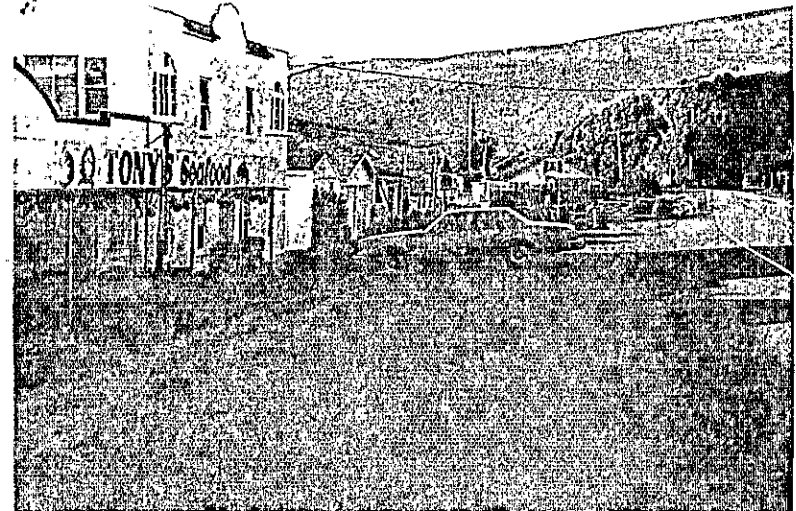
These zones, where residential development for single family dwellings is a permitted use, are scattered along the shoreline. The only locations zoned C-RMPC are the 63-acre former Marconi Inn site and a four-acre parcel southeast of Jensen's. These C-RMPC sites are described in Section 2.7.4.

2.7.3 Commercial

Historic Marshall was the town center until recent years. Previously, a post office, tavern, hotel/bar/restaurant and a grocery store with gas pumps operated there. None of these activities operate today although most of the buildings remain standing. The remaining buildings continue to be of local historic and cultural importance. At present, an art gallery and shops are operated in the historic buildings several residences located on both west and east of Highway 1 are occupied. Nearby on the Marshall-Petaluma Road is a community church.

Restaurants and/or commercial outlets for seafood (Jensen's Oyster Beds, Nick's Cove, Tony's Seafood, and the Tomales Bay Oyster Company), are located along the shoreline. Each establishment is located on a separate site, with limited associated parking. There are two sites for coastal related industry at this time: the Marshall Boatworks near the new Post Office site and the North Shore Boatworks at the northern end of the Planning Area.

Marin County/LCP zoning for commercial uses in the Planning Area has been as follows:



C-CP: coastal-planned commercial for the 15-acre historic Marshall area: Nick's six acre site and a small parcel near the former Marconi site.

C-RCR: coastal-resort commercial recreation for most of the other visitor-serving commercial areas: Jensen's, North Shore Boatworks, Marshall Boatworks and Marconi Cove Marina.

In these zones, commercial activities, especially restaurants and boatworks dominate. However, residences, some associated with the commercial establishments, also exist.

2.7.4 Institutional/Public

The former Marconi Inn--or Synanon site--is located on the east side of Highway 1. It is a complex of buildings, several of which are presently used for community meetings and social events. The California State Parks Foundation now owns this site and has recently received the approvals necessary to redevelop the site as a conference center. The other institutional land use in the Planning Area is the local U.S. Post Office located on the east side of Highway 1 near the center of the Planning Area, on land zoned for residential development (C-A-RP-2). As indicated before, the Marconi site is zoned for mixed use (C-RMPC).

2.7.5 Open Space/Coastal Access

There are several designated open spaces in the Planning Area, all located along the shoreline and all zoned C-OA, Coastal Open Area. Miller Park, a six-acre County park, three miles north of historic Marshall on Highway 1, has a boat launch, picnic tables, restrooms and is intended for day time use. There is a paved parking area that is frequently full with cars and boat trailers, launching ramps, and a breakwater.

Tomales Bay State Park, one and one quarter miles north of historic Marshall, is state-owned and presently undeveloped, although there are state plans to provide primitive campsites, a trail system and access to the shore for boating, fishing and clamming. It is approximately 57 acres and it adjoins Cypress Grove.

Cypress Grove, less than a mile north of historic Marshall, is roughly 140 acres, and is being purchased in increments by the Audubon Canyon Ranch. Audubon plans to use the site for research and educational purposes; in the long term, it may support a marine biological center. Visitation on the site is by invitation or appointment only. Alan Sieroty State Park at Millerton is another state facility, equipped with a parking area, restrooms and picnic tables. It is about three and one-half miles south of historic Marshall.

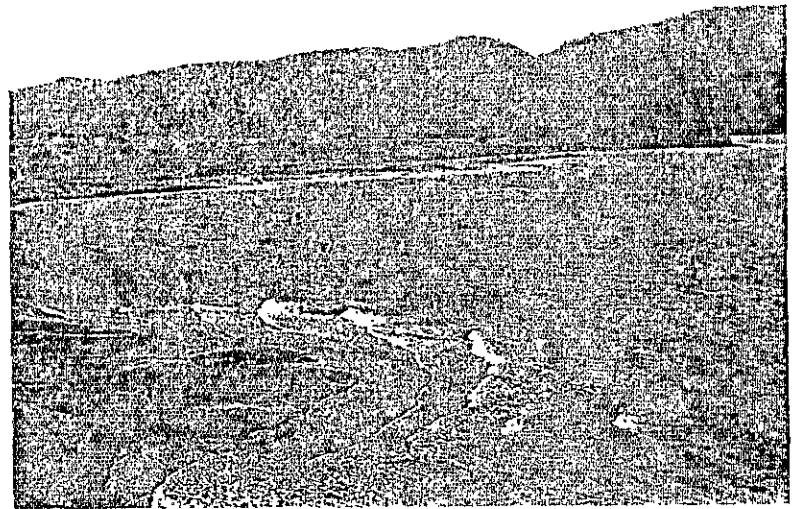
Access to the Bay occurs at (a) Tomasini Point, a state-owned eighty (80) acre site, (b) at Marconi Cove Marina, and (c) the North Wharf at the Marshall Boatworks. The Marconi Cove Marina, leased by the California Fish Company, is open for and is used for overnight camping. It has showers, toilets and a boat ramp. The area is used for launching boats and landing catches of fish.

Informal coastal access exists in many places along the shoreline where there are open undeveloped lots. There are multiple small, typically rocky, beaches that can be easily reached on foot. The only site bearing a sign designating coastal access is at Alan Sieroty/Millerton State Park.

2.8 Circulation

There are two major roadways in the Planning Area: Highway 1 and the Marshall-Petaluma Road. Highway 1 is a two-lane State-maintained scenic route running the length of the Planning Area shoreline, and the length of the State of California along its coast. It is a slow winding road that follows the contours of the land and shoreline.

The Marshall-Petaluma Road intersects Highway 1 at historic Marshall. Also a narrow two-lane country road, it follows the contours of the land in an easterly direction to Petaluma. In the Planning Area it is maintained by Marin County. Any changes or improvement to these roads are the responsibility of the California Department of Transportation (Caltrans) or the Marin County Department of Public Works.



The current LCP, Unit 2 and the County-wide Trails Plan, encourages planning for bike paths separated from roadways, where possible. To implement this goal, dedication of rights-of-way or shoulders and funding for path construction are necessary.

3. COMMUNITY PLAN GOALS AND OBJECTIVES

In Sections 3.1 and 3.2, environmental quality and community development goals are provided with objectives that explain how the goals should be achieved.

3.1 Environmental Quality

A foremost community concern is expressed by the following goal and the associated objectives aimed at achieving it.

GOAL A: PROTECT AND ENHANCE THE LOCAL ENVIRONMENT

Objective A.1: Protect Wildlife, Marine Life and Vegetation Habitats. Existing wildlife, vegetation and marine life species are important elements of the coastal and bay ecosystems. The habitats necessary for these species should be protected.

Objective A.2: Protect and Encourage Agriculture. Current agricultural uses of the land utilize most of the land in the East Shore Planning Area in a manner which allows its continued use for commercial agriculture and which maintains large tracts of open space that are enjoyed by the community.

Objective A.3: Preserve Open Space. The existing proportion of open space to developed land is desirable. Substantial additional development would reduce open space and alter the current open space/development proportions and diminish the present rural character of the Planning Area.

Objective A.4: Protect Fresh Water Resources. The perennial and intermittent streams in the Planning Area should be protected to ensure that they continue as viable streams, as viable riparian habitats and to ensure adequate flows of fresh water into Tomales Bay.

Objective A.5: Minimize Air, Water, Noise and Soil Pollution. Air, water and noise pollution degrade the quality of the environment,

and pose health threats to all species. Use of pesticides and herbicides and improper disposal of solid wastes may affect the quality and productivity of the soil and should be avoided where possible. Land and bay use plans and practices that at least meet air, water and noise standards are essential to minimize these adverse impacts. Standards for the disposition of solid wastes should be maintained.

Objective A.6: Reinforce Policies and Practices that Minimize Siltation of the Bay. Beyond enforcement of County and LCP regulations that seek to ensure healthy streams and a healthy Tomales Bay, measures should also be taken to ensure that specific land use practices such as dredging minimize siltation impacts upon the bay.

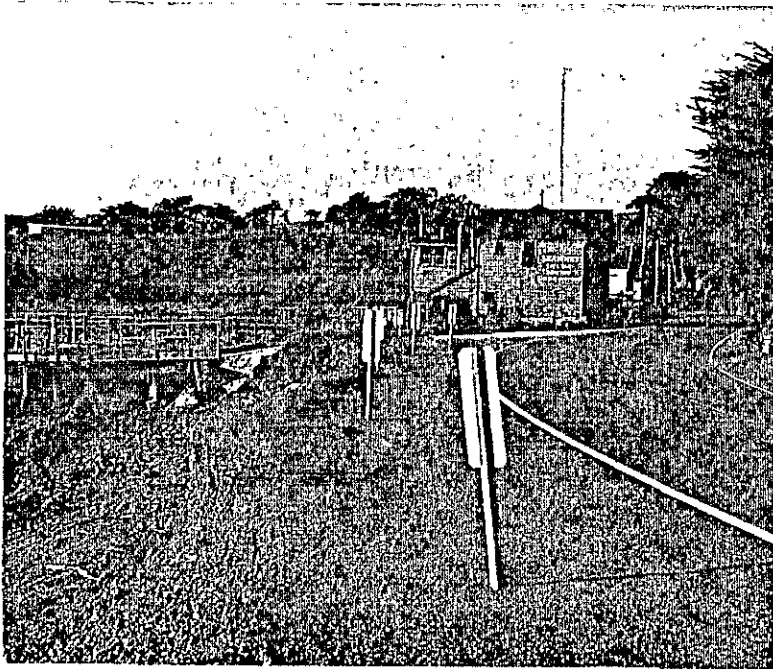
Objective A.7: Encourage Energy Efficiency. Energy systems should be designed to minimize the use of energy and energy sources should be used efficiently to minimize depletion of those sources.

Objective A.8: Encourage Recycling of Waste Materials. Waste materials should be recycled to encourage their re-use and to minimize littering of the environment.

Objective A.9: Preserve the Aesthetic Qualities of the East Shore PA. The natural environment, its characteristics and functioning systems, form a rural aesthetic setting of great beauty. The use of this environment should be carefully governed in order to preserve its visual amenities and natural systems.

Objective A.10: Respect the Carrying Capacity of the Land. Man's use and/or development of the Planning Area should not use the land or its water resources to excess such that those resources are eliminated, substantially reduced or damaged. Loss of top soil should be minimized and soil conservation is encouraged. Man's activities and use of resources should be in balance with the healthy functioning of the entire ecosystem.

3.2 Community Development



The remaining four of the five Community Goals address community development, in an effort to seek a balance between preserving the current desirable characteristics of the community and allowing a moderate amount of healthy economic development. Each goal addressed below is accompanied by objectives for achieving the goal.

GOAL B: MAINTAIN THE EAST SHORE'S UNIQUENESS, SOCIAL AND ECONOMIC DIVERSITY AND SENSE OF COMMUNITY

Objective B.1: Allow Moderate, Carefully Planned Growth Consistent with the Community's Rural, Small Town Character. A moderate amount of new development is allowed that is small-scale, of similar intensity to existing development and primarily local-serving, including, but not limited to, a grocery store and gas station and retail outlets for local crafts and products.

Objective B.2: Establish Stronger Community Activity Centers and Residential Hamlets Consistent with the Existing Developed Form of the Community. Establish places that are clearly for community gatherings, informal and formal, where community members feel that they belong to a community. Reinforce the clustered residential development pattern in and around the existing hamlets in order to fortify the sense of neighborhood and community.

Objective B.3: Retain as Much as Possible Existing Land Uses that Reflect the East Shore Community's Character. Agriculture, and water-related commerce and industry should be retained. Residences oriented toward the water should be retained, and open spaces, designated and informal, should be protected. Highway 1 should be maintained in its present scenic condition.

Objective B.4: Achieve a Balance of Uses of the Bay. Use of the Bay for commercial or personal fishing, mariculture, boat repair and for pleasure boating should be allowed. Also, use, enjoyment and

conservation of the Bay and its shoreline for passive recreation should be encouraged.

Objective B.5: Provide a Range of Dwellings of Different Types and Prices. A range of housing types and prices suitable for residents of all income levels, employment pursuits and lifestyles should be available in the Planning Area. Current land and development costs and practices favor development of expensive homes for wealthier homeowners only. Means to ensure development of or rehabilitate lower cost housing should be sought.

Objective B.6: Protect Historical and Archaeological Resources. Every effort should be made to preserve historic structures, artifacts and midden in the Planning Area that are of local, regional or statewide importance. Aspects of historic areas such as buildings in historic Marshall and the Indian Cemetery should be protected from development encroachment to the extent possible. New development should not destroy any significant archaeological artifacts.

Objective B.7: Establish and Maintain Means for Local Participation and Control of the Community's Future. Existing and new processes for the dissemination of information and discussion of matters affecting the community should be conducted. Methods of obtaining community consensus and using it to influence decisions about activities or development in or near the Planning Area should be on-going. Methods should include the use of newsletters, special studies, committees and non-profit groups, such as Land Trusts.

GOAL C: ENCOURAGE DEVELOPMENT OF A VIABLE LOCAL ECONOMY

Objective C.1: Generate More Employment Opportunities. Many residents of the East Shore Planning Area rely on income earned primarily outside the area but would prefer to work in the area. More job opportunities in the Planning Area would minimize journey-to-work trips and make it an area where more people can both reside and work. It is not desirable that the area become a bedroom community or resort community.



Objective C.2: Develop a Variety of Employment Opportunities Compatible with Existing Lifestyles. A mix of jobs associated with coastal-dependent commerce and industry, and compatible with a rural, agricultural lifestyle is desirable. Also, opportunities for more cottage industry, wherein craftsmen and/or professionals can work in and around their residences to produce products for local and visitor consumption, should be created.

Objective C.3: Protect and Promote Productive Agriculture in the Planning Area. Agriculture is an important sector of the county and local economy that is very compatible with other community environmental and lifestyle goals. Community efforts should be made to ensure its viability. Future development should be compatible with agricultural operations.

Objective C.4: Encourage Local-Serving Economic Activities. Economic activities such as a grocery or hardware store, would serve existing residential and commercial land uses and should be promoted.

Objective C.5: Achieve a Balance Between Local Serving and Visitor-Serving Commercial Services. The community recognizes that services and facilities for visitors provide part of the income to community members and thus strengthen the local economy. However a balance is sought between visitor-serving economic activities which may attract tourists and local-serving activities that encourage the exchange of income, goods and services among community members.

Objective C.6: Provide Fire Protection Services. As the demand grows for local fire protection, the community should be prepared to provide those services in a manner that most benefits community members. Generic services such as provision of a Community Center and/or library for individual or community-wide activities should be considered.

Objective C.7: Encourage Local Energy Production and the Use of Renewable Energy Resources. To minimize consumption of non-renewable resources and to permit greater community self-sufficiency, local energy sources such as wind should be encouraged when feasible and consistent with other Community Plan policies. Renewable energy resources should be used rather than non-renewable supplies.

GOAL D: LIMIT DEVELOPMENT TO THAT WHICH CAN BE SUPPORTED BY LOCAL NATURAL RESOURCES

Objective D.1: The Scale of New Development Should Not Exceed Available Local Land and Water Resources. Proposals for new development should rely only on local water resources. Infrastructure supporting new development should not be growth inducing.

Objective D.2: Local Uses of Water Should Respect Existing Natural Systems. Use of local ground water resources should not diminish supplies necessary for on-going natural systems, existing development or agriculture.

GOAL E: ENSURE THE COMPATIBILITY OF EXISTING AND NEW LAND AND BAY USES

Objective E.1: Encourage New Development to Follow Existing Development Patterns. Most existing development occurs near existing roadways. It consists of individual homes or structures or small clusters of buildings that blend in with the surrounding environment. Development on all parcels is of low density and intensity.

Objective E.2: Plan New Development at a Scale and With Architectural Character Compatible with Existing Development and the Environment. Most buildings in the East Shore Planning Area are one- to two-story buildings that are fairly compact or small. While local architecture is eclectic, it represents an acceptable range

of styles that blend into the natural setting. The scale of new development should be similar to any adjacent existing development. Architectural anomalies should be discouraged as should new buildings that compete with or stand in great contrast to their surroundings.

Objective E.3: Ensure that New Development is Compatible With Agriculture. The location, character or functions of development on or near agricultural land should not adversely impact agriculture.

Objective E.4: Ensure the Compatibility Between Aquaculture, Commercial Fishing and Low Intensity Recreational Uses of the Bay (such as sportfishing, sailing, etc.). The areas designated for the various uses of the Bay in the Local Coastal Program Unit should be respected.

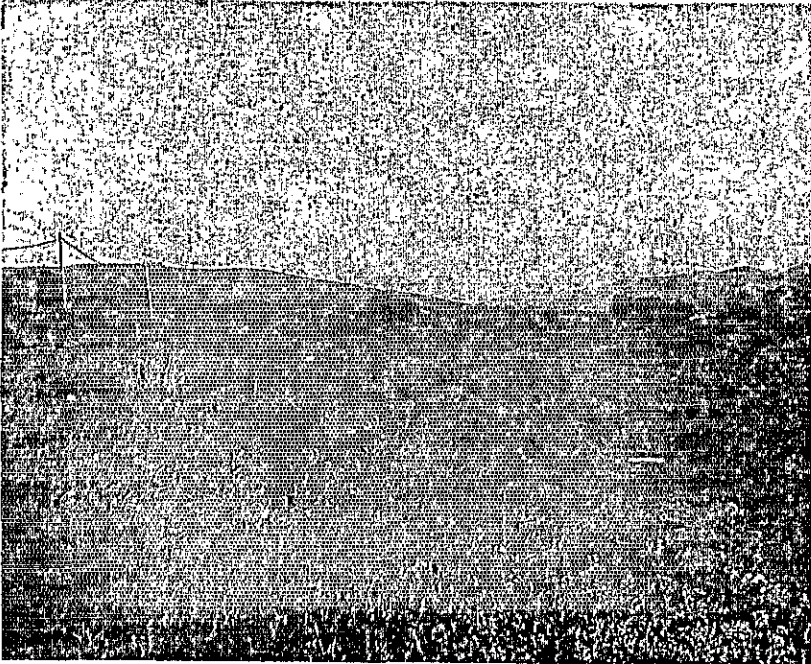
Objective E.5: Plan for Well-Maintained Safe Circulation and Transportation Systems. Cooperate with and/or influence State and County authorities in order to maintain all roadways in sound condition and minimize traffic congestion, hazards and accidents. Ensure that development proposals include adequate circulation system improvements that are environmentally sensitive and that maintain Highway 1's scenic two-lane character.

Objective E.6: Minimize Conflicts Between Traffic, Parking and Land and Bay Uses. Discourage the development of large parking areas that detract from the visual quality of the shoreline, bay, shoreline land uses or upland open space. Also, ensure that there is ample off-highway parking at all major gathering places that is safely accessible from Highway 1.



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4. COMMUNITY LAND USE PLAN



To date, commercial and residential developments have been interspersed along Highway 1 in the East Shore area. No town center has developed and remained central to the social and economic fabric of the East Shore community. Modest amounts of residential development have continued to expand along the edge of the Bay. It is the aim of this Plan to consolidate commercial activities into several defined and limited centers and to reinforce existing residential hamlets.

Present zoning designates several locations along the shoreline for commercial land uses but does not distinguish between local community centers and visitor-serving areas. This plan and recommended zoning changes would identify two central locations for focused local-serving economic development and community use. Outlying commercial areas are recommended for the development of visitor-serving commercial/recreation activities.









Residential zones presently extend over long stretches of the shoreline between commercial areas. This plan and recommended zoning changes seek to create distinct neighborhoods by (a) encouraging mixed commercial/residential uses in developed areas and (b) targeting for acquisition undeveloped substandard bayfront parcels where new development could harm bay quality.

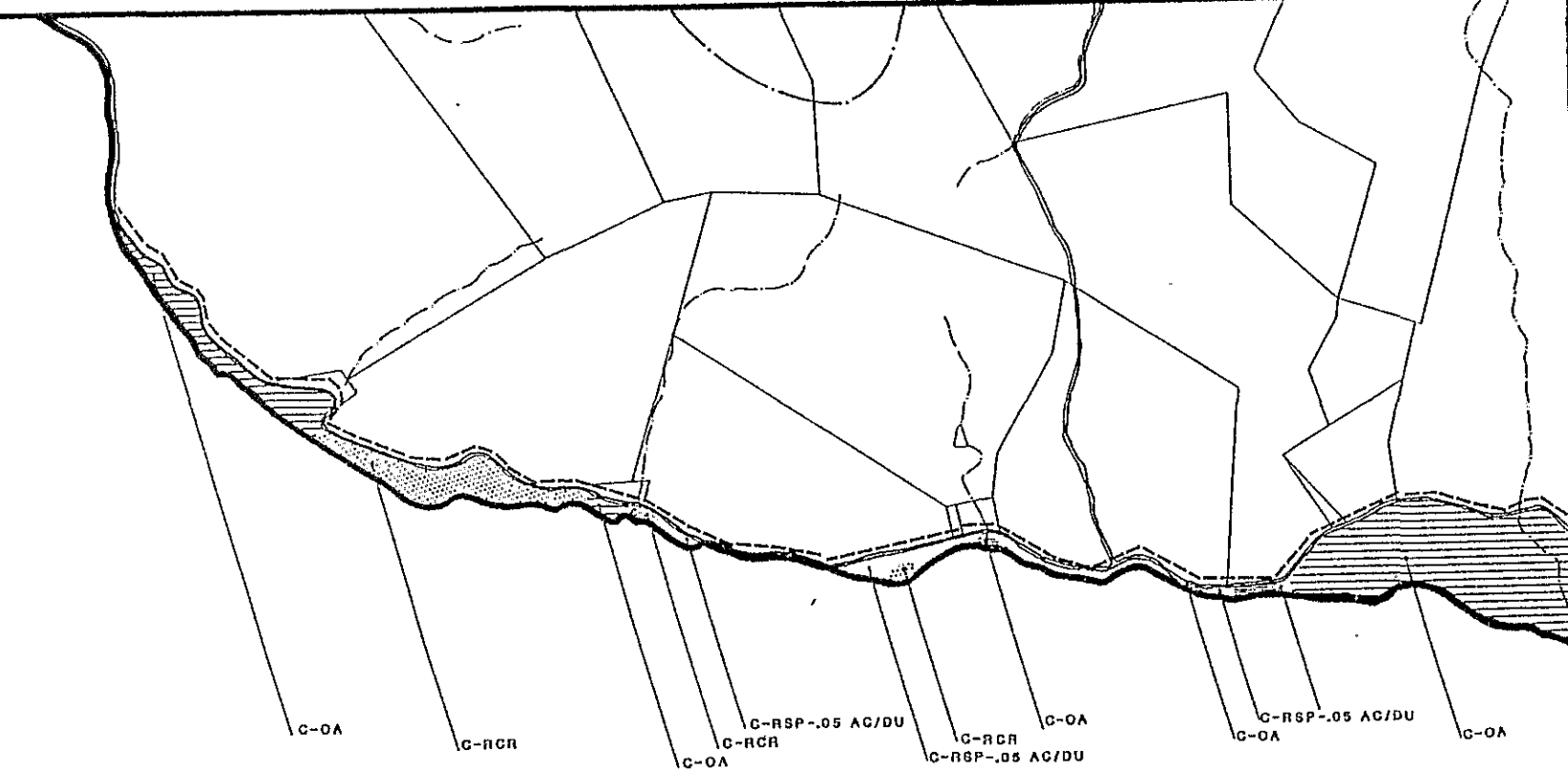
The following two sections describe the East Shore Community Land Use Plan. This section (Section 4.0) describes the zoning, land uses and infrastructure systems proposed for the planning area. Section 5.0 defines policies and programs to be undertaken to implement the plan. Each of these sections are equally important, for when combined, create a plan that can be implemented and therefore protect what is valuable and guide change. Without such a comprehensive plan, resources may not be preserved and development may occur haphazardly. Figures 2 and 3 illustrate proposed zoning for the Planning Area. Table 3 lists the amounts of land uses proposed for the area.

Table 3: Land Use Account

| <u>Zone</u> | <u>Acres (% of Total Acres)</u> | <u>Notes</u> |
|--|-------------------------------------|---|
| Agriculture (C-APZ-60) | 3,494 ac. (83%) | No change from existing zoning designation. |
| Residential (C-A-RP-Z), (C-RSP-0.5), (C-RSP-0.33) | 196 ac. (5%) | No changes from existing zoning designations. |
| Commercial (C-VCR; C-RCR) | 78 ac. (1%) | Fifteen (15) acres in Coastal-Commercial Planned changed to Coastal-Village Commercial Residential zoning. Sixteen (16) acres in Coastal-Resort Commercial Recreation changed to Coastal-Village Commercial Residential zoning. |
| Institutional (C-RMPC) | 62 ac. (1%) | No changes from existing zoning designations. |
| Open Space (C-OA) | 370 ac. (10%) | No changes from existing zoning designations. |
| Total Acres in Planning Area | 4,200 ac. (100%) | |

Figure 2:
PROPOSED
LAND USE ZONES
(NORTHERN)

-  C-APZ-60: Coastal Agricultural Production Zone 60 Acres/Unit
-  C-OA: Coastal Open Area
-  C-RCR: Coastal Resort and Commercial Recreation
-  C-VCR: Coastal Village Commercial Recreation
-  C-RMPC: Coastal Residential Multiple Planned Commercial
-  C-ARP-2: Coastal Agricultural Residential Planned 2 Acres/Unit
-  C-RSP: Coastal Residential Single Family Planned 05 Acres/Unit 33 Acres/Unit 20 Acres/Unit
-  Planning Area



**EAST SHORE
COMMUNITY
PLAN**

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NOT TO SCALE

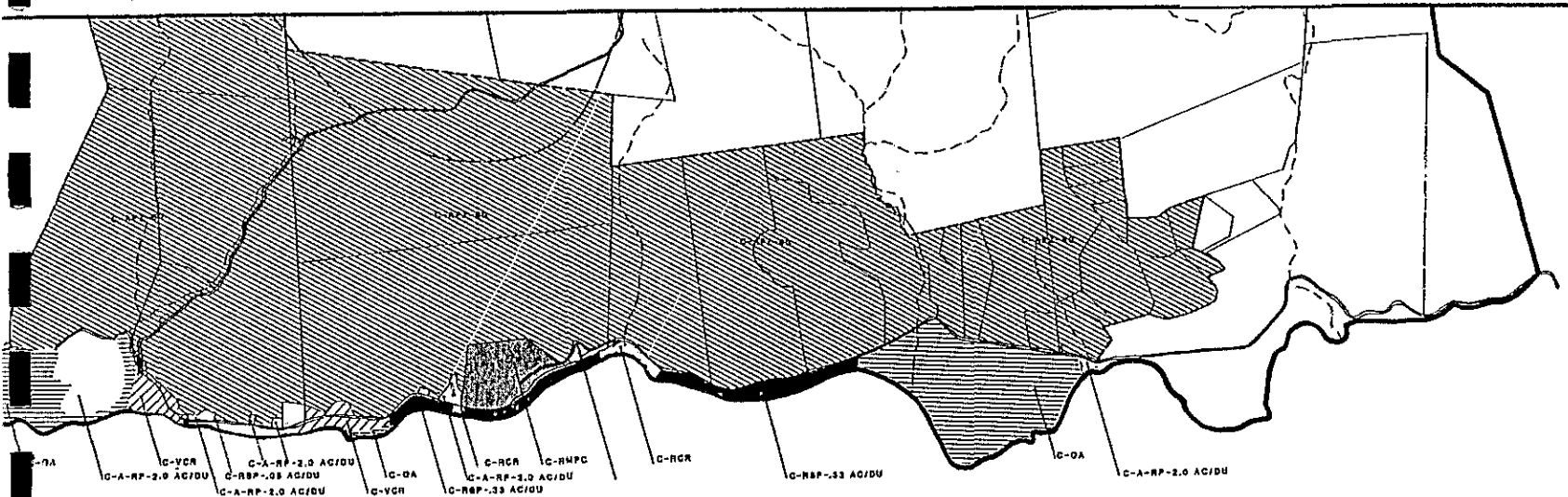










Figure 3:
**PROPOSED
 LAND USE ZONES
 (SOUTHERN)**

-  C-APZ-60: Coastal Agricultural Production Zone (60 Acres/Unit)
-  C-OA: Coastal Open Area
-  C-RCR: Coastal Residential Commercial Recreation
-  C-VCR: Coastal Village Commercial Recreation
-  C-RMPC: Coastal Residential Multiple Planned Commercial
-  C-ARP-2: Coastal Agricultural Residential Planned 2 Access/Unit
-  C-RSP: Coastal Residential Single Family Planned 23 Access/Unit 20 Acres/Unit
-  Planning Area

**EAST SHORE
 COMMUNITY
 PLAN**

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 NOT TO SCALE

4.1 Land Use Zones

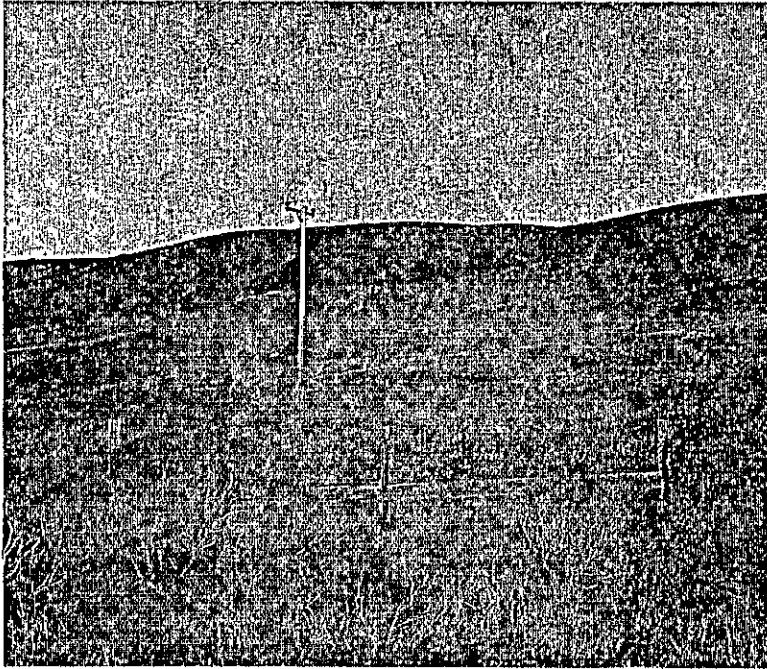
4.1.1 Agriculture

The East Shore Community Plan reflects the existing Marin County C-APZ-60 zoning designation for all land presently zoned for agriculture. This zoning requires that agriculture is the predominant land use but may allow development of a maximum of one one-family dwelling for every sixty (60) acres of APZ-60 land (see Figures 2 and 3).

In addition to the existing County development standards and required findings for approval of development of dwellings (see Section 2.7.1), the following East Shore Community Plan criteria shall be used to determine the appropriate location for any group of non-agricultural related dwellings, on C-APZ-60 land or elsewhere.

1. New development must follow the intent of the East Shore Community Plan as expressed in its goals and objectives.
2. New development must not create significant adverse environmental impacts.
3. New development must avoid watercourses and associated riparian habitats identified in the Local Coastal Program--Unit 2.
4. New development should not occur on visibly prominent hilltops or ridgelines.
5. New development should avoid productive agricultural soils wherever possible.
6. New development and/or TDR receiver sites should be clustered around existing development and must be consistent with LCP guidelines.

Criteria one through five are derived directly from community goals and objectives explained in Section 3.0 of this plan. Criterion 6 is stated in



support of current zoning and development standards for C-APZ-60 land. Clustered development on C-APZ-60 land should take place on the less productive soils. Criterion 7 directs new development toward areas already developed in order to (a) encourage further clustering and therefore strengthen activity centers and neighborhoods, (b) minimize utility extensions and new roads, and (c) to avoid sprawl. Development proposals, especially those for C-APZ-60 land, must be evaluated against all seven of these criteria.

4.1.2 Residential

Three zoning designations for residential use cover approximately 195 acres of the Planning Area (see Figures 2 and 3). No changes are proposed in the following three residential zones:

- C-RSP-0.33--One one-family dwelling for each three acres. These areas are located on narrow strips of land west of Highway 1 and south of the Marshall Boatworks (approximately 32 acres total). Roughly sixty percent (60%) of the lots in these areas are developed with dwellings. The existing balance of clustered housing and intermittent open space and coastal access is considered desirable and no change in present zoning is recommended. Other opportunities for C-RSP-0.33 lot owners are discussed in Section 4.1.5.
- C-RSP-0.5--One one-family dwelling for each two acres. The remaining areas zoned for residences on the west side of Highway 1 are zoned for one dwelling per two acres, the largest number of lots being located between Tomales State Park and Jensen's. The present balance between development and open space is acceptable; therefore no change in existing C-RSP-0.5 zoning is recommended.
- C-A-RP-2--One one-family dwelling for each two acres. This zoning is presently applied to parcels east of Highway 1, adjacent to agricultural land. Currently, most parcels are less than ten acres. The exception is three contiguous 10 acre, 9 acre and 34 acre parcels



held by one landowner on land immediately north of historic Marshall and west of Highway 1. The coastal agricultural/residential planned (C-A-RP) zone is compatible with the desired rural residential character of the shoreline. No change in existing C-A-RP-2 zoning is recommended.

Residential Development Potential

Development of new dwellings on the available 196 acres of residentially zoned land will be determined on a case-by-case basis by engineering studies that establish water availability and septic tank feasibility. Many of the residential lots along the shoreline are slated for purchase under the Burton Bill. (Reference: Public Law 87-657 and Public Law 92-589.) (See Appendix 8.5.) Table 4 lists the residential development potential on C-APZ-60 land in the Planning Area.

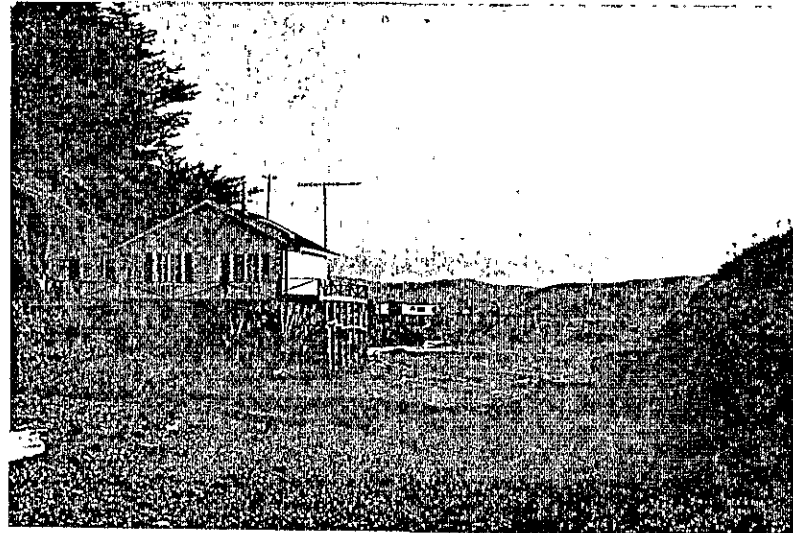


Table 4

Residential Development Potential on
(C-APZ-60) in the Planning Area

| <u>Primary Owner</u> | <u>No. of Acres</u> | <u>Est. No. of Potential Residential Development Rights</u> |
|------------------------------------|---------------------|---|
| • Barboni | 883 ac. | 15 |
| • Hurwitz | 164 ac. | 3 |
| • Marina Developers | 357 ac. | 6 |
| • Parker | 827 ac. | 14 |
| • Tomales Marine Ranches | 320 ac. | 5 |
| • Vivenzi | 250 ac. | (Wmson Act) |
| • Zimmerman | 261 ac. | 4 |
| • Miscellaneous (twelve owners) | 432 ac. | 7 |
| | <u>3,494 ac.</u> | <u>58</u> |

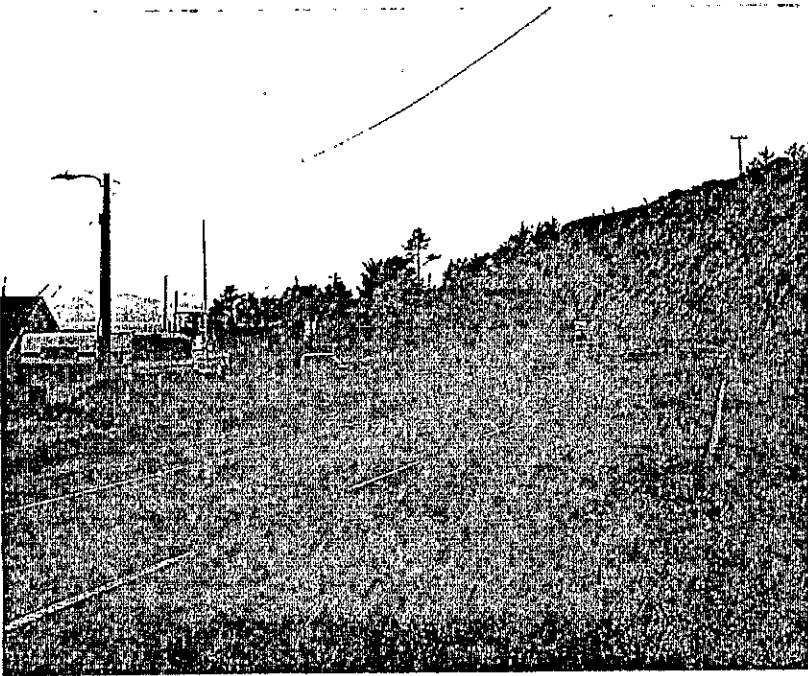
4.1.3 Commercial

There are two recommended changes to existing commercial zoning in the area which would rezone approximately 31 acres to Village Commercial Residential zoning (see Figures 2 and 3). First, the existing C-CP:Coastal Planned Commercial Zoning for historic Marshall should be replaced with C-VCR:Coastal-Village Commercial Residential zoning. Residences are not permitted uses under the C-CP zone although there currently are several occupied residences in historic Marshall. The present mix of commercial opportunities and residences in this approximately 15 acre area is compatible. Redevelopment of historic Marshall as a mixed use local-serving center is also desirable because it is at the heart of the East Shore Planning Area, has some significant buildings that could be rehabilitated and it could once again become a place where residents live, shop, work and congregate. Possible new uses that are encouraged include a bed and breakfast inn, grocery store with gas pumps, cafe/restaurant and limited retail and/or cottage industries.

The second recommended commercial zoning change seeks a similar result. The Post Office-Marshall Boatworks area, zoned C-RCR: Coastal-Resort Commercial Recreation to attract visitor-serving activities is viewed as another potential community activity center and gathering place. This approximately 16 acre area should also be zoned C-VCR: Coastal Village Commercial Residential with the Boatworks as a permitted use. At present, the Post Office, the boatworks and residences all function harmoniously despite the fact that the boatworks is an industrial activity. There is enough undeveloped land in this location for some economic growth, which community members feel should be devoted primarily to local-serving mixed use development, such as cafes, stores or residences.

Rezoning of these two areas to C-VCR will create two nodes in the central area along the East Shore as the local serving areas. Public uses such as a community center, with meeting rooms, a library/museum and recreation areas are encouraged to locate in either C-VCR zone.

The following are noteworthy advantages and constraints of historic Marshall and the Post Office/Marshall Boatworks sites for greater



community development. This plan recommends that the advantages of these two areas are capitalized on and that solutions are found for the constraints.

ADVANTAGES

A. HISTORIC DOWNTOWN MARSHALL

- Historic town center
- Available buildings
- Highway 1/Marshall Petaluma Road intersection
- Reflects community character
- Central location in Planning Area

B. POST OFFICE/MARSHALL BOATWORKS

- Post Office here
- Versatility of uses
- Historic bay uses
- Currently active area
- Ample buildable land available on both sides of road
- Adjacent to important Lee Harbor and Refuge
- Permits transient (boat) residences
- Has boating facility

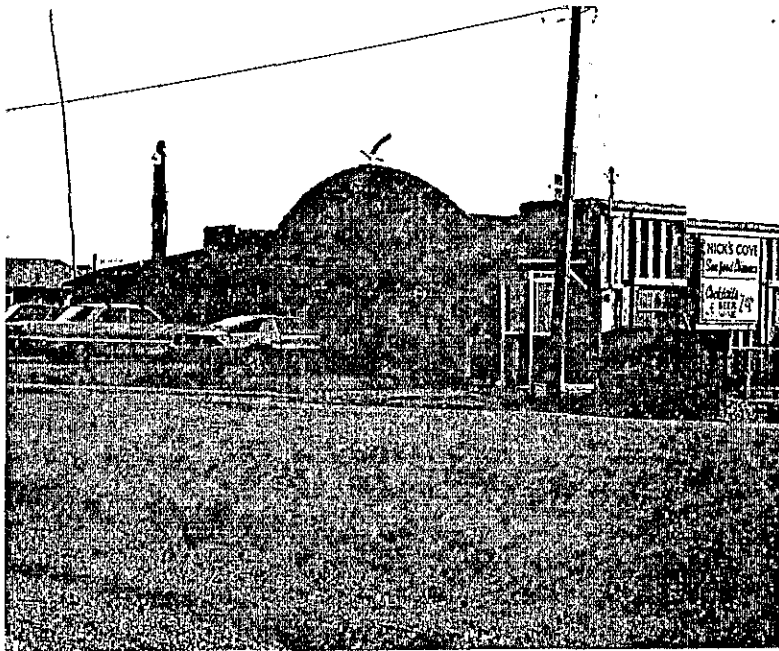
CONSTRAINTS

A. HISTORIC MARSHALL

- Parking and water may be limited
- Septic systems may not be feasible in quantity
- Post Office is gone
- Limited area for new development and parking
- Lacks current social focus
- Has no economic base presently
- Real estate seems overvalued
- Existing bird refuge

B. POST OFFICE/MARSHALL BOATWORKS

- Post Office is not architecturally pleasing
- Land primarily under single ownership
- Potential conflicts between commercial/residential and coastal-industrial uses,
- Potential for traffic congestion
- Lack of available structures
- Bird refuge



Other commercial areas will remain as presently zoned. All are located outside the central East Shore area and are intended primarily for visitor-serving activities. Jensen's and North Shore Boatworks at the northern end of the Planning Area, are suitable for C-RCR:Coastal-Resort Commercial Recreation and the associated seasonal visitation. Marconi Cove near the southern end of the Planning Area is also zoned C-RCR. Current uses are for commercial recreation. Contemplated future uses by a developer seeking to assemble land in this area would be aimed at intensified visitor-serving resort and commercial recreation uses. C-RCR zoning is appropriate here. Tony's, zoned C-CP:Coastal Planned Commercial should continue as zoned, primarily for planned commercial development (Figure 2).

4.1.4 Institutional/Public

The former Marconi site and a small parcel southeast of Jensen's are zoned and should continue to be zoned as C-RMPC:Coastal-Residential Multiple Planned Commercial areas. The community has evaluated the updated Master Plan and environmental impact report for the proposed conference center on the Marconi site. It has endorsed the recently proposed uses for that site. The conference center will accommodate up to two hundred overnight guests and provide for all of their meals. There are currently no development plans for the other small northerly C-RMPC site and there is no perceived need to alter its present zoning.

4.1.5 Open Space

All major existing open spaces (described in Section 2.7.5) along the shoreline are currently zoned C-OA: Coastal Open Area.

Public access is desirable. It is preferable to provide several larger areas of shoreline access rather than narrow easements for access on every developed shoreline property. Any future dedications or gifts of land to the community, county, state or their agents that provide physical or visual coastal access will be considered for rezoning as coastal open area to create larger access areas.

4.2 Circulation and Utilities Systems

4.2.1 Roadways and Parking

No specific improvements are recommended in this Plan for Highway 1 or the Marshall-Petaluma Road. In general, along Highway 1 consideration should be given to (a) reducing posted traffic speeds where local- or visitor-serving developments occur (b) adding painted crosswalks with signs wherever significant pedestrian cross-traffic may be generated and (c) additional warning signs for hazardous curves. Ample off-street parking must be incorporated in development proposals for land along Highway 1.

4.2.2 Bikeways and Trails

The community encourages the provision of bikelanes within the existing Highway 1 right-of-way.

4.2.3 Water Systems

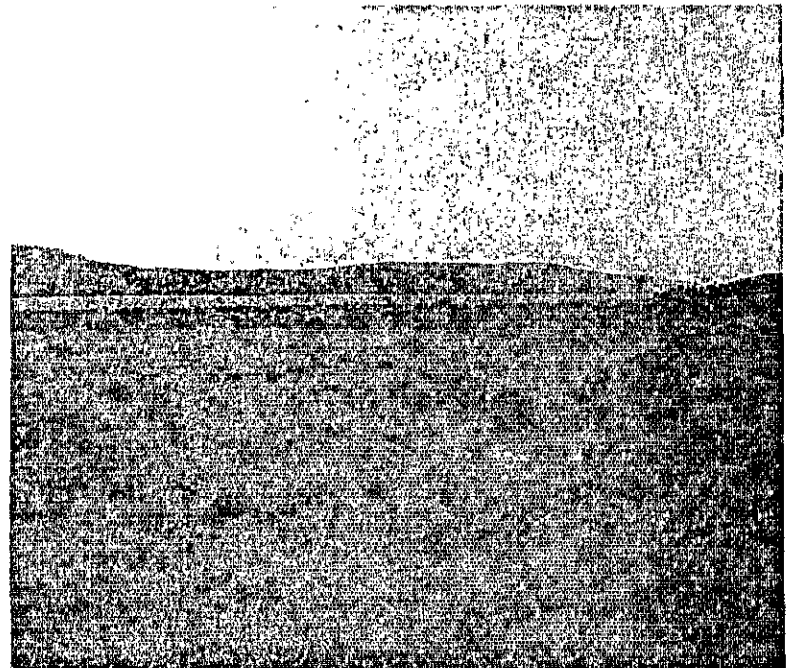
Most developed sites are presently served by on-site or nearby water resources. Such practices are preferred by the community for future development.

4.2.4 Septic Tanks/Sewage Treatment Systems

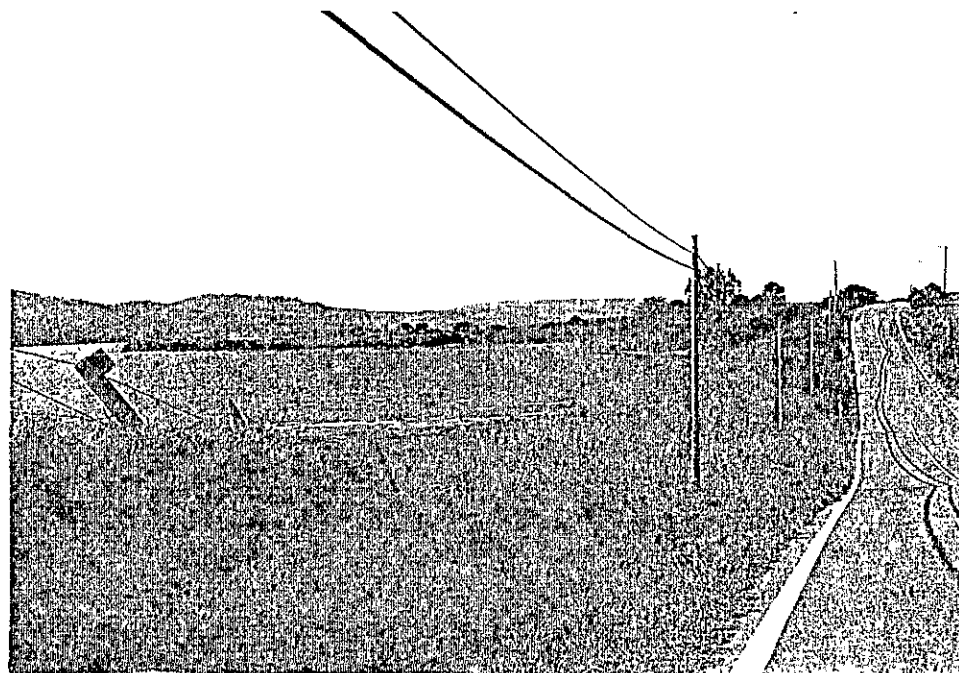
On-site sewage disposal systems are recommended by the Marin County Code and are preferred for any new development in the Planning Area. Evaluation of the feasibility and desirability of small sewage package plants will be conducted on a case-by-case basis only when on-site septic systems are not technologically feasible.

4.2.5 Other Utilities

No alterations in present routing of area-wide utility systems are proposed. However, distribution lines for electricity and telephone lines should be undergrounded wherever possible. Communication devices such as microwave dishes are considered unsightly and the community will support



guidelines that regulate the siting of such devices such that visual and environmental impacts are minimized.



5. IMPLEMENTATION

This section outlines more specific policies regarding environmental quality and community development in the East Shore Planning Area and identifies particular programs or actions necessary to implement this plan.

A chart on page 67 further lists the programs, actions, involved groups and estimated costs as recommended by the East Shore Planning Group. This following section assumes that new development applications will provide the necessary environmental studies related to the project site.

5.1 Environmental Quality Policies and Programs

The plan set forth an environmental quality goal and associated objectives in Section 3.0. Policies and programs that will implement that goal, those objectives and the community land use plan are listed below.

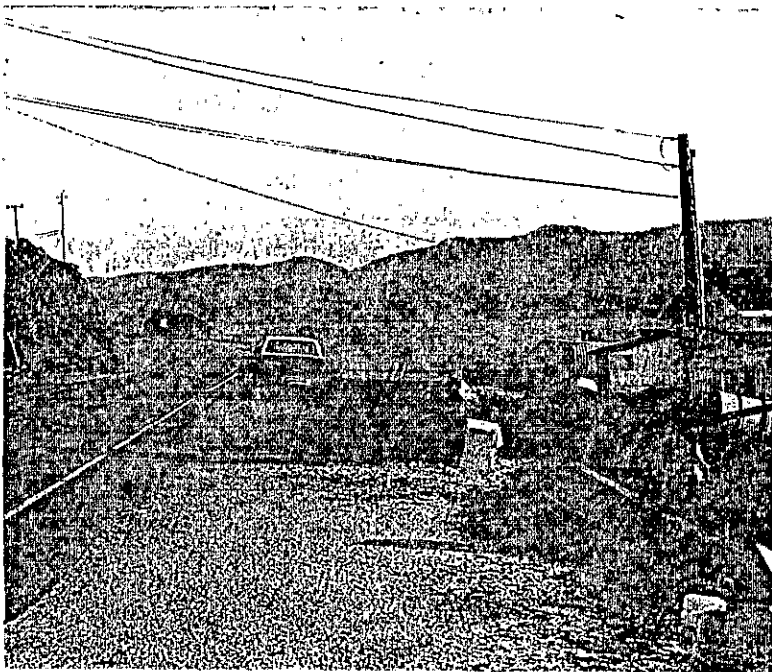
Policy EQ-1: There shall be no development in streamside buffer zones or along the Tomales Bay shoreline that significantly affect habitats, water sources or water quality.

Programs:

EQ-1-1: Establish and map setback buffer zones of 100 feet from the top of the streambank of all perennial and intermittent streams in the PA, following the Local Coastal Program, Unit 2, regulations.

EQ-1-2: Establish and map shoreline area where new development and patterns of public use or access could directly and adversely impact Bay water quality and natural habitats. New shoreline development shall be limited to that which can meet County specific requirements. Areas where water quality damage from sewage effluent is likely to diminish localized Bay water quality shall be noted and considered for acquisition as public open space.

EQ-1-3: ESPG shall work with California State Department of Fish & Game, California Coastal Commission and U.S. Department of



Fish and Wildlife to identify opportunities for restoration of wetlands damaged by natural or manmade events.

EQ-1-4: The ESPG shall establish a land trust or comparable mechanism to protect open space through acquisition and other land conservation techniques. That this body coordinates its activities with private, County, State and Federal agencies.

Policy EQ-2: Identify and protect significant stands of native or introduced trees.

Programs:

EQ-2-1: ESPG shall survey and map an inventory of significant stands of trees in the Planning Area.

EQ-2-2: ESPG shall draft an ordinance that specifies tree stands to be protected and submit to the County for consideration.

Policy EQ-3: New developments (of two or more dwellings) should avoid the more productive units on agricultural land whenever possible. (C-APZ development standards 22.57.035 and 22.57.036)

Policy EQ-5: Public access shall be directed to designated public open spaces.

Program:

EQ-5-1: ESPG shall work with public agencies to place public access signs at identified public access locations.

Policy EQ-6: Existing and new development shall employ land use and best management practices that minimize siltation of Tomales Bay.

Program:

EQ-6-1: ESPG shall research techniques used and experience gained in other environments where siltation has posed a serious threat to water quality. Make information available about land use and construction techniques that minimize siltation and the need for dredging and filling along the shoreline.

Policy EQ-7: New development that violates existing county, state or federal air, water or noise standards shall be prohibited in the East Shore Planning Area.

Programs:

EQ-7-1: When development proposals are made for land in the Planning Area, the applicant shall incorporate design considerations which minimize air, water and noise impacts on the surrounding community.

EQ-7-2: ESPG shall monitor existing land use and traffic situations in the Planning Area and notify the proper authority when remedial actions appear appropriate.

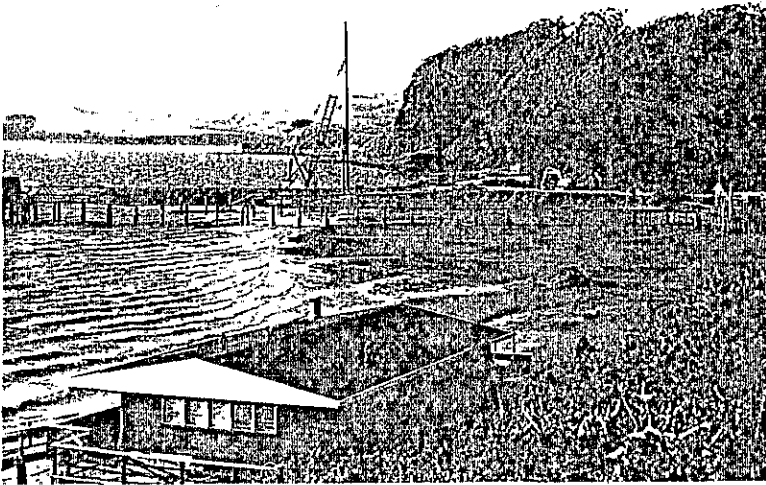
Policy EQ-8: New development in the Planning Area shall be required to be energy efficient as Title 24 indicates.

Programs:

EQ-8-1: ESPG shall establish a local lending library or inventory of energy efficient systems for households.

EQ-8-2: ESPG shall identify feasible alternative energy sources and techniques that can be used in the Planning Area.

Policy EQ-9: New development in the Planning Area should not occur on ridgetops and should be consistent with the County's Ridgeline Ordinance contained in Title 22. Significant view corridors should not be adversely impacted.



Programs:

EQ-9-1: ESPG shall establish an inventory of visible ridgetops, bluffs or large open areas on which development must be secondary to the natural setting and an inventory of significant view corridors to be protected.

EQ-9-2: ESPG shall construct a topographic model of the Planning Area and identify significant ridgetops and bluffs.

5.2 Community Development Policies and Programs

Community development goals and objectives and the community land use plan can be implemented through the following policies and programs which are organized by land use groups: general, agriculture, residential, commercial and institutional/public.

5.2.1 General

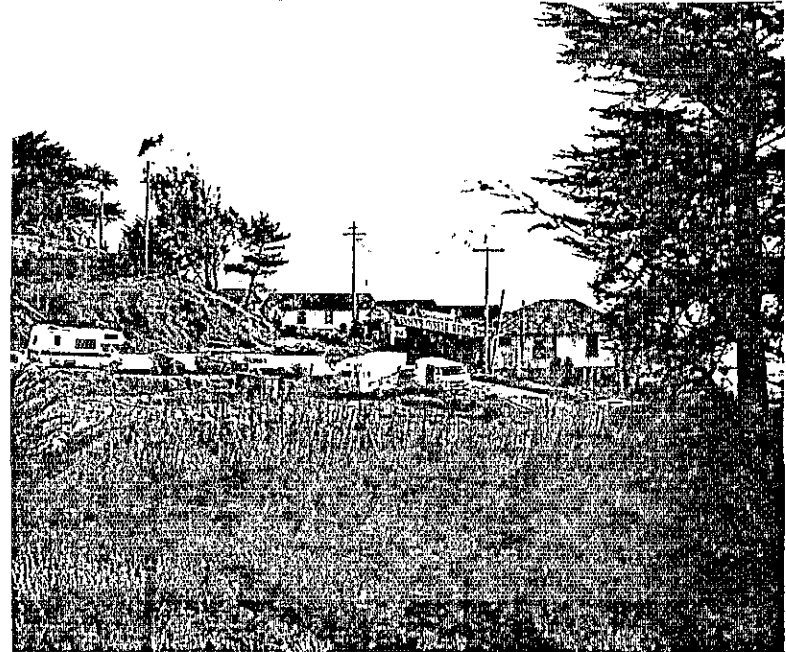
Policy CD-1: New development shall be carefully planned so as not to result in developments that conflict with the community's rural, small town scale.

Programs:

CD-1-1: ESPG shall monitor development proposals for the Planning Area to ensure that they are for small scale clusters of individual buildings.

CD-1-2: ESPG shall review county design guidelines and develop specific design guidelines for the Planning Area to be incorporated in the East Shore Community Plan and the Countywide Plan.

Policy CD-2: New development shall be located, sited and aggregated consistent with existing development patterns.



Programs:

CD-2-1: ESPG shall establish community project review processes to evaluate proposed project site plans.

CD-2-2: ESPG shall establish appropriate height bulk and setback limitations for commercial zone developments consistent with existing development patterns which will be used for community review of a project.

Policy CD-3: The height, bulk and massing of new structures shall be compatible with the local setting.

Program:

CD-3-1: ESPG shall provide a community advisory role regarding community design to contribute to the County environmental review and project approval processes.

Policy CD-4: Where feasible, new development should occur near existing roadways and new road systems should be discouraged.

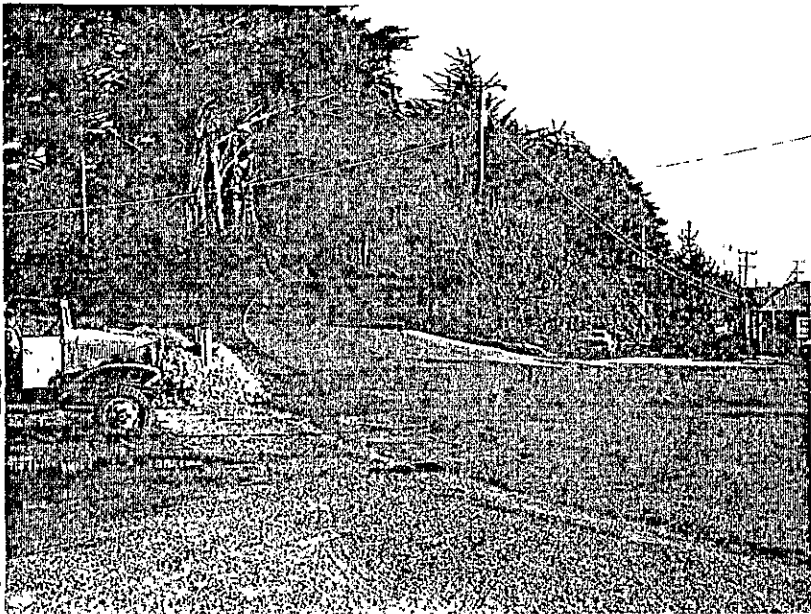
Policy CD-5: Agricultural, water-related commercial, industrial and rural residential developments and open space shall have priority over other land uses that may be proposed in the Planning Area.

Policy CD-6: Historical buildings and archaeological sites in the Planning Area shall be preserved.

Program:

CD-6-1: ESPG shall seek designation of historic structures in the East Shore area for special historic status and/or restoration funding.

Policy CD-7: Mariculture, boat repair, fishing, water-related recreation and scenic resources shall have priority over other uses along the shoreline.



Program:

CD-7-1: Incorporate water-related industry, mariculture and scenic resources into master plan proposals for development of shoreline property.

Policy CD-8: New development shall not cause a significant cumulative adverse affect on existing roadway and traffic conditions.

Policy CD-9: The ESPG community shall monitor traffic conditions in and services to the Planning Area to ensure that Highway 1 and Marshall-Petaluma Road are safe roadways.

Policy CD-10: Conflicts between or hazards created by traffic or parking shall be remedied wherever feasible to ensure the peaceful, rural pace of life in the East Shore area.

Program:

CD-10-1: ESPG shall monitor traffic and parking conditions in the Planning Area and report conflicts or hazards to appropriate public agencies. Petition Marin County & CALTRANS to make necessary improvements.

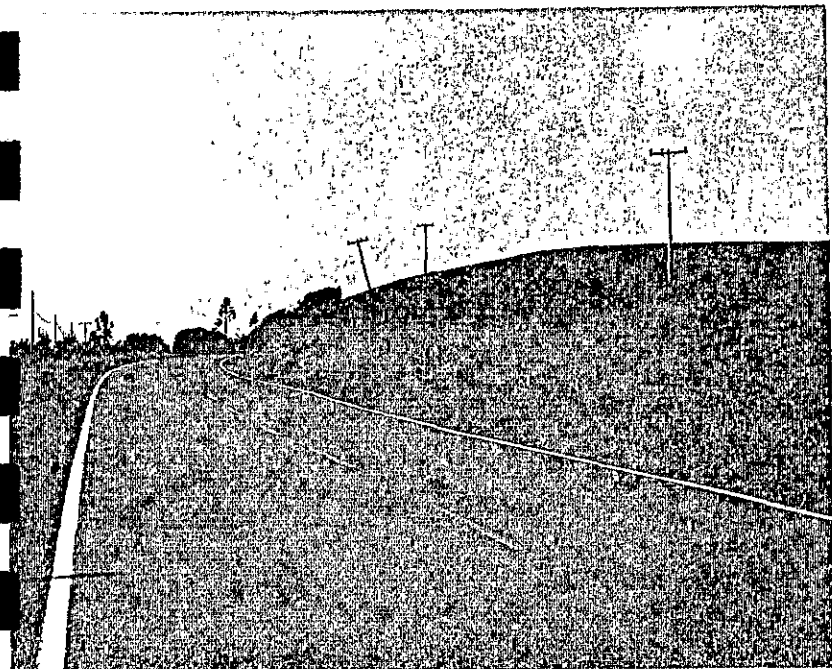
Policy CD-11: The community shall actively promote the creation of new employment opportunities for residents in the Planning Area.

Programs:

CD-11-1: Permit cottage industry through zoning regulations and use permits.

CD-11-2: ESPG shall produce a directory of local services skills and goods for local use.

Policy CD-12: East Shore residents should be given equal opportunities for employment in any job-creating development in the Planning Area.



Program:

CD-12-1: ESGP shall learn what employment opportunities by skill, experience and education will be created by any significant developments and locally publicize these.

Policy CD-13: Local renewable energy resources and programs for their use shall be identified and methods of local energy production shall be investigated.

Programs:

CD-13-1: ESGP shall provide an inventory of available local renewable energy sources for use by the community.

CD-13-2: ESGP shall investigate and document feasible means of local energy production.

Policy CD-14: To facilitate plan implementation, the East Shore Planning Group shall meet periodically within the Planning Area to disseminate information of community-wide interest and to discuss and vote upon matters affecting the community as a whole.

Programs:

CD-14-1: ESGP shall work with the California State Parks Foundation or local commercial establishments to secure a meeting place for periodic community meetings.

CD-14-2: ESGP shall provide adequate notice for members of the community of meetings and events affecting the community as a whole.

CD-14-3: ESGP shall provide a forum for information about, discussion of and the development of community preferences regarding any significant development proposals for the Planning Area.

5.2.2 Agriculture

Policy CD-15: The community shall facilitate projects that enhance agricultural operations while exercising residential development rights associated with agriculturally zoned land so long as those residential development plans respect the C-APZ-60 development criteria and the community goals and objectives.

Program:

CD-15-1: ESPG shall develop and recommend to the County design guidelines for residential development on or near agricultural land that address: setbacks from agricultural operations, density and intensity, building height and bulk.

Program:

CD-15-2: ESPG shall work with MALT to determine feasibility of purchase of agricultural residential development rights by public and/or private non-profit organizations where clustered development otherwise meeting County and plan standards are not conducive to continued agriculture operations.

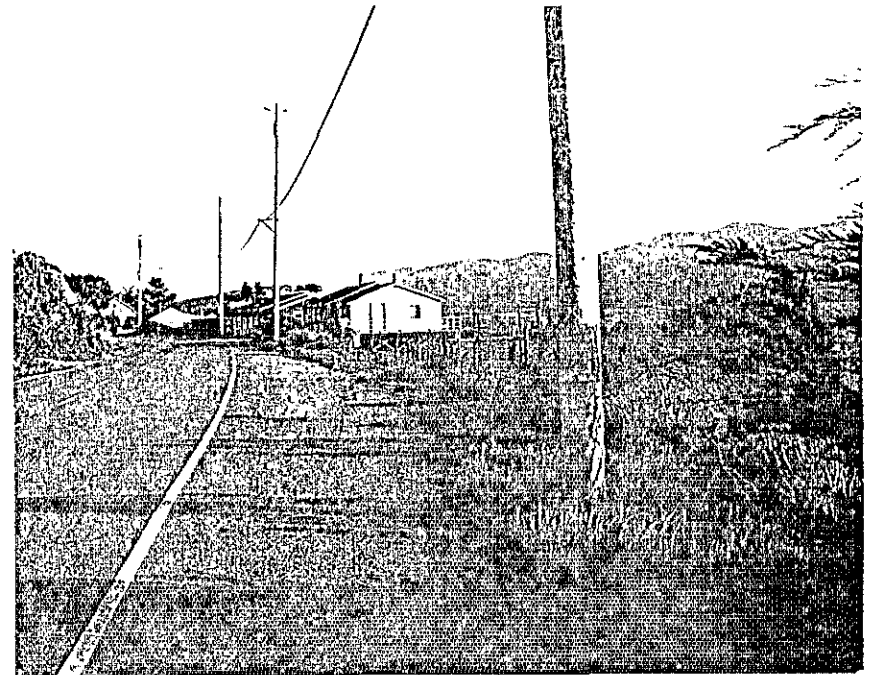
Policy CD-16: Development on the C-APZ-60 land shall be limited and conditioned to avoid creating any conflict with any agricultural operations.

Policy CD-17: Development on the C-APZ-60 land should maintain the production of food and fiber as the primary land use.

5.2.3 Residential

The major goal sought by the following residential policies is to ensure that new development which occurs in the community is balanced in such a way that it does not disrupt the diversity or change the existing character of Marshall as a small village community of modest rural homes.

Policy CD-18: Dwellings of a variety of styles and values and tenure shall be developed in the Planning Area.



Programs:

CD-18-1: Encourage the County to negotiate density bonuses including TDR bonus units for developments which will provide housing for low and/or moderate income households.

Policy CD-19: "The ESPG supports the maximum affordable units possible for the community. The current density bonus provisions of the County Zoning Code allow favorable consideration of a 10% increase in density for projects of 15 units or more, providing low and moderate income housing.

In addition, density bonuses of 25-40% in developments of 10 units or more will be considered if a developer provides an equal percentage of low and moderate income housing. Such bonuses should be granted when the County finds them to be consistent with the goals of the County-wide Plan and Community Plan and no significant environmental impacts occur."

Policy CD-20: ESPG encourages the use of all available structures for housing within those areas zoned residential.

5.2.4 Commercial

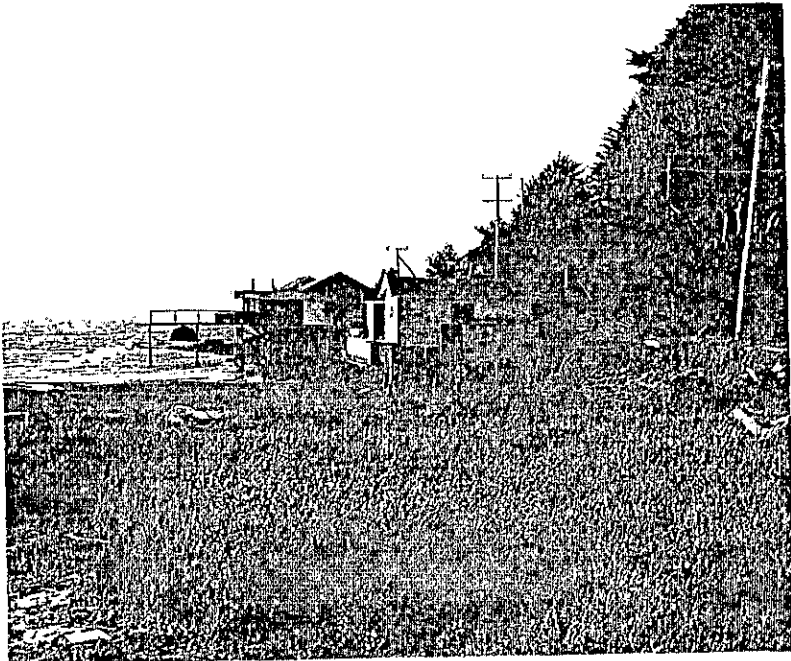
Policy CD-21: Small scale commercial and public facilities shall be encouraged to develop in existing activity centers: historic Marshall or near the Post Office/Marshall Boatworks and the Marconi Project.

Programs:

CD-21-1: ESPG shall determine funding sources to assist developers to use buildings existing in historic Marshall.

CD-21-2: ESPG shall support the facilitation of land assembly, development approvals and the provision of local services for small scale developments located in these two areas.

CD-21-3: ESPG shall determine feasibility of revitalizing of historic Marshall.



Policy CD-22: Commercial strip development proposals shall be discouraged.

Policy CD-23: Visitor-serving commercial and public facilities shall be allowed in any of the several C-RCR zones located in the Planning Area.

Programs:

CD-23-1: Development proposals shall be reviewed and evaluated in a manner which ensures that such development occurs at a scale and is of a character that is compatible with the natural environment and surrounding development.

CD-23-2: Plan parking and circulation in visitor-serving areas to minimize traffic impacts and hazards.

Policy CD-24: New commercial developments shall incorporate local-serving facilities.

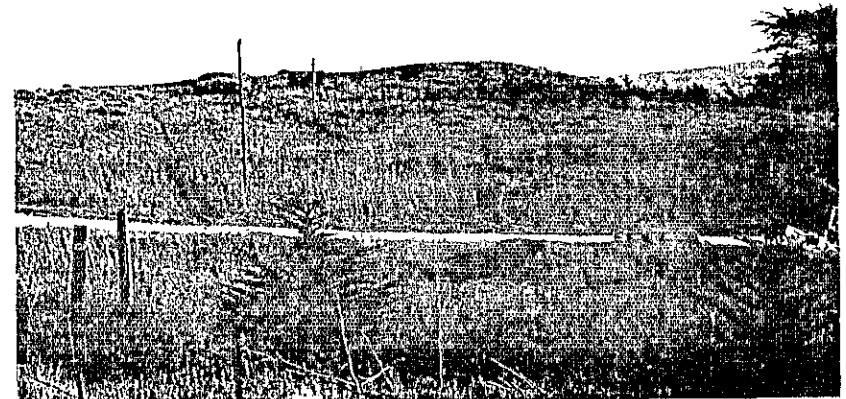
Programs:

CD-24-1: ESPG shall maintain a list of local-serving facilities such as a grocery store, gas station or hardware that would be desirable elements of major developments.

CD-24-2: New marina developments shall make provisions for the use of the facilities by local commercial and recreation boats.

5.2.5 Institutional/Public

Policy CD-25: Local fire protection services shall be pursued when a majority of community members desire them, or the numbers of the populations warrants it.



Programs:

CD-25-1: ESPG shall recommend to the County the process for and conditions of establishing a fire department when community demand exists for it.

6. CONFORMANCE WITH THE MARIN COUNTYWIDE PLAN AND MARIN COUNTY LOCAL COASTAL PROGRAM UNIT 2

6.1 Marin Countywide Plan

The East Shore Community Plan builds upon the goals, policies and implementation measures identified for West Marin in the Marin Countywide Plan and it provides more specific policies and programs for the East Shore Planning Area. This plan conforms with the four primary Countywide Plan Goals:

Countywide Plan Goal 1: Discourage rapid or disruptive population growth, but encourage social and economic diversity within communities and in the county as a whole.

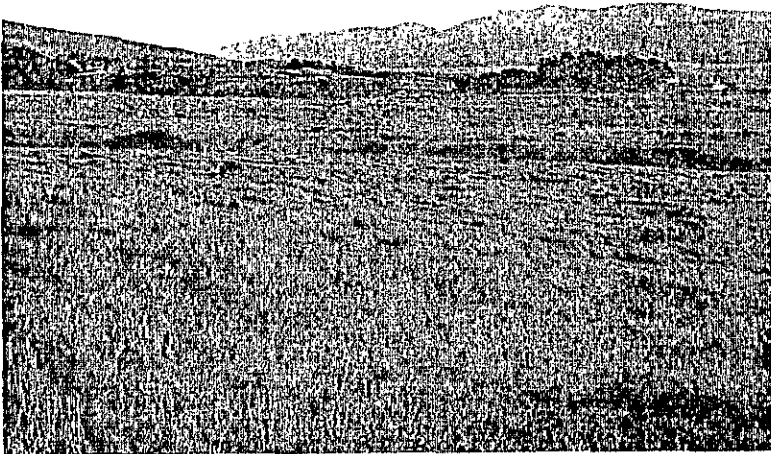
This plan calls for a moderate amount of new residential and economic development and sets forth programs to create social and economic diversity in the Planning Area. Four goals regarding community development and the supporting objectives, policies and programs address the need to create a viable local economy while retaining the area's character, diversity and environmental quality.

Countywide Plan Goal 2: Achieve greater economic balance for Marin by increasing the number of jobs and the supply of housing for people who hold them.

This plan seeks to create more jobs for East Shore residents, especially in water-related and/or local-serving enterprises. Also, it encourages development of a wider range of housing types and costs, especially for persons who work and reside in the area.

Countywide Plan Goal 3: Achieve high quality in the natural and built environment, through a balanced system of transportation, land use and open space.

It is proposed in this plan to keep existing major roadways in their present scenic, two-lane condition and to minimize construction of new roads in



order to maintain environmental quality. The plan advocates clustering of new development near existing development to minimize the elimination of open space which, combined with agricultural land, presently represents 93 percent of the total Planning Area land. The existing amount of unbuilt and open space acreage is deemed essential in order to retain the rural character of the East Shore Planning Area. Also, this substantial amount of open agricultural and recreation land contributes to the countywide balance of developed versus undeveloped land.

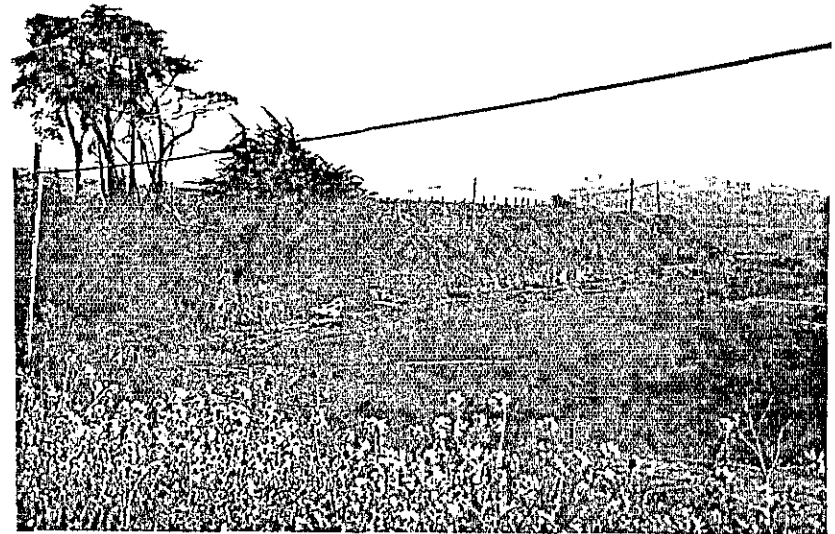
Countywide Plan Goal 4: Achieve a sustainable energy future for Marin County by reducing total energy demand, and by replacing substantial dependence on non-renewable, imported energy resources with greater reliance on local renewable energy resources.

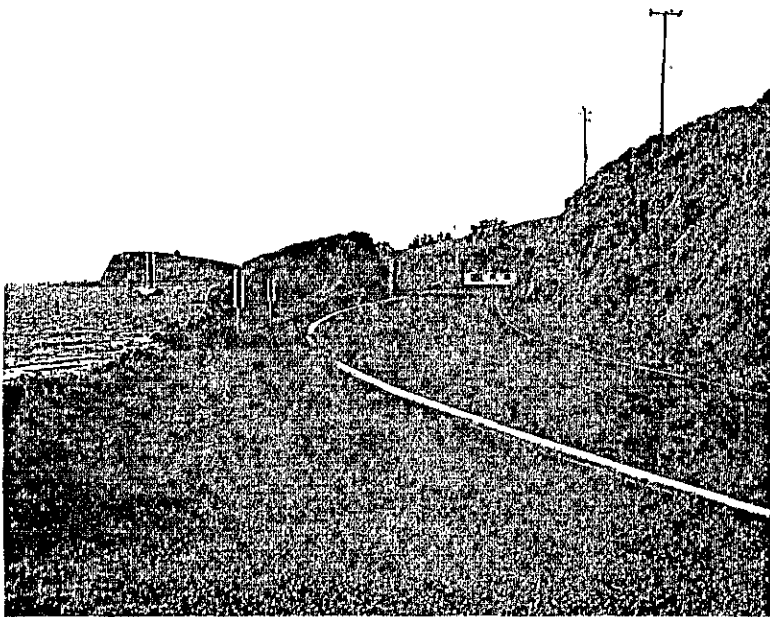
Energy conservation, energy efficient planning and design and the investigation of local renewable energy sources are recommended in the East Shore Community Plan.

Specific implementation measures for the West Marin Planning Area are identified in the Countywide Plan. The East Shore Community Plan addresses each of these measures in the following manner:

1. Set Boundaries for Village Development

The "Planning Area" used in the East Shore Community Plan identifies the area most appropriate for planning along the Tomales Bay East Shore. Within the 4,200-acre area are distinct village commercial residential areas and distinct visitor-serving commercial areas. The plan recommends further development within those areas and retention of open space between them to further define the edges of these commercial areas. Similarly, the plan seeks to reinforce clustering of residential neighborhoods along the shoreline. The clustering of all types of uses in one or two areas in the planning area, like a typical village, is not practical given the narrow strip of buildable, non-agricultural land that is available along the shoreline and the present string of clusters of development found in the area.





2. Discourage Large Developments

To preserve the character of the Planning Area, this plan explicitly calls for small scale developments, with bulk and mass similar to existing structures and at a scale that does not dominate the landscape.

3. Coordinate and Match Services to Planned Growth Rates as Projected in Plan

The East Shore Community seeks a moderate amount of small scale development, for residential and other uses. It is recommended that all new development occur near existing development, i.e., roads and services. Residents and commercial developers are encouraged to use septic systems. The community does not wish to provide infrastructure or improvements thereto that (a) induce development or (b) change the existing character of roads, developed areas or open space.

4. Encourage Diversity in Lot Sizes and Architecture

Implementation policies and programs in this Plan call for development of various lot sizes and encourage the development of new architectural solutions compatible with the area's structures' existing eclectic character.

5. Permit Agriculture in Villages

Agriculture is an essential and integral part of the East Shore Community Plan and through numerous policies and programs its viability adjacent to East Shore residences and other development is sought.

6. Preserve Historic Structures

There are several buildings of historic value in the Planning Area and the Plan includes recommendations for preserving them through

renovation, historic designation and the pursuit of funding for renovation. Indian and other archaeological sites and potential findings are protected in this Plan.

7. Permit Only Small-Scale Tourist Services in Villages

The East Shore Community Plan directs visitor-serving uses to areas north and south of the central local-serving village areas.

6.2 Local Coastal Program, Unit 2 (LCP)

Each of the topics addressed in the LCP are addressed in the East Shore Community Plan. The extent to which the Plan is in conformance with the LCP is described by topic below. There are no significant areas of non-conformance although two zoning changes are recommended in the plan (see Land Use/Zoning).

Public Access and Recreation

The Plan supports public access at all public-owned areas identified herein (see Section 2.7.5) and in the LCP and recommends acquisition of additional open space areas between existing clusters of development. The Plan endorses uses recommended in the LCP for these areas except the use of shoreline parks or access for RV campgrounds which it does not accept or endorse. A preference is stated for larger areas (of multiple lots) for public access between clusters rather than narrow rights-of-way on individual shoreline properties.

Resource Protection

Protection and restoration of natural resources and agriculture are fundamental elements of the East Shore Community Plan. The plan includes goals, objectives, policies and programs to ensure that the quality and quantity of these resources are maintained or improved. LCP standards to reduce any adverse impacts upon the supply, function or character of natural resources and agriculture are endorsed by implementation measures in the Plan that guide community development.





Tomales Bay Uses

The East Shore Community Plan recognizes the importance of coastal-dependent industry such as boat repair and mariculture and it includes policies and programs to protect and encourage such existing commercial development and resource use. Balanced use and enjoyment of the Bay are recommended to occur in such a way that neither activity precludes the other.

Tidelands and submerged lands along Tomales Bay are defined as Public Trust Lands. The state places a high public interest value on these lands. Therefore, the Coastal Commission retains original permit authority over development on these lands. Reconstruction of damaged existing structures is permitted on public trust lands. However, new single family dwelling are not considered appropriate.

Public Services and New Development

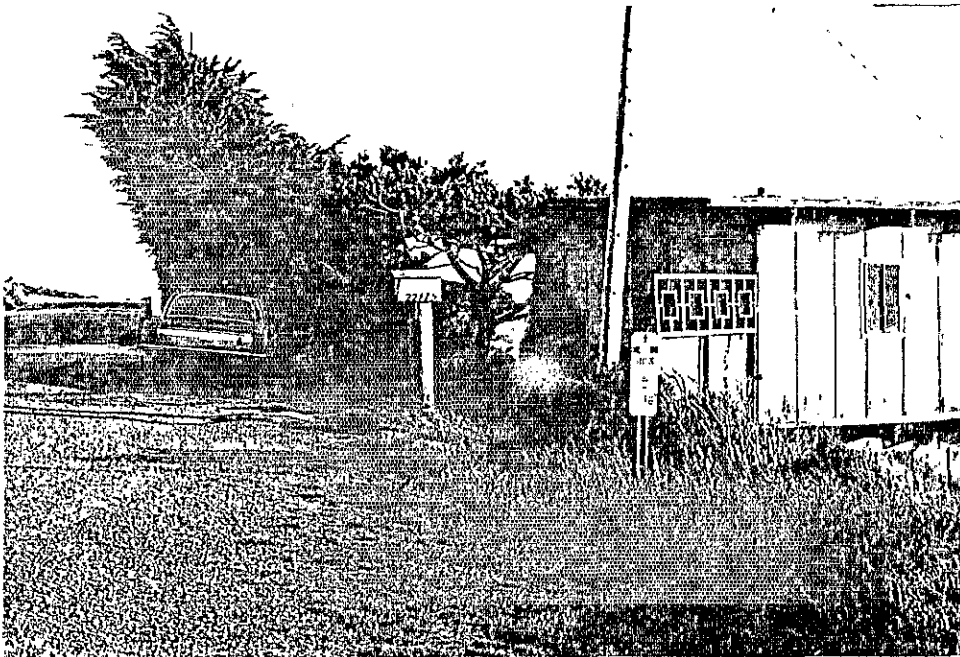
The East Shore Community Plan states in a key goal that new development should be limited to that which can be supported by local natural resources. The importation of water from outside the Planning Area is discouraged. On-site or nearby septic systems are promoted as the primary means of handling domestic effluent. Shoreline residential lots on which septic systems cannot function are recommended for acquisition as open space. Consideration of small package sewage treatment plants is proposed for new developments requiring several hookups within or near existing clustered development only when on-site septic systems have been shown to be technologically not feasible.

The plan seeks to retain Highway 1 and Marshall-Petaluma Road in their present scenic, two-lane condition. New developments are directed to occur near existing developments and roads to minimize the construction of new roads.

Broad development guidelines provide for a variety of structures in keeping with the small scale eclectic character of existing development but also prohibit development that dominates the natural or built environment or substantially reduces its visual quality.

Land Use/Zoning

Existing zoning is retained in the East Shore Community Plan except in historic Marshall and near the Post Office/Marshall Boatworks. The Plan proposes to change historic Marshall zoning from C-CP:Coastal Commercial Planned to C-VCR:Coastal Village Commercial Residential. Also, it proposes to change the zoning at the Post Office/Marshall Boatworks from C-RCR:Coastal Resort Commercial Recreation to C-VCR:Coastal Village Commercial Residential. The intention is to strengthen these areas as local-serving village centers. Present C-CP zoning for historic Marshall does not reflect the existing commercial-residential mix there nor the Community Plan's intent to fortify that area as a village center. The present C-RCR zoning for the Post Office/Marshall Boatworks area encourages visitor-serving resort activities whereas proposed zoning would encourage village center development near the Post Office site now located across Highway 1 from the Boatworks. The present mix of uses at this location embodies the type of local-serving activities planned for this area in the East Shore Community Plan.



7. APPENDICES

7.1 Acknowledgements

The East Shore Planning Group would like especially to acknowledge William Penn Mott Jr. who inspired us to do this Plan, the San Francisco Foundation for giving us the funds for the planning process and Supervisor Gary Giacomini for his support and political wisdom. In addition, we acknowledge the assistance of Martha Howard, our attorney, in establishing the legal and contractual aspects for the efforts undertaken by the Planning Group.

All of the people listed below contributed to the preparation of this Plan. The Steering Committee members devoted hours each week for two years to assist in defining community goals and the means for implementing them. Extensive participation by other community members also has resulted in a plan that is literally the ideas of these people, articulated by these people, for the people of the East Shore Planning Area.

1984-1985 Steering Committee Members

| | |
|-----------------------------|---------------------|
| Nancy D. Arndt | Wick Ahrens |
| Ron Casassa, Vice President | Hans Angress |
| Paul Elmore | Bill Barboni |
| Myles Gannon | Pat Barnes |
| Allen Gregg | Carol Berry |
| Ann Gregory | Judy Borello |
| Tim Hollibaugh | R. A. Borello |
| Andrew J. Levis | Martha Borge |
| Jane Phibbs | Delores L. Campigli |
| Richard Respini | David Clarkson |
| Tom Riley | Celia Comstock |
| Beth Shore, President | Dorothea Crouch |
| Albert Strauss | Ken Crouch |
| Joyce Vilicich | Esther Dutton |
| Tom Yarrish | Philip Dutton |
| Mervyn Zimmerman | Walter Earl |

Judy Edgar
Bob Evans
Carol Evans
Cathleen Evans
Hal Evans
Art Fegan
Elizabeth Fegan
John Fields
Jean Fields
John Finger
Tom Flynn
Harry Frankiel
Ruth E. Gibson
Missi Gillespie
Henry Grossi
Lydia Grossi
Edmund P. Halley
Bill Howe
Carol Hurwitz
Steve Hurwitz
Maria Kennedy
Rob Kennedy
Paula Lalish
Frances Linenthal
Mark Linenthal
Mary MacCreedy
Eugene Maffucci
Bill Marshall
Lee Martelle
Dan Martin
Michael Matassarin
Merv McDonald
John Musser
Mark Nelson
Enola Nelson-Angress

Morgan Nobel
Jerry Parker
Elizabeth Penniman
Ginger Percell
Warren Percell
Janet Philo
Ken Philo
Margaret Ram
Lucien Remy
Jeanne Rodriguez
Melody Semereaux
Nancy Shine
Hobbs Shore
Jeanne Marie Smithfield
Bill Straus
Ellen Straus
Miriam Straus
Georgia Struthers
Larry Struthers
Lucy Toland
Jeanne Vilicich
John Vilicich
Anne Vitale
Joan Watkins
Malcolm Watkins
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Mary Zimmerman

Consultants:

EDAW, Inc.: N. Teresa Rea,
Larry Kennings

Questa Engineering: Norm
Hantzsche

Marin County Staff: Warner
Chabot



7.2 East Shore Community Planning Process

7.2.1 The East Shore Planning Group

The East Shore Community is represented through a non profit membership organization entitled the East Shore Planning Group (ESPG). This group's membership is comprised of residents and property owners in the East Shore Planning Area. There are no membership fees so that no person meeting the resident or land ownership criteria is excluded.

The primary charter role of the East Shore Planning Group has been to facilitate the preparation of the East Shore Community Plan. It also conducts monthly community-wide meetings at which issues, topics and events of concern or interest can be discussed and voted upon. Votes, based on a simple majority of at least a quorum are intended to represent the majority opinion of the community at large. Most community members attend fairly regularly.

7.2.2 East Shore Community Survey

In order to determine the characteristics of the existing East Shore community and to learn about issues and concerns regarding potential new development in the area, a community- wide survey was conducted by the East Shore Planning Group. The survey and its results are reprinted in total in Appendix 8.3. Approximately fifty percent (50%) of those surveyed responded fully to the survey. Thus, the survey provides a fair representation of community characteristics and concerns. Seventy percent (70%) of those responding to the survey were in favor of the development of a community plan.

7.3 Planning Survey of Residents and Property Owners in the East Shore of Tomales Bay



PLANNING SURVEY
of
RESIDENTS AND PROPERTY OWNERS
IN THE EAST SHORE OF TOMALES BAY
(MARSHALL and SURROUNDING LAND) AREA

by

The East Shore Planning Group,

Beth Shore, President

Ron Casassa, Vice President

Ann Gregory, Secretary

Paul Elmore, Treasurer

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Survey Director: Paul R. Elmore, Ph.D.

Data and Manuscript Preparation: Jeanne Rodriguez, M.A.

July 2, 1984

EXECUTIVE SUMMARY .

In response to potential development, the residents of Marshall and surrounding areas organized into the East Shore Planning Group in order to formulate a community plan. This report is the result of the E.S.P. Group's survey of residents and nonresident property owners.

The high return rate of approximately 50 percent and the quantity and quality of the responses to the open-ended items was a strong indicator of the interest and concern of the respondents. Almost 70 percent were in favor of a community plan and less than 16 percent were opposed.

In general the respondents were united in their concern over development, preferring either slow, controlled development or none at all. This generalization held for all segments or categories of the respondents: males and females, older and younger, residents and nonresidents. The primary differences among those surveyed concern facilities desired (residents versus nonresidents) and affordable housing (owners versus renters).

The survey found, in general terms, opinions and attitudes comparable with an earlier study undertaken in 1981. Low density and tranquility were of the utmost concern. The report concludes with several recommendations. Errors and omissions found in this report are the fault of the survey director and are, in no way, a reflection upon the respondents, the E.S.P. Group, or our professional consultants, EDAW.

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APPENDICES

- A. East Shore Planning Group Questionnaire
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I. INTRODUCTION

In the fall of 1983, the residents of Marshall and the surrounding east shore of Tomales Bay organized themselves to develop a community plan. They were galvanized by the transfer of the Marconi property to the State Parks Foundation. The Foundation's plans to open a conference center drawing thousands of visitors to the area posed the threat of imminent overwhelming commercial development and the eventual gentrification of the agricultural lands.

The community set out on a number of tasks necessary to do a community plan. It formed the East Shore Planning Group and elected officers; it determined the area to be studied (amidst heavy political opposition); it raised money through contributions; and it began the process of incorporation. In addition, it requested and was granted funds from the San Francisco Foundation and from Housing and Urban Development (through Marin County).

While the attendance at the bi-monthly meetings ranged from 25 to over 80, the community was concerned with assessing all the opinions in the area about the large numbers of issues. Many non-resident property owners could not attend the community meetings and many residents are too busy to be able to attend regular meetings. Frequent newsletters were sent out to all property owners in the area, all post office box holders in Marshall, and as many other residents as were known. What was needed from all these people, however, was their opinions and feelings about the area and what should be done about its possible development.

This questionnaire was the community's attempt to survey everyone with substantial interests in the area. The questions were developed by brainstorming during three E.S.P. Group meetings. They were formulated into questionnaire form and extensively reviewed.

Had the job of surveying the community been contracted out to a professional applied research center, it is estimated that it would have cost from \$4,700 to \$6,200. By administering and analyzing the questionnaires on its own, the E.S.P. Group was able, with only a minimum of paid professional aid, to accomplish this survey for less than \$900.

As shall be seen in the body of the report, the effort was worthwhile. Several facts indicate that a high percentage of the area residents and property owners are highly concerned: (1) the higher-than-expected rate of return (approximately 50%), (2) the quantity and quality of the comments and suggestions made by respondents to the open-ended questions, and (3) the 80.5 percent of the respondents who favored a plan. With this support, the E.S.P. Group will proceed to try to ameliorate the effects of change.

II. METHODS

This study was initiated by the Planning Group itself in order to give full representation to the ideas and opinions of those not able to attend the bi-monthly meetings. The questions and areas of concern were expressed over a period of three meetings through the use of "brain storming" sessions. In addition, Theresa Rea of EDAW, a professional land use planning firm, added several questions and helped to revise the initial draft of the questionnaire.

At least two copies of the questionnaire were mailed to all nonresident property owners. This list was taken from Marin County records in the fall of 1983 and has been updated whenever changes or omissions have been discovered. Members of the East Shore Planning Group distributed the questionnaires to resident property owners, renters, "squatters", and workers in the study area. Individual Planning Group members took responsibility for the distribution of the questionnaires to particular sub-areas of the total East Shore study area. Those distributing the questionnaires were briefed so that they would be able to answer respondents' questions about the questionnaire.

The response was greater than generally experienced in surveys of this type. Approximately 300 (the exact total is unknown) questionnaires were distributed; 154 completed questionnaires were returned by the deadline of June 21 (1984).

The coding of the responses to the open-ended questions was done by the two writers of this report and checked with three members of the ESP Group Board of Directors (Beth Shore, Ron Casassa, Tom Riley). Then all responses, open and closed-ended, were coded and the codings were transferred to 80 column coding forms. From these coding forms, computer cards were punched by a professional keypuncher. The cards were run through a printer and this printout was compared with the coding sheets, a six hour process for two people. Cards with errors were re-punched.

The data was then entered into a Honeywell mainframe computer and by means of the Statistical Package for the Social Sciences (SPSS) program, response frequencies on every question were printed. In addition, selected cross-tabulations of the opinions were done, particularly by the variables of 1) area of residence, 2) age, and 3) gender. For instance, opinions about zoning issues were examined by whether respondents were residents of West Marin or lived primarily "over the hill" (East Marin or some other county).

The printouts from these computer manipulations are the basis for this report. The percentages of types of responses to all the questionnaire items can be found in Appendix A.

Caveats: The list possessed by the ESP Group is of property owners. A complete list of renters and those who are employed in the area, but who reside elsewhere, does not exist. Therefore, in spite of the efforts of the ESP Group to contact all persons in the Marshall area, renters and workers probably are under-represented. This is particularly true for those new to the area.

Secondly, the questionnaire was lengthy and complicated for those who did not possess some prior knowledge of some of the issues facing the Planning Group. Thus, (at least for a number of people) the responses cannot be viewed as representing fully-formed, educated opinions, but as initial responses to questions not before encountered. In fact, it is hoped that the questionnaire functions as one step in the community education of those with an interest in the area.

III. FINDINGS

In the following sections, those who responded will be described. Then their answers will be outlined. What differences exist by subgroup - residents versus nonresident, males versus females, age groups - will be discussed. Finally, some relevant comparisons and contrasts between this survey and an earlier 1981 survey will conclude the Findings section.

The Respondents. No age group dominated the returned questionnaires. Those 70 and above contributed 7.8% of the questionnaires, while 30 to 39 year olds returned 22.7% of the responses. Other age groups' percentages of questionnaires ranged from 11.7% (18-29 year olds) to 21.4% (60-69 year olds). In short, those of every age who own property or reside in the Marshall area are represented in the responses.*

Males contributed 56.5% of the questionnaires and 55.2% of the returns were from residents of the East Shore Planning area (13% of the respondents live outside Marin County and 29.2% live over-the-hill in Marin County). For 50% of the respondents, the money which supports them or their family comes from "here in West Marin." Farming/ranching or fishing and mariculture furnish the income for 14.2% of the total sample (28.4% of the West Marin respondents). Retirees contributed 14.9% of the total returns. For the individuals whose income comes from "over-the-hill", 69.6% had professional or white collar occupations, while only 11.6% of those earning the majority of their income in West Marin held professional or white collar jobs. Thus, West Marin residents appear not to commute to their jobs in high numbers; that is, 55.2% of the total respondents live in West Marin and 50% of the total earn their living in the immediate area (85 live in West Marin and 77 earn their living in the same area).

The modal living arrangement of the respondents when they are in West Marin is staying in their own home. Only 22.9% rent, house-sit, or are "squatters". For those who live in West Marin, the automobile (not including car pooling) is the primary method of getting to work (29.2% of the total 154 respondents or 52.9% of the West Marin residents). The mean round-trip distance traveled by those respondents who answered question #8 was 32 miles, but 50% of the group traveled 20 miles or less to their place of employment.

Overall Group Opinions. In the questionnaires, the questions were arranged by areas of concern: i.e., needed facilities, environmental proposals, etc. The text below largely focuses upon responses to these overall areas of concern, rather than to the 83 specific questions asked. Readers who wish to see the responses to a specific question can check Appendix A, as was noted above.

*For a complete breakdown of age groups and of all the questions, refer to Appendix A.

In the background questions asked of West Marin residents, of the 38 who did not own their own home, 36 said they would like to own. The respondents' perceptions of the desirability or need for reasonably priced housing will be examined later in this report, but for this subset of non-owners, ownership and (as will be shown) affordability are an important "need".

In the questions asking about "facilities needed", most did not receive a majority ranking them as "very important" or "important" (the first and second spaces). The facilities most strongly checked as needed were (1) a working grocery store (52.6% thought it very or somewhat important), (2) a volunteer fire department (62.5%) and (3) community fire and water plans (58.4%). Other services or facilities which received strong, but not majority, support were (1) water oriented industry, such as boat building (42.9%), (2) bicycle and hiking paths (43.5%), (3) public transportation (37.7%), (4) more locally based jobs (35.7%), (5) a community center (34.4%), and (6) health care facilities (34.4%).

Those receiving the least support (a ranking of 5 denoting "not important") were (1) expanded mail delivery (44.2% of respondents marked it as "not important"), (2) a performing arts center (48.1%), (3) a fine arts center (49.4%), (4) a school (47.4%), (5) a museum (48.7%), (6) tourist accommodations (44.8%), and (7) an inexpensive overnight facility for hikers and bikers (38.3%). As can be seen, the support shown for most suggested services and facilities was not strong.

In contrast, a number of proposals to maintain or improve the natural environment did draw strong (over 50%) support. Limiting billboards was seen as "very important" or "important" by 77.2% of the respondents. Other proposals with strong support were (1) maintaining Bay quality (86.3%), (2) protecting natural habitats (74.7%), (3) preserving wildlife (75.3%), (4) planting damaged/empty areas with native plants and trees (60.4%), (5) controlling or maintaining unsightly campgrounds (68.9%), and (6) protecting historic and archeological sites (55.6%).

Fishermen and agriculturalists received strong support from the respondents. Seventy-nine percent felt it "very important" or "important" to maintain local commercial fishing and 77.9% felt the same about maintaining agricultural use. Support was also expressed for (1) encouraging development of alternative and additional agricultural uses (70.8%), (2) setting up agricultural preservation districts (63.5%), and (3) encouraging mariculture (55.8%). While exploring ways to buy development rights did not receive majority support (45.8%), letting landowners do whatever they want to with the land received the least support (27.9%). In fact, 23.4% ranked this statement as "not important" (the last or fifth space).

Quality of life issues also received, as a group, strong agreement. Those receiving over 50% agreeing with them were (in order of strength): (1) keep small town atmosphere, (2) keep

Highway 1 the same, (3) preserve historical local structures, and (4) through a design review board keep a proper scale of new buildings.

Respondents also saw as "important/very important" most of the Survival/Self Sufficiency items. The only exception was support for the idea of community gardens (only 28.6% saw this as "important/very important"). On the other six items, support ranged from 64.3% to 55.8%.

The issues of zoning obviously are of utmost concern to the East Shore Planning Group. In general, the idea of a plan, of zoning, was favorably received. Clarification of the rights to rebuild damaged tideland homes received agreement from 78.5% of the respondents. Legalizing small scale home employment was favorably marked by 59.1% and 57.8% agreed with the idea of reducing the 470 overnight units in the planning area now allowed by the Coastal Commission. Fifty percent agreed with allowing smaller, less expensive house lots for those not wealthy. However, the idea of more houses being allowed was agreed with by only 34.4% (37% disagreed), limiting growth to a percentage of existing residences was agreeable to only 45.5%, and more low cost housing was favorably ranked by only 25.3% (50% disagreed).

If development is to occur, should it occur on the ranches holding the development rights or, through transfer, in clusters within one or a few designated clusters? Transfer into designated areas was agreed to by 46.8% of the respondents; 27.9% wanted development sited on the ranches exercising their development rights. However, 25.3% did not respond to this question (number 16).

A related question, number 20, concerning the respondents' support for affordable housing was also not upheld; 55.2% marked "no" and only 36.4% marked "yes" (8.4% abstained from responding to this question).

The existence of a local advisory group for the Marconi properties was approved by 84.4%--46.8% stated that they were willing to participate in this group. However, public funding for new services was not approved by 37% and only 29.2% were willing to pay more taxes for new services (11.7% did not reply).

Some facilities, if available, would be well patronized by the respondents: 70.1% would use a restaurant and 66.9% would use marine or docking facilities. Baseball diamonds (25.3%), a neighborhood park (35.7%), shops (46.1%), and a swimming pool (47.4%) would be utilized less.

The open-ended questions generally drew a very strong number of responses. The answers to these questions were read and categories were developed inductively. Then each statement was coded into a category (to see the categories, see Appendix B). On question #9 about what is unique about the East Shore area, remarks falling into the category of "natural environment" were

the most frequent. Statements about "the bay" were most often the first thing mentioned by the respondents, while "tranquility" was the third most mentioned response.

The open-ended questions (#13f. and #13 g.) about the "quality of life" on the east shore of Tomales Bay reinforce the respondents' concern with preservation: the second ranked response was coded as "do little or nothing/keep it as it is." The top ranked suggestion on questions 13f. and g. primarily dealt with concerns about building and development.

On question #14, a space was left for "other" survival/self sufficiency suggestions. Only 16 were made. Five involved water quality and fishing and five were suggestions for the community as a whole.

The "suggestions" space at the end of the questionnaire elicited 122 responses from 69 respondents. Forty suggestions involved the necessity of planning for change (31.7% of all suggestions), while 22 (17.4%) expressed the need to plan against change. Community needs was the second ranked category of suggestions (19.8%).

Since planning can be used to either stop or to direct and shape changes and development in an area, it was necessary to separate the idea of "planning" (as in a community plan) from the idea of "change". A global ranking derived from inspecting all the items in the questionnaire was developed to count those for community planning and those against. One hundred and seven (69.5%) were in favor of a community planning, 24 (15.6%) were opposed, and in 23 cases a clearcut attitude was not apparent.

Comparisons of Opinions Within Groups of Respondents.

Attitudes and opinions towards all the issues detailed above were examined by cross-tabulating the respondents on several dimensions. That is, do residents and nonresidents respond to a question in similar ways; do younger and older respondents' opinions agree on a particular issue? In particular, opinions were cross-tabulated by place of residence (question #4), age (#1), and for some variables, by gender (#2), living arrangements (#5). Questions #16 (on-site development versus transfer) and #20 (affordable housing) were examined together, as were #17 and #18 dealing with an advisory board for the Marconi property.

In general, these examinations of variables together did not reveal strong differences among various categories of respondents on their opinions about the Tomales Bay area. In relationship to these issues, residents and nonresidents, older and younger people, and males and females' opinions are relatively homogeneous. The exceptions will be discussed below.

On some items, nonresidents differed from residents. On facilities needed, residents significantly ranked more favorably (1) a community center, (2) more locally based jobs, and (3) public transportation. Nonresidents felt that the facilities that were

needed (as opposed to residents) were: (1) a locally based Coast Guard boat, (2) a performing arts center, (3) a fine arts center, (4) a museum, and (5) a health care facility.

Both West Marin residents and Marin County nonresidents (as opposed to out-of-county nonresidents) favored more the removal of non-native plants and trees. Residents strongly supported the purchase of conservation easements in comparison to nonresidents, a difference which is also true on the issue of maintaining present agricultural uses. Other agricultural, maricultural, and fishing issues more supported by residents were (1) developing alternate agricultural uses, (2) setting up agricultural preservation districts, and (3) buying development rights.

Nonresidents significantly differed from residents in their support for a handbook on preserving existing structures. Nonresidents also favored somewhat more than residents a farmer/fisherman's market. Residents, on the other hand, gave more support than nonresidents to the ideas of: (1) energy conservation, (2) assessment of wind energy, (3) small scale home employment opportunities. In addition, residents were somewhat more likely to favor more low cost housing--34% favored versus only 21% of nonresidents. This parallels residents' higher percentage of approval (46.2%) for affordable housing than that expressed by nonresidents (30.6%). Residents also favored a community plan somewhat more than nonresidents (84% to 76.4%).

Responses to most issues did not vary significantly by the age of the respondent. It is of note, however, that while affordable housing was favored by only 39.4% of the respondents in general, 51.5% of the 30-39 year old respondents and 66.7% of the 70+ year old respondents did favor affordable housing. It may be that both groups are concerned about keeping or finding housing that they can afford. As might be expected, those who favored the transfer of development rights (versus separate development on the ranches where they are located) significantly more often favored affordable housing.

Gender was not related in any significant way to any of the questions examined.

Comparisons with a 1981 Survey. A survey was performed in 1981 when the San Francisco Foundation acquired the three Synanon properties in West Marin. The survey was developed and administered by the Marshall Citizens' Committee. Distribution of the questionnaires was by members of the Committee and by leaving a stack in the post office. Analysis was done by hand.

Seventy-three useable questionnaires were returned, 59 from full-time residents and 10 by part-time residents (4 did not contain this information). The area covered was close to the study area of the E.S.P. Group; it reached from the Bay Ranch in the south, Ocean Roar on the north, and to Dolcini's on the east.

The age distribution of the respondents in the two surveys is similar, although the E.S.P survey with a total of 154 respondents contains responses from 70+ years old. Another similarity in the two studies can be seen in the percentages of homeowners: 65.2% in 1981 and 63.6% in 1984.

The form of the questions differed between the two surveys making comparisons difficult. Marshall's needs in the 1981 survey were expressed on an open-ended question. They were a store (28.8% in 1981; 28.6% in 1984), a community center (21.9% in 1981; 16.9% in 1984), and jobs (16.4% in 1981; 11.7% in 1984). On the 1981 survey these were the top three needs expressed by the respondents.

The kind of growth residents in 1981 wished to see was "limited growth" (77.6%) or no growth (20.9%). While this question was not asked in this present survey, the overall impression from the open-ended questions is the same.

Some differences between the two surveys emerge in the responses made to what were desirable uses for the Synanon properties. As in the present survey, fire and emergency services ranked high. In 1981, however, local energy production, a community cultural center, a performing arts center achieved approvals of 50-79%. The present survey respondents did not rate these services highly as "important" or "very important".

In agreement with the present study, the 1981 survey found low ratings to low-cost and low-income housing. It should be noted that in 1981, a visitor or convention center was negatively rated, although that is the present intended use. Businesses were also negatively evaluated.

In general terms, then, the overall impression is that the two surveys are remarkably similar. Although different in focus (the 1981 survey focused on uses of the Synanon properties) and in specific questions, the conclusions are the same. High tourist uses, increased traffic, and large scale development were not wanted in 1981 and are not wanted in 1984.

IV. SUMMARY AND RECOMMENDATIONS

The primary impression from the present survey is the remarkable unanimity of views held by respondents, regardless of demographic background variables (age, gender, and, to some extent, residence). What differences there are appear to be due to "situational variables" such as place of residence and home ownership versus renting. In general, few community services or facilities are strongly felt to be needed except in the case of fire and water plans and services. Support was strong for most proposals to protect or improve the environment, including present agricultural and maritime uses. The quality of life issues were largely well-supported. Survival and self-sufficiency proposals received support as did the zoning issues that focused on preserving the present low density.

Finally, and most important for the existence of the E.S.P. Group, there are strong expressed sentiments for planning. There are strong indications that respondents are willing to participate, whether as a Marconi Center citizens' advisory group member or, by implication, by working on planning issues.

Recommendations. This survey should serve hopefully as a guide in developing a community plan. Opinions, however, are not static and the planning process should change and/or strengthen these opinions.

Ways to tap the strong expressed community interest need to be explored. The under-represented groups in the E.S.P. Group survey were renters and other non-homeowners. Efforts at outreach should be devised.

People in this survey have strong opinions and are willing to express them. While these strong opinions serve as motivation to work on planning issues, care must be continued that Planning Group members with minority views still be heard.

Finally, the non-home owners, in contrast to the majority of the respondents, are concerned about the availability of reasonably priced housing. Creative ways to solve this availability concern for residents without encouraging immigrants from outside West Marin need to become one of the focuses of planning effort.

EDAW

APPENDIX A

EAST SHORE PLANNING GROUP QUESTIONNAIRE

Prepared for the ESP Group by

Paul R. Elmore, Ph.D.

This questionnaire is being offered to give a voice to all of those who work, live, and/or own property on the east side of Tomales Bay. Everyone is invited to come to the East Shore Planning (ESP) Group meetings at the old Marconi property, but many of you cannot. Filling out these questions is one way your opinions can be counted.

DO NOT SIGN YOUR NAME

First, we would like to find out some information about you and your relationship to the Bay.

| | | | | |
|-------------------------------------|-------|-------|-------|-------|
| | 18-29 | 11.7% | 50-59 | 20.1% |
| N = TOTAL RESPONDENTS = 154 | 30-39 | 22.7% | 60-69 | 21.4% |
| N/R = No Response | 40-49 | 16.2% | 70 + | 7.8% |
| 1. What is your age? * see to right | N/R | 0 | | |

2. What is your gender? Male 56.5% Female 42.2% N/R 1.3%

3. Where does the major part of the money that supports you and/or your family come from:

- 50% Here in West Marin.
- 7.1% Farming/ranching
- 7.1% Fishing/mariculture
- 5.8% Professional or white collar
- 0.6% Clerical
- 0.6% Service occupations, i.e. waiting on the public
- 14.9% Retired
- 1.3% Investments
- 2.6% Art or craft work
- 1.9% Real Estate
- 5.2% Construction or the building trades
- 0.6% Unemployed
- 1.3% Other, please specify _____

- 49.4% "Over-the-hill" - (Outside of West Marin)
 - 34.4% Professional or white collar
 - 1.9% Clerical
 - 2.6% Construction or the building trades
 - 3.9% Service occupations
 - 0 Art or craft work
 - 2.6% Real Estate
 - 3.8% Other, please specify _____

N/R 0.6%

4. Where do you live the major part of the year?
- 55.2% in West Marin 29.2% over the hill outside of Marin County
 - 13.0% over the hill in Marin County N/R 2.6%

5. What are your living arrangements when in West Marin? Do you
- 63.6% own your home
 - 21.4% rent
 - 0.6% house-sitter
 - 1.9% "squatter"

N/R 12.3%

6. If you rent, house sit, or are a squatter in West Marin, would you like to own?
- 23.4% Yes 1.3% No 22.7% Not applicable N/R 52.6%

7. If you live in West Marin the major part of the year, how do you generally get to work?
- 24.7% not applicable
 - 9.1% work at home
 - 3.9% walk
 - 0 ride a bicycle
 - 9 hitch-hike
 - 29.2% automobile (by yourself)
 - 0.6% car pool
 - 0.6% bus

N/R 31.2%

8. (If in West Marin) About how many miles do you commute to work each day? 44 Respondents

| | |
|--------------------------------|------|
| Less than 10 miles roundtrip = | 9.5% |
| 10 - 30 = | 7.5% |
| 31 - 50 = | 2.6% |
| 51 - 70 = | 5.6% |
| Over 71 = | 2.6% |

The next set of questions is designed to tap what you feel is unique about the Marshall area. List, in order (a = most important, b = next most important, etc.). What is it that makes this area enjoyable to you?

9. a. See Appendix B, page 2
 b. _____
 c. _____
 d. _____
 e. _____

FACILITIES NEEDED

10. Below are a number of services and facilities which various Planning Group members have said were needed. Check the degree of importance of the services listed below.

| | Very Important | | | | | Not Important N/ | | | | |
|--|----------------|-------|-------|-------|-------|------------------|--|--|--|--|
| a. More Sheriffs: | 6.5% | 8.4% | 22.1% | 25.3% | 26.6% | 11 | | | | |
| b. A working grocery store: | 28.6% | 24.0% | 20.1% | 7.8% | 11.7% | 7 | | | | |
| c. A community center: | 16.9% | 17.5% | 20.8% | 15.6% | 20.1% | 9 | | | | |
| d. A locally stationed Coast Guard boat: | 13.0% | 13.6% | 21.4% | 18.8% | 24.0% | 9 | | | | |
| e. A volunteer fire department: | 30.5% | 32.5% | 19.5% | 3.9% | 4.5% | 9 | | | | |
| f. Expanded mail delivery: | 3.9% | 4.5% | 13.6% | 22.1% | 44.2% | 11 | | | | |
| g. An inexpensive overnight facility for hikers and bicyclers: | 5.8% | 14.9% | 16.9% | 14.3% | 38.3% | 9 | | | | |
| h. A school: | 1.9% | 9.1% | 15.6% | 15.6% | 47.4% | 10 | | | | |
| i. Performing arts center: | 6.5% | 5.8% | 12.3% | 16.2% | 48.1% | 11 | | | | |
| j. Fine arts center: | 7.8% | 2.6% | 13.6% | 16.2% | 49.4% | 10 | | | | |
| k. Museum | 7.1% | 3.2% | 13.0% | 16.9% | 48.7% | 11 | | | | |
| l. Tourist accomodations: | 8.4% | 10.4% | 11.0% | 16.9% | 44.8% | 8 | | | | |
| m. Environmental education facility: | 5.2% | 12.3% | 16.9% | 17.5% | 37.0% | 11 | | | | |
| n. Appropriate technology development: | 9.1% | 14.9% | 11.7% | 13.0% | 36.4% | 14 | | | | |
| o. Health care facilities: | 14.3% | 20.1% | 26.0% | 10.4% | 20.8% | 8 | | | | |
| p. Community fire and water plans: | 30.5% | 27.9% | 16.2% | 3.9% | 14.3% | 7 | | | | |

| | Very Important | | | Not Important | | N/R |
|---|----------------|-------|-------|---------------|-------|-----|
| q. Sewage treatment plant: | 14.3% | 11.7% | 18.8% | 12.3% | 33.1% | 9 |
| r. Alternate sewage disposal facilities: | 13.6% | 22.1% | 18.2% | 12.3% | 22.1% | 11 |
| s. More locally based jobs: | 11.7% | 16.9% | 22.7% | 11.7% | 26.6% | 10 |
| t. Bicycle and hiking paths: | 20.8% | 22.7% | 13.6% | 8.4% | 25.3% | 9 |
| u. Improvements to Highway 1 (turnouts and passing lanes) | 28.6% | 9.1% | 11.7% | 12.3% | 28.6% | 9 |
| v. Public transportation: | 13.0% | 16.2% | 17.5% | 13.0% | 30.5% | 9 |
| w. Recycling center: | 4.5% | 16.2% | 16.2% | 17.5% | 34.4% | 11 |
| x. Gas station/auto repair: | 13.0% | 19.5% | 24.0% | 13.0% | 20.8% | 9 |
| y. Water oriented industry, such as boat building: | 22.1% | 20.8% | 18.8% | 6.5% | 19.5% | 12 |
| z. Other: 19.8% N/R 80.2% | | | | | | |

THE ENVIRONMENT

11. Below are a number of proposals to maintain or improve the natural environment. Check the degree of importance to you of each one of these proposals.

| | Very Important | | | Not Important | | N/R |
|---|----------------|-------|-------|---------------|-------|-----|
| a. Limit billboards (by ordinance): | 63.6% | 13.6% | 7.1% | 3.9% | 6.5% | 5 |
| b. Plant damaged/empty areas with native plants and trees: | 29.2% | 31.2% | 15.6% | 3.9% | 12.3% | 7 |
| c. Remove non-native plants (such as Scotch Broom): | 11.7% | 7.8% | 27.3% | 15.6% | 29.2% | 8 |
| d. Place power and phone lines underground: | 18.2% | 18.8% | 26.0% | 12.3% | 20.1% | 4 |
| e. Maintain Bay quality: | 74.0% | 12.3% | 5.8% | 0.6% | 3.2% | 3 |
| f. Control or maintain unsightly campgrounds: | 49.4% | 19.5% | 11.7% | 5.2% | 4.5% | 9 |
| g. Better maintenance of existing trees by Cal-Trans or county: | 21.4% | 14.3% | 27.3% | 10.4% | 16.9% | 9 |
| h. Purchase of conservation easements: | 24.0% | 18.2% | 14.9% | 14.9% | 16.2% | 11 |
| i. Protect natural habitats: | 53.9% | 20.8% | 12.3% | 2.6% | 5.2% | 5 |
| j. Preserve wildlife: | 54.5% | 20.8% | 13.0% | 3.9% | 3.9% | 3 |
| k. Protect historic and archeological sites: | 43.5% | 22.1% | 17.5% | 5.2% | 8.4% | 3 |
| l. Monitor water and septic systems: | 31.2% | 19.5% | 17.5% | 8.4% | 16.2% | 7 |
| m. Other proposals to improve | | | | | | |

AGRICULTURE & MARICULTURE & FISHING

12. At present, agriculture is the main use of the land on the east shore of Tomales Bay. Do you feel it is important to:

| | Very Important | | | Not Important | | | N/ |
|---|----------------|-------|-------|---------------|-------|--|----|
| a. Maintain agricultural use: | 61.7% | 16.2% | 11.0% | 3.2% | 2.6% | | 5 |
| b. Encourage development of alternate and additional agricultural uses: | 40.9% | 29.9% | 13.0% | 3.9% | 3.2% | | 9 |
| c. Set up agricultural preservation districts: | 43.5% | 19.5% | 12.3% | 8.4% | 6.5% | | 9 |
| d. Explore ways for the community to buy development rights: | 27.3% | 17.5% | 19.5% | 9.7% | 14.3% | | 11 |
| e. Let landowners do what they want to with land: | 16.2% | 11.7% | 22.7% | 16.9% | 23.4% | | 9 |
| f. Maintain local commercial fishing: | 56.5% | 22.7% | 10.4% | 3.2% | 2.6% | | 4 |
| g. Encourage maricultural uses: | 35.7% | 20.1% | 16.2% | 3.9% | 1.9% | | 22 |

QUALITY OF LIFE

13. Below are a number of issues raised by members of the East Shore Planning Group. Check the degree to which you agree with the items below:

| | Agree | | | Disagree | | | N/F |
|--|-------|-------|-------|----------|-------|--|-----|
| a. Through a design review board, we should keep a proper scale of new buildings: | 54.5% | 13.6% | 14.3% | 3.2% | 10.4% | | 3. |
| b. We should preserve historical local structures, (e.g. Marconi buildings, Tony's Seafood, etc.): | 54.5% | 14.3% | 18.8% | 3.2% | 5.2% | | 3. |
| c. We should keep small town atmosphere: | 74.0% | 9.7% | 7.1% | 1.3% | 5.2% | | 2. |
| d. We should develop handbook on how to preserve existing structures: | 19.5% | 14.3% | 17.5% | 9.7% | 29.9% | | 9. |
| e. We should keep Highway 1 the same (i.e. 2 lanes): | 69.5% | 12.3% | 16.5% | 1.9% | 16.5% | | 3. |
| f. We should: <u>See Page 3 of Appendix B</u> | | | | | | | |
| g. We should: <u>See Page 3 of Appendix B</u> | | | | | | | |

SURVIVAL/SELF SUFFICIENCY

14. In the community planning meetings, some members have expressed an interest in planning for self sufficiency, both for its own sake and in case of earthquakes or other disasters. Do you think it is important to work towards the following:

| | Very Important | | | Not Important | | N/ |
|---|--------------------------|-------|-------|---------------|-------|----|
| a. A disaster plan: | 32.5% | 28.6% | 13.6% | 9.1% | 9.7% | 6 |
| b. Alternate local energy: | 32.5% | 21.4% | 17.5% | 8.4% | 13.0% | 7 |
| c. Energy conservation: | 35.1% | 24.7% | 17.5% | 3.9% | 11.0% | 7 |
| d. Community gardens: | 15.6% | 13.0% | 18.2% | 19.5% | 24.7% | 9 |
| e. Farmers/fishermen's market: | 29.2% | 26.6% | 16.2% | 7.8% | 11.7% | 8 |
| f. Assessment of wind energy development: | 31.2% | 33.1% | 7.8% | 7.1% | 13.6% | 7 |
| g. Other: _____ | See Page 4 of Appendix B | | | | | |

ZONING

15. In the development of a community plan, what do you feel should be the goals of the plan? Check the degree to which you agree with the goals expressed below.

| | Agree | | | Don't Agree | | N/ |
|---|-------|-------|-------|-------------|-------|----|
| a. Legalize small scale home employment opportunities: | 42.9% | 16.2% | 15.6% | 5.2% | 9.1% | 11 |
| b. Resolution of rebuilding rights of tideland houses: | 58.4% | 20.1% | 7.8% | 2.6% | 2.6% | 8 |
| c. Reduction of the 470 overnight units in the planning area allowed now by Coastal Commission: | 51.3% | 6.5% | 13.0% | 7.8% | 11.0% | 10 |
| d. More houses allowed: | 16.9% | 17.5% | 20.1% | 13.0% | 24.0% | 8 |
| e. Smaller, less expensive house lots for those not wealthy: | 31.2% | 18.8% | 16.2% | 7.8% | 20.1% | 5 |
| f. Limit growth to a percentage of existing residences: | 35.1% | 10.4% | 16.9% | 7.1% | 20.8% | 9 |
| g. Provide more low cost housing: | 14.9% | 10.4% | 16.2% | 13.0% | 37.0% | 8 |

16. At present, agricultural land meeting specific criteria within the local coastal zone can be developed with only one house per sixty (60) acres. The housing must be concentrated on only 5% of the land. If existing development rights are used, do you feel that residential building should occur:
- 27.9% separately on the ranches with the development rights.
46.8% through transfer, only in clusters within one or more areas (such as within the Marshall Village boundaries).
 N/R 25.3%
17. As of this time, it appears that the State Parks Foundation will operate the Marconi properties as a meeting and conference center. Do you feel it is important to have a citizens' advisory group to provide local suggestions on its operation and to develop local citizen uses?
- 84.4% Yes 13.0% No N/R 2.6%
18. Would you participate in such an advisory group?
- 46.8% Yes 40.9% No. N/R 12.2%
19. If any new services were to be funded publicly, how willing would you be to increase the tax base for them?
- | | | | | | | |
|--------------|---|--------------|---|--------------|-----------|--------------|
| Very Willing | | | | | Unwilling | |
| <u>12.3%</u> | ' | <u>16.9%</u> | ' | <u>22.1%</u> | ' | <u>0.7%</u> |
| | | | | | | <u>29.9%</u> |
| | | | | | | N/R 11.7% |
20. Would you support the setting aside of a designated area for affordable housing within the East Shore area?
- 36.4% Yes 55.2% No N/R 8.4%

RECREATION

21. If the following facilities were available, which would you (and/or your children) use?
- 47.4% swimming pool N/R 52.6%
25.3% baseball diamond N/R 74.7%
35.7% neighborhood park N/R 64.2%
66.9% marine or docking facilities N/R 33.1%
70.1% restaurants N/R 29.8%
46.1% shops N/R 53.8%

SUGGESTIONS

22. Are there any further suggestions you would like to make about what is important to the area and/or what you would like to see addressed in a community plan for Marshall?

N = 69 for this question or 44.8% of respondents gave one or more suggestions. A complete list of suggestions made are listed on page 5 through page 16 of the Appendix B.

The following is a breakdown of all suggestions coded into categories. The number in the parentheses represent the number of suggestions falling into each category for a total 122 suggestions

1. Planning for Change (40) or 31.7%
2. Planning Against Change (22) or 17.4%
3. Community Needs (25) or 19.8%
4. Environment (5) or 4.0%
5. Agriculture/Fishing/Mariculture (6) or 4.8%
6. Recreation/Tourist (11) or 8.7%
7. Residual (13) or 10.3%

23. Each returned questionnaire was scanned to determine whether the respondent was generally for community planning or against community planning. The results are as follows:

| | | |
|----------------------------|-----|-------|
| For Community Planning | 107 | 69.5% |
| Against Community Planning | 24 | 15.6% |
| Could Not Be Determined | 23 | 14.9% |

CATEGORIZATION OF OPEN-ENDED QUESTIONS

All open-ended question responses fell into categories that indicated a general concern by the respondents for the "way of life" enjoyed by Marshall area residents. These categories are listed here by order as they appeared in the questionnaire.

9. What is it that makes this area enjoyable to you:

- | | |
|--------------------------|---------------------------|
| 1. Tranquility | 8. Location |
| 2. Natural Environment | 9. Lifestyle |
| 3. Bay | 10. Climate |
| 4. Natural Beauty | 11. Rural |
| 5. People | 12. Small Town Atmosphere |
| 6. Outdoor Opportunities | 13. Traffic |
| 7. Low Population | 14. Residual |

10. z. Facilities Needed - Other.

1. Planning for Change.
2. Planning Against Change
3. Community Needs
4. Environment
5. Agriculture/Fishing/Mariculture
6. Recreation/Tourists
7. Residual

13. f. and g. We should:

1. Do Little or Nothing - Keep it as it is.
2. Highway
3. Building/Development
4. Community
5. Fishing and Agriculture Interests
6. Recreation/Tourists
7. Land Development
8. Residual

14. g. Other Survival Suggestions.

1. Water quality and fishing.
2. Highway
3. Bay
4. Community
5. Recreation
6. Coastal Access
7. Playground Facilities
8. Residual

22. Suggestions.

- | | |
|----------------------------|--|
| 1. Planning for Change | 5. Agriculture/Fishing/ Mariculture |
| 2. Planning Against Change | 6. Recreation/Tourists |
| 3. Community Needs | 7. Residual |
| 4. Environment | |

9. What is it that makes this area enjoyable to you? Each respondent was asked to rank order five qualities they feel make the Marshall area unique. The following table lists the results from 519 responses out of a possible 770 (5 responses x 154 returned questionnaires).

| QUALITY | a. | b. | c. | d. | e. | TOTALS |
|---------------------------|------------------------|------------------------|-----------|----------|----------|------------------------|
| 1. Tranquility | (23)14.9% ¹ | (16)10.4% ² | (8) 5.2% | (8) 5.2% | (4) 2.6 | (59)11.4% ³ |
| 2. Natural Environment | (29)18.8% | (19)12.3% | (15)9.7% | (8) 5.2% | (6) 3.9% | (77)14.8% |
| 3. Bay | (30)19.5% | (22)14.3% | (5) 3.2% | (3) 1.9% | | (60)11.6% |
| 4. Natural Beauty | (20)13.0% | (16)10.4% | (3) 1.9% | (2) 1.3% | (1) 0.6% | (42) 8.0% |
| 5. People | (5) 3.2% | (10) 6.5% | (24)15.6% | (9) 5.8% | (6) 3.9% | (54)10.4% |
| 6. Outdoor Opportunities | (5) 3.2% | (4) 2.6% | (9) 5.8% | (5) 3.2% | (4) 2.6% | (27) 5.2% |
| 7. Low Population | (7) 4.5% | (7) 4.5% | (12)7.8% | (6) 3.9% | (2) 1.3% | (34) 6.6% |
| 8. Location | (1) 0.6% | (4) 2.6% | (6) 3.9% | (15)9.7% | (5) 3.2% | (31) 6.0% |
| 9. Lifestyle | (2) 1.3% | (4) 2.6% | (4) 2.6% | (3) 1.9% | (6) 3.9% | (19) 3.6% |
| 10. Climate | | (7) 4.5% | (4) 2.6% | (2) 1.3% | (8) 5.2% | (21) 4.0% |
| 11. Rural | (9) 5.8% | (13) 8.4% | (10) 6.5% | (3) 1.9% | (1) 0.6% | (36) 6.9% |
| 12. Small Town Atmosphere | (3) 1.9% | (4) 2.6% | (3) 1.9% | (7) 4.5% | (2) 1.3% | (19) 3.7% |
| 13. Traffic | | (1) 0.6% | (3) 1.9% | (1) 0.6% | (1) 0.6% | (6) 1.2% |
| 14. Residual | (5) 3.2% | (7) 4.5% | (9) 5.8% | (9) 5.8% | (4) 2.6% | (34) 6.6% |
| | | | | | | (519) 100% |

- Numbers and percentages in this column indicate respondents choosing this quality as most important.
- Numbers and percentages in this column indicate respondents choosing this quality as next most important. The same is true for columns 3, 4, and 5.
- Numbers and percentages in this column indicate the totals of those respondents choosing this quality whatever the rank order.

13. QUALITY OF LIFE

The following table shows a total of 81 responses to the open-ended portion of this question listed according to categories.

| <u>WE SHOULD</u> | <u>f.</u> | <u>g.</u> | <u>TOTALS</u> |
|--|------------|------------|---------------|
| 1. Do little or nothing - Keep it as it is. | (11) 13.6% | (4) 4.9% | (15) 18.5% |
| 2. Highway | (10) 12.3% | (4) 4.9% | (14) 17.3% |
| 3. Building/Development | (13) 16.0% | (3) 3.7% | (16) 19.8% |
| 4. Community | (7) 8.6% | (5) 6.2% | (12) 14.8% |
| 5. Fishing/Agriculture Interests | (6) 7.4% | (1) 1.2% | (7) 8.6% |
| 6. Recreation/Tourists | (4) 4.9% | (2) 2.5% | (6) 7.4% |
| 7. Land Development | (2) 2.5% | (4) 4.9% | (6) 7.4% |
| 8. Residual | (3) 3.7% | (2) 2.5% | (5) 6.2% |
| | (56) 69.0% | (25) 31.0% | (81) 100% |

14. g. OTHER SURVIVAL SUGGESTIONS

The following table shows the breakdown of suggestions given by 18 respondents to the open-ended question at the end of #14.

| <u>SUGGESTION</u> | <u>NUMBER</u> | <u>PERCENTAGE</u> |
|------------------------------|---------------|-------------------|
| 1. Water quality and fishing | 5 | 27.8% |
| 2. Highway | 1 | 5.6% |
| 3. Bay | 2 | 11.0% |
| 4. Community | 5 | 27.8% |
| 5. Recreation | 2 | 11.0% |
| 6. Coastal Access | 1 | 5.6% |
| 7. Playground Facilities | 1 | 5.6% |
| 8. Residual | 1 | 5.6% |
| | <hr/> | |
| | 18 | 100% |

PLANNING - FOR CHANGE

- o I would like to see the Marshall Community Plan consider land banking to:
 - a. Provide space for future community needs in housing and facilities (public and commercial).
 - b. To develop low and moderate housing.
 - c. To provide areas to transfer development rights or use acquired development rights.
- o Alternatives to septic tanks for sewerage disposal should be encouraged.
- o A community plan for Marshall should address itself to the provision of those facilities only which will permit the development of the area in the manner and fashion in which it has developed in the past. "Modern" development, i.e., cluster development, hillside houses with cuts and grading, apartment or condo building should be excluded.
- o Don't put in a sewer/water system.
- o No "affordable housing" at the expense of current zoning! We need design review so the character of Marshall does not deteriorate into "Carmette". Try town of Mendocino as an example of preservation of local character.
- o "Urbanization" should be limited to locally available water resources.
- o More housing will be needed to accomodate the people who will be employed in these areas. The building of well designed homes can do nothing but upgrade the area. As long as building is done according to county laws and codes, I see no reason for community groups or individuals to tell land owners how to develop their land.
- o Alternative sewage and/or sewage plans other than septic for houses and businesses along bay is critical. Anything including composting toilets or holding tanks would be better.
- o I wouldn't like to see large developments or condos.
- o Reduced self-serving, selfishness of the "have's" with property doing anything to keep out the "have-nots". Others should have a fair chance to share in our good fortune and not be excluded by those who either got here first or were lucky their parents lived before them.
- o Additional overnight housing should be bed and breakfast type facilities, not hotels or motels.
- o I would like to see some growth and new housing in Marshall. Some will surely be needed if there is to be a visitors center.
- o It is important to preserve the working agrarian/maritime character of Marshall/ East Shore, as this has all but disappeared from the rest of the bay.
- o Affordable housing.
- o Allow alternate septic systems.

PLANNING - FOR CHANGE (Cont'd)

- o Try to get the Buck Fund to purchase the Marconi Marina property which is a disgrace. This is the most beautiful piece of property that can be developed for the enjoyment of Tomales Bay lovers. It can be tied in with the development of the Marconi Synanon property which they have already purchased. It is only a fraction of the money already spent and yet it is the absolute frosting on the cake. It would double the value of the Synanon property with this beach access and the development of it could afford so many more opportunities.

PLANNING - AGAINST CHANGE

- o I feel that affordable housing should be in areas where there are existing jobs and transportation.
- o The only reason we live here and have spent a fortune in money and time on these little houses is because we like things the way they are - what purpose would it serve to make this a rah, rah, fun and sun place.
- o I like th East shore as it is. Even planning for the purpose of maintaining the status quo will produce change. Consequently I want as little as possible done.
- o We whould not relinquish our standard of living, property values, or peace of mind to developers or the State Parks Foundation. Marshall is a great place to live just the way it is - it is a very unique, special town well worth saving. It is an endangered species about to be lost, I fear.
- o I question the need for a community plan. Marshall is already involved in plans for a Marina, Coastal Commission, Marin Agricultural Land Trust, etc. One of the nice things about West Marin is the lack of super-imposed rules and structures. I don't want this to change.
- o I fear that the new conference and proposed development will be overkill for this long time small town. A strong view that all commercial opportunities suggested will only benefit those parties of outside influence. We already have a perfect town!
- o I would basically like to see the overall West Marin area preserved as is because I feel that people from all over the greater Bay Area, San Francisco-Berkeley, etc. should have the opportunity to see and visit this beautiful area with its raw rugged natural terrain, the unique bay and spectacular views. These areas are for the most part gone in the immediate bay area. For instance the south S.F. peninsula only 30 years ago had considerable open space, as did Sausalito, Mill Valley not to mention North East Marin. We have to preserve the integrity and splendor of this beautiful area for everyone!
- o Tomales Bay's principal asset is the lack of development for commercial use. I think it is important to keep it that way.
- o The less planning the better. Only what is absolutely essential. The more controls or consensus, etc. the more complicated every day becomes with a greater loss of the unique qualities we have enjoyed here.
- o Keep the status quo
- o Keep it as it is.
- o This is a comment rather than a suggestion. When we have visitors from other places, they are impressed by the peacefulness. "Won't high-rise condos be built someplace, one asked? I said "No", I really think that people who need high-rise, fancy hotels have enough places to go - Tahoe, or Southern Calif. beaches - even Hawaii. I've heard that Marshall has been called "the booneys". Hip! Hip! Hooray@ for the booneys."

PLANNING - AGAINST CHANGE (Cont'd)

- o I would be very sad to see a new suburb for all the S.F. and East Marin residents. Marshall is our home, not theirs. If they choose to live in Marshall for what it offered, more power to them. But I am very afraid of the people who without realizing it, come to visit (or part-time dwellers) and selfishly settle in. Marshall is vulnerable because it is so small. I would like to see anything that must be done to be done with caution. I realize things must change and I do not mean to come across as possessive of Marshall. If something can be done so that it does not hurt nor change drastically the town; and people (tourists) can enjoy the town as well - great.
- o We own a small weekend house and love the peace and quiet of the area. Frankly, we would hate to see too much development of any kind. We realize that the needs of others may be at cross purposes with ours.
- o The less changes, the longer you will retain the serenity and beauty of this area.
- o Move the Post Office back to the Marshall Store where it belongs.
- o An old Chinese Proverb states: A man learns from his mistakes. And a wiser man learns from the mistakes of others. I suppose one of the reasons we study history is to become wiser and not repeat the mistakes of our ancestors. With the foregoing as a reference point, I gaze into my crystal ball that sees into the past. I see the hassels that nearby communities have with their utility districts, traffic problems, building codes, etc. All caused by increased population. Remember, at one time Manhattan Island supported a few locals without traffic, pollution, crime, taxes, corrupt bureaucrats and deficit spending. An extreme example, sure, but what better way to make a point? Observation on government support, aid, disaster plans, etc. Re: Federal Low Interest Loans for post 1982 flood damaged West Marin. Re: County promise to help with ESP funding. Re: county offer for making ESP's copies. If you want it done (not to mentaion done right) do it yourself.
- o We should preserve the natural habitat. Fishing should be the main recreation.
- o I've addressed those things which are important to me during the questionnaire with additional comments. This community appears to be interested in being together (dinner's at Tony's on Fridays, etc.) so facilities that would support those of us who live here a place/atmosphere/of good spirit and getting together occasionally. This is mostly a hardworking community that is family oriented not group. I've lived in an area that was rural when I moved there and was "found" and developed somewhat indiscriminately. This resulted in hard feelings and embitterment. Development requires close supervision to avoid the area being trashed and exploited. For those of us who would like to buy and live here, its unaffordable so renting is the alternative. I pay more money than I can actually afford but the peace of mind, body-spirit is worth the extra work needed to make ends meet. I'm basically against much development unles it's done close to Point Reyes. Thanks for doing this.
- o Little development by way of limiting publicity and amenities. Leave tourist facilities to Point Reyes and GGNRA.
- o Maintain local commercial fishing. Maintain agriculture use.

COMMUNITY NEEDS

- o Some small shops would be a convenience for visitors and residents.
- o Let's get a little gas and food out to the coast - c'mon this is the 80's. Live now!! There will be plenty of time to be dead after.
- o I would like to see a nice pleasant looking cafe that serves a fine breakfast and lunch.
- o Bug free water.
- o I think the most important goal is to establish local employment opportunities like fishing, restaurants, crafts, and other things like that will generate a good tax base, while maintaining the local ambiance.
- o With the new conference center and the development of Marconi Cove there is a definite need for a restaurant and shops for the visitors overnight campers.
- o I would like to see Marshall (town) somewhat larger with some interesting village type shops to create some nice tourist traffic. Also a nice Marina.
- o Fisherman's market.
- o I'd like to see more community activities in the Marshall area; dances, art exhibits, music, games, etc. A community garden would also be nice as these things help build and bind a community both socially and physically.
- o I'd also like to see ways for children to meet and play together; parks, group trips, etc. and a way for parents to meet, opening up possibilities for exchanging child care, using others' services, trying out barter systems, car pools, exchanging ideas, and information, etc.
- o Provide better landing facilities for fish, seafood, etc. expand the kinds of restaurants in the area.
- o I would like to see a little growth in Marshall. I would like to see a little store, just so a person could get ice cream, milk and bread for a change. If we can help it, I hope Marshall won't be loaded with ranchettes and horse farms.
- o I would like to see the Marshall Community Plan look at the possibility of a village center instead of a haphazard spread-out undefined area.
- o More restaurants are not needed. We just need existing restaurants to be open more often.
- o Encouragement of small individual businesses: art galleries, fish stores, book stores, bed-breakfast, small boat construction, produce stores, dairy product stores, boat supplies and sales on small scale.

COMMUNITY NEEDS (Cont'd)

- o Permission to close Hiway 1 one day per year for a roller skating, skate board or block party.
- o A lending library and community office.
- o Traditional Medicine Wheel; totem pole, juice bar and ice cream store.
- o Public Herring Fest or similar celebration.
- o No more Shark Derbys.
- o More questionnaires such as this and/or local voting days to democratically decide critical issues. Out reach to part-time residents and ranch hands. Local directory of Marshall residents and their trades. A major say in what happens at Walker Creek and Marconi.
- o Indoor recreation opened to local residents at Marconi.
- o Marshall should organize around some fun and cultural events. The Herring Festival was an inkling of this, the shark derby also had its points. It would be great to get the Tavern going again as a place for music, feasts or festivals. The fledgling artists community needs support in the form of events cultural or recreational. We should get together more as a community to define and develop such events so that potentially wonderful affairs like Albert's square dancing, volleyball days don't die on the vine.

ENVIRONMENT

- o Keep environment similar to what it is now but don't do it by implementing a bunch of more rules and regulations - we already got more than enough.
- o Promote wildlife protection areas.
- o Promote wildlife enhancement projects.
- o Forestation of selected areas and roadside landscaping.
- o Make farmers clean up their acts re: overgrazing, barnyard water contamination of streams entering the Bay, a county problem.
- o Preservation of the bay for commercial and recreational boating along with it's scenic futures is of prime concern to everyone, yet, if one observes and remembers the past, it is obvious that in another 40 years we will have a mudflat, not a bay. Any activity or use that will add to the bay siltage must be prohibited.
- o Review current coastal plan with respect to erosion control. Would it be reasonable to establish standards to prevent over-grazing? Shoreline erosion. States responsibility on Hiway I has been poorly developed and maintained and in many areas unsightly, plan should press for improvement.
- o Elk herd on East Shore.
- o We should be concerned with energy concerning conservation. The use of solar should be in full force for water heaters. Wood for heating should be cheap and plentiful.

AGRICULTURE/FISHING/MARICULTURE

- o Existing policies on mariculture should be reviewed to insure no conflict between commercial fishing and recreational boating, etc.
- o Preserve Marconi Cove as a commercial marina, including improved breakwater and dredging if necessary.
- o Recreational boaters must not be permitted to crowd out legitimate fishing and/or mariculture interests. Environmentalism must be kept realistic and compatible with this communities existence and function - there is much common ground.
- o Control and much further limitation to herring fishery.
- o Maintaining agriculture is very important.
- o Balance between legitimate uses of the area. Preserve agricultural and marine heritage without turning into another Bolinas.

RECREATION/TOURISTS

- o Bicycle and pedestrian paths should be planned through the planning area and right of way acquisition strategy proposed.
- o Bike path.
- o I've heard a rumor of a permanent trailer park going in. I feel that would be a big mistake (take a look at Dillon Beach). Hopefully it is just a rumor. Overnight trailer facilities with hook-ups is probably a good idea, but in no way should permanent facilities be allowed.
- o I also feel that a marina with dockage, marine supplies (gas, etc.) launching facilities etc. would benefit the residents as well as tourists.
- o Recreational facilities for adults, including swimming pool, jogging and hiking trails, tennis.
- o Public access to bay and tidelands should be reviewed and refined to provide generous and appropriate access points with adjunct parking non-interfering with private development. The current bribery techniques of requiring narrow public access rights as a condition of building permit is onerous, unfair and poor planning. A program of public acquisition of appropriate access should be developed and budget and priorities established. County plan and policy amendments proposed to conform to plan.
- o Avoid banal agricultural oriented community - develop positive creative goals for active life styles.
- o Housing for tourists should be limited to small bed and breakfast style facilities.
- o Prohibit trailer parks. Don't duplicate the mess at Larson's Landing in Dillon Beach.
- o The pressure for more tourist housing could be met in the short term by promoting "vacation rentals" of homes that are vacant much of the time - for example - weekenders houses. This could be done by having a well run central clearing house for such rentals. Why build more houses when so many are standing empty.
- o Overnight accommodations for non-motorized visitors.
- o Don't put in an RV park - they've already got Dillon Beach.
- o Bike path is a major important issue. It's a wonder more people don't get hurt on blind corners and riding double.
- o I think bike paths/walking paths along east shore is necessary.
- o Fishing should be the main recreation. Sailing and boating should be second.
- o More parks and recreation with a local lo-key atmosphere!
Tennis courts, swimming pool, gym, volley ball, bicycle paths.

RESIDUAL CATEGORY

- o I'd like to see property owners rights protected as by the U.S. Constitution.
- o Beware of "over the Hill" county involvement in the Marshall plan. That can be more dangerous than the development of the Marconi (Synanon) property.
- o I think the group meetings have been a great idea.
- c This property was inherited from parents - only used to launch boats - never used now.
- o Since I don't live only own property, I don't feel I should bother filling this out.
- o Answers predicated on assumption that "over the Hill" means areas outside of coastal region. Should be more explicit.
- o On one hand, I am against further development in the Marshall area, but I am also opposed to the control and regulations this requires.
- o Thanks for doing the survey.
- o Congratulations on your sane approach.
- o It is a glaring point that the survey never takes count of numbers of children (more directly than the income card) or their ages as the latter help determine services needed, housing requirements, etc.
- o This questionnaire needs work, with all due respect to "Paul R. Elmore, Ph.D.", many questions too vague - meaningless and open to individual interpretation. Other sections - especially "afilities needed" and "the environment" biased and lead the respondee to mouth pat responses.
- o I am for neighborhood cooperation above all.
- o When I lived in Larkspur my husband and I sailed every week at Tomales and loved it. We bought 2 lots - one on each side of the bay - we were lucky to sell one (no profit) then the Mark vs. Wots His Name feud held everything at a standstill then came Coastal Commission - so I now own a lot up a bit from Marconi on property adjoining old Dr. Wots His Names Lab. There are 5 lots in there. I now live as a widow in Monterey. So my interests have changed - also I'm 74. I cannot sell my water front lot, as no building is permitted and so yearly I pay a small tax (now, it used to be \$190.00) on a lot tho beautiful, cannot be used for building. The one small house did manage to sneak in there. So you see tho I love Tomales and Drakes Bay - Marshall, the lot - it seems another lifetime ago, well it is over 20 or more years - - -. We paid top price for it when the State Park boom was on just 2 little hardworking apartment managers - it was a real hardship to pay \$50.00 monthly for so many years when we were only earning \$400.00. Ah well not to worry

RESIDUAL CATEGORY (Cont'd)

- o I am concerned about traffic problems that go with development of residential and tourist facilities. I feel it is very important to improve access with development. I have chosen to live in West Marin for a country atmosphere.
- o Don't change Hiway I.
- o State Route One should remain 2 lane scenic.
- o Disaster Plan: You can bet your last tax dollar that when there is a REAL disaster the bureaucrats will use your tax dollar to save their asses, before they spend a mil to save yours. When the chips are down, each person should stand ready to provide for their own needs. Good neighbors help each other.

APPENDIX C

INCOME BY HOUSEHOLD SIZE, MARSHALL AREA RESIDENTS

Small envelopes with slips asking family size and annual family income were included with the questionnaires distributed to the residents (and workers) in the East Shore Planning study area. Respondents were supposed to fill these slips out and return them separately from the questionnaires. This procedure was followed because it was felt that income data was too sensitive to be included within the body of the questionnaire. The instructions for this were not clearly transmitted and a low number of returns was the result. Only 33 income returns were received. Nevertheless, these data indicate that the 1980 Census data for the East Shore area were an overstatement. In 1979 the census data collectors missed (or were avoided) by many of the lower income residents of the area. The data, truncated as they are, follow:

MEDIAN AND MEAN INCOME, BY HOUSEHOLDS, MARSHALL AREA

| <u>Household Size</u> | <u>Median</u> | <u>Mean</u> | <u>Sample Size</u> |
|-----------------------|---------------|-------------|--------------------|
| 1 | \$10,725 | \$11,420 | 14 |
| 2 | 30,000 | 26,773 | 9 |
| 3 | 41,500 | 41,500 | 2 |
| 4 | 20,000 | 23,333 | 6 |
| 5 | 40,000 | 40,000 | 2 |
| OVERALL | 17,000 | 22,380 | 33 |

The 1980 U.S. Census indicated a median household income of \$30,433 and a mean household income of \$31,546, a clear contrast with our data. Knowledgeable residents consider that our data, flawed as they are, are closer to the true income picture for the East Shore Planning Group study area.

7.4 Bibliography

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- California Domestic Water Quality and Monitoring Regulations: Title 22. State of California.
- Land Protection Plan: Golden Gate National Recreation Area (Draft). May 1983.
- Marconi Inn: Final Environmental Impact Report. Larry Seeman Associates. February 1985.
- Marconi Project Master Plan. MacKinlay/Winnacker/McNeil & Associates, Inc. and Winzler & Kelly. March 1984.
- Marin County Agriculture Element. Marin County Planning Department, Draft Technical Report #1: Characteristics of Marin County Agriculture.
- Marin County Local Coastal Program Unit 2. Marin County Planning Department. April 1981.
- Marin Countywide Plan. April 1982.
- Nomenclature for Hydraulics. ASCE Manual #43. February 1962.
- Tehama County General Plan. March 1983.
- Title 18, Marin County Code. June 1982.
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- Tomales Bay Front Study (MALT). Larry Seeman Associates. August 1982.
- Tomales Bay Resources Project. October 1983.
- Walker Creek Ranch Master Plan Draft Environmental Impact Report. Larry Seeman Associates. November 1984.

7.5 East Shore Community Plan Summary of Implementation Recommendations

"The following implementation actions are recommended by the East Shore Planning Group but are not adopted as funded county programs. The timing and level of participation by the County Planning staff shall be determined through the annual budget process."

| <u>Program</u> | <u>Action Required</u> | <u>ESPG/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|--|---|--|
| Adoption of East Shore Community Plan | Planning Commission hearing(s). Board of Supervisors hearing(s). Coastal Commission hearing. | County Planning Commission County Board of Supervisors Coastal Commission | Administrative costs. |
| Environmental Quality | | | |
| Policy EQ-1: There shall be no development in streamside buffer zones or along the Tomales Bay shoreline that significantly affect habitats, water sources or water quality. | -- | -- | -- |
| <u>Programs:</u> | | | |
| EQ-1-1: Establish and map setback buffer zones of 100 feet from the top of streambank of all perennial and intermittent streams in the PA, following the Local Coastal Program, Unit 2, regulations. | Map setback buffer zones. | ESPG County Planning Department | Minor administrative costs if done by ESGP and reviewed by County. |
| EQ-1-2: Establish and map shoreline area where new development and patterns of public use or access could directly and adversely impact Bay water quality and natural habitats. | Conduct hydrology and engineering studies that identify percolation capabilities of shoreline soils. | County Planning Department County Environmental Health Department County Public Works Department ESPG | Administrative costs if done by County. \$10,000 - 15,000 if done by consulting engineers. |
| EQ-1-3: ESGP shall work with California State Department of Fish & Game, California Coastal Commission and U.S. Dept. of Fish and Wildlife to identify opportunities for restoration of wetlands damaged by natural or manmade events. | Identify wetland restoration opportunities. Prepare wetlands restoration Plan per requirements of State and Federal agencies. Establish wetland management responsibility. | ESPG County Planning Department Coastal Commission U.S. Army Corps of Engineers | Administrative costs if done by ESGP and reviewed by County. \$5,000 - 10,000 if identification is done by consultant. Restoration costs not available at this time. |
| EQ-1-4: The ESGP shall establish a land trust or comparable mechanism to protect open space through acquisition and other land conservation techniques. That this body coordinates its activities with private, County, State and Federal agencies. | Determine land costs. Determine feasibility and desirability of public purchase of undeveloped shoreline lots. Present prioritized list of shoreline properties for acquisition to federal, state, county and/or local agencies and request acquisition. Map areas for purchase. | County Planning Department County Parks and Recreation Department Marin Agricultural Land Trust State Agencies Federal Agencies ESPG | Minor administrative costs if done by ESGP and reviewed by County. |

| <u>Program</u> | <u>Action Required</u> | <u>ESPG Group/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|--|---|---|
| Policy EQ-2: Identify and protect significant stands of native or introduced trees. | -- | -- | -- |
| <u>Programs:</u> | | | |
| EQ-2-1: ESPG shall survey and map an inventory of significant stands of trees in the Planning Area. | Work with Forest Resource Consultant (Ray Moritz, Bolinas) to map significant stands of trees. | ESPG Group County Planning Department Sylvaculture Consultant | No estimate is available. |
| EQ-2-2: ESPG shall draft an ordinance that specifies tree stands to be protected and submit to County. | Submit ordinance to County. | ESPG Group (Legal Counsel) County Planning Department Coastal Commission Sylvaculture Consultant | Administrative costs if ordinance is prepared by County. \$5,000 if done by Forest Resource Consultant. |
| Policy EQ-3: New developments (of two or more dwellings) should avoid the more productive units on agricultural land. (C-APZ development standards 22.57.035 and 22.57.036) | -- | -- | -- |
| Policy EQ-5: Public access shall be directed to designated public open spaces. Work with public agencies to place public access signs at identified public parks. | -- | -- | -- |
| <u>Program:</u> | | | |
| EQ-5-1: ESPG shall work with public agencies to place public access signs at identified public access locations. | Public access signs. | ESPG Group County and State Parks Department | Material costs and labor. |
| Policy EQ-6: Existing and new development shall employ land use and construction practices that minimize siltation of Tomales Bay. | -- | -- | -- |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|---|---|--|
| <u>Program:</u> | | | |
| EQ-6-1: ESPG shall research techniques used and experience gained in other environments where siltation has posed a serious threat to water quality. Make information available about land use and construction techniques that minimize siltation and the need for dredging and filling along the shoreline. | Develop library in Planning Area, with information sources regarding impacts of siltation on water quality. | ESPGGroup County Planning Department | Minor administrative costs if County contributes. |
| Policy EQ-7: New development that exceeds existing air, water or noise standards shall be prohibited in the East Shore Planning Area. | -- | -- | -- |
| <u>Programs:</u> | | | |
| EQ-7-1: When development proposals are made for land in the Planning Area, the applicant shall incorporate design considerations that minimize air, water and noise impacts on the surrounding community. | Unknown at this time. | ESPGGroup County Planning Department | Administrative costs if done by County. |
| EQ-7-2: Monitor existing land use and traffic situations in the Planning Area and notify the proper authority when remedial actions appear appropriate. | Unknown at this time. | ESPGGroup County Planning Department County Public Works Department | Administrative costs if improvements by County are required. |
| Policy EQ-8: New development in the Planning Area shall be required to be energy efficient as Title 24 indicates. | -- | -- | -- |
| <u>Programs:</u> | | | |
| EQ-8-1: ESPG shall establish a local lending library or inventory of energy efficient systems for households. | Set up library inventory in Planning Area about energy efficient household systems. | ESPGGroup | None. |
| EQ-8-2: ESPG shall identify feasible alternative energy sources and techniques useful in the Planning Area. | Locate and measure volume of alternative energy sources in Planning Area. | ESPGGroup | Administrative costs if done by County. \$5,000 - 10,000 if done by Consultants. |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|--|---|------------------------|
| <u>Policy EQ-9:</u> New development in the Planning Area should not occur on ridgetops and should be consistent with the County's Ridgeline Ordinance contained in Title 22. Significant view corridors should not be adversely impacted. | -- | -- | -- |
| <u>Program:</u> | | | |
| <u>EQ-9-1:</u> ESPG shall establish an inventory of visible ridgetops, bluffs or large open areas on which development must be secondary to the natural setting and an inventory of significant view corridors to be protected. | Inventory and map significant ridgetops, bluffs and large open spaces. Build topographic model of Planning Area. | ESPGGroup County Planning Department | None. |
| <u>EQ-9-2:</u> ESPG shall construct topographic model of the Planning Area. | Identify significant bluffs, ridgetops and open areas. | ESPGGroup | Unknown |
| <u>Community Development</u> | | | |
| <u>Policy CD-1:</u> New development shall be carefully planned so as not to result in developments that conflict with the community's rural, small town scale. | -- | -- | -- |
| <u>Programs:</u> | | | |
| <u>CD-1-1:</u> ESPG shall monitor development proposals for the Planning Area to ensure that they are for small scale clusters of individual buildings. | Monitor development proposals. | ESPGGroup | None. |
| <u>CD-1-2:</u> ESPG shall review county design guidelines and develop specific design guidelines for the Planning Area to be incorporated in the East Shore Community Plan and Marin Countywide Plan. | Review County design guidelines and recommend improvements. | ESPGGroup | None. |
| <u>Policy CD-2:</u> New development shall be located, sited and aggregated consistent with existing development patterns. | -- | -- | -- |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|--|--|---|---|
| <u>Programs:</u> | | | |
| CD-2-1: ESPG shall establish community project review processes to evaluate proposed project site plans. | Establish local project review processes. | ESPGGroup | None. |
| CD-2-2: ESPG shall establish appropriate height, bulk and setback limitations for commercial zone developments consistent with existing development patterns which will be used for community review of a project. | Set height, bulk and setback limitations for commercial zone developments. | ESPGGroup County Planning Department | Administrative costs if done by ESPGroup and reviewed and incorporated by County. |
| Policy CD-3: The height, bulk and massing of new structures shall be compatible with the local setting. | -- | -- | -- |
| <u>Program:</u> | | | |
| CD-3-1: ESPG shall provide a community advisory role regarding community design to contribute to the County environmental review and project approval processes. | Participate in design review capacity in County project review processes. | ESPGGroup | None. |
| Policy CD-4: Where feasible, new development should occur near existing roadways and new road systems should be discouraged. | -- | -- | -- |
| Policy CD-5: Agricultural, water-related commercial, industrial and rural residential developments and open space shall have priority over other land uses that may be proposed in the Planning Area. | -- | -- | -- |
| Policy CD-6: Historical buildings and archaeological sites in the Planning Area shall be preserved. | -- | -- | -- |
| <u>Program:</u> | | | |
| CD-6-1: ESPG shall seek designation of historic structures in the East Shore area for special historic status and/or restoration funding. | Research means to designate East Shore historic structures. | ESPGGroup County Planning Department | Minor administrative costs if done by ESPGroup, assisted by County. |
| Policy CD-7: Mariculture, boat repair, fishing, water-related recreation and scenic resources, shall have priority over other uses along the shoreline. | -- | -- | -- |

| <u>Program</u> | <u>Action Required</u> | <u>ESPG/Agency Involvement</u> | <u>Estimated Costs</u> |
|--|---|--|--|
| <u>Program:</u> | | | |
| CD-7-1: Incorporate water-related industry, mariculture and scenic resource uses into any master plan proposals for development of shoreline property. | Add water-related industry or mariculture component to each major shoreline development proposal. | ESPG/Group | None. |
| Policy CD-8: New development shall not cause a significant cumulative adverse affect on existing roadway and traffic conditions. | Monitor master plan proposals. | -- | -- |
| Policy CD-9: The ESPG shall community shall monitor traffic conditions in and services to the Planning Area to ensure that Highway 1 and Marshall-Petaluma Road are safe roadways. | -- | -- | -- |
| Policy CD-10: Conflicts between or hazards created by traffic or parking shall be remedied wherever feasible to ensure the peaceful, rural pace of life in the East Shore area. | -- | -- | -- |
| <u>Program:</u> | | | |
| CD-10-1: ESPG shall monitor traffic and parking conditions in the Planning Area and report conflicts or hazards to appropriate public agencies. | Petition Marin County or CALTRANS to make necessary improvements. | ESPG/Group County Planning Department County Public Works Department | Administrative and capital costs if improvements by County are required. |
| Policy CD-11: The community shall actively promote the creation of new employment opportunities for residents in the Planning Area. | -- | -- | -- |
| <u>Programs:</u> | | | |
| CD-11-1: Permit cottage industry, such as bed-and-breakfast inns, through zoning regulations and use permits. | Grant development and use permits for cottage industry development. | ESPG/Group County Planning Department | Minor administrative costs if done by County. |
| CD-11-2: ESPG shall produce a directory of local services skills and goods for local use. | Prepare direction of local services, skills and goods. | ESPG/Group | None. |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|--|---|--|---|
| Policy CD-12: East Shore residents should be given equal opportunities for employment in any job-creating development in the Planning Area. | -- | -- | -- |
| <u>Program:</u> | | | |
| CD-12-1: ESPG shall learn what employment opportunities by skill, experience and education will be created by any significant developments and locally publicize these. | Identify and publicize employment opportunities of proposed developments. | ESPGroup | None. |
| Policy CD-13: Local renewable energy resources and programs for their use shall be identified and methods of local energy production shall be investigated. | -- | -- | -- |
| <u>Programs:</u> | | | |
| CD-13-1: ESPG shall provide an inventory of available local renewable energy sources for use by the community. | Inventory available local renewable energy sources. | ESPGroup County Planning Department | Minor administrative costs if done by ESPGroup and reviewed by County. |
| CD-13-2: ESPG shall investigate and document feasible means of local energy production. | Determine feasibility of local energy production. | ESPGroup County Planning Department | Administrative costs if done by ESPGroup and County. \$5,000 - 10,000 if done by consultants. |
| Policy CD-14: To facilitate plan implementation, the East Shore Planning Group shall meet periodically within the Planning Area to disseminate information of community-wide interest and to discuss and vote upon matters affecting the community as a whole. | -- | -- | -- |
| <u>Programs:</u> | | | |
| CD-14-1: ESPG shall work with the California State Parks Foundation or local commercial establishments to secure a meeting place for periodic community meetings. | Locate a regularly available meeting place in the Planning Area. | ESPGroup | None. |
| CD-14-2: ESPG shall provide adequate notice for members of the community of meetings and events affecting the community as a whole. | Provide adequate notice of community meetings and events. | ESPGroup | None. |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|---|--|---|
| CD-14-3: ESPG shall provide a forum for information about, discussion of and the development of community preferences regarding any significant development proposals for the Planning Area. | Conduct periodic meetings in the Planning Area. | ESPGroup | None. |
| Policy CD-15: The community shall facilitate projects that enhance agricultural operations while exercising residential development rights associated with agriculturally zoned land so long as those residential development plans respect the C-APZ-60 development criteria and the community goals and objectives. | -- | -- | -- |
| <u>Program:</u> CD-15-1: ESPG shall develop and recommend to the County establish design guidelines for residential development on or near agricultural land that address: setbacks from agricultural operations, density and intensity, building height and bulk. | Prepare design guidelines for incorporate in the Plan. | ESPGroup County Planning Department County Building Department | Minor administrative costs if County assists ESPGroup. |
| CD-15-2: ESPG shall work with MALT to determine feasibility of purchase of agricultural residential development rights by public and/or private non-profit organizations where clustered development otherwise meeting county and plan standards are not conducive to continued agriculture operations. | Determine feasibility of purchase of agricultural residential development rights. | ESPGroup County Planning Department | Administrative costs if done by County. |
| Policy CD-16: Development on the C-APZ-60 land shall be limited and conditioned to avoid creating any conflict with any agricultural operations. | -- | -- | -- |
| Policy CD-17: Development on C-APZ-60 land should maintain the production of food and fiber as the primary land use. | -- | -- | -- |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|--|--|--|
| Policy CD-18: Dwellings of a variety of styles and values and tenure shall be developed in the Planning Area. | -- | -- | -- |
| <u>Program:</u> | | | |
| CD-18-1: Encourage the County to negotiate density bonuses, including TDR bonus units for developments which will provide housing for low and/or moderate income households. | Unknown at this time. | ESPGroup | None. |
| Policy CD-19: Developments of ten or more dwelling units shall provide twenty-five to forty percent (25-40%) low and moderate income dwelling units and shall receive a density bonus of twenty-five to forty percent (25-40%) above the maximum allowable density as defined by Marin County zoning in conformance with State law. | -- | -- | -- |
| Policy CD-20: ESPG encourage the use of all available structures for housing within those areas zones residential. | -- | -- | -- |
| Policy CD-21: Small scale commercial and public facilities shall be encouraged to develop in both existing activity centers: historic Marshall or near the Post Office/Marshall Boatworks and the Marconi Project. | -- | -- | -- |
| <u>Programs:</u> | | | |
| CD-21-1: ESPG shall identify funding sources to assist developers to use buildings existing in historic Marshall. | Locate funding sources for historic building redevelopment and make prospective buyers and sellers of such property aware of them. | ESPGroup County Planning Department | Minor administrative costs if County assists ESPGroup. |
| CD-21-2: ESPG shall support the facilitation of land assembly, development approvals and the provision of local services for small scale developments located in these two areas. | Expedite community review of such development proposals. | ESPGroup County Planning Department | None. |
| CD-21-3: ESPG shall determine feasibility of revitalizing of historic Marshall. | Explore feasibility and desirability of revitalizing historic Marshall. | ESPGroup | None. |

| <u>Program</u> | <u>Action Required</u> | <u>ESPGroup/Agency Involvement</u> | <u>Estimated Costs</u> |
|---|--|--|------------------------|
| Policy CD-22: Commercial strip development proposals shall be discouraged. | -- | -- | -- |
| Policy CD-23: Visitor-serving commercial and public facilities shall be allowed in any of the several C-RCR zones located in the Planning Area. | -- | -- | -- |
| <u>Programs:</u> | | | |
| CD-23-1: Ensure design review is completed so that such development is at a scale and of a character compatible with the natural environment and surrounding development. | Participate in county design review processes to the greatest extent possible. | ESPGroup | None. |
| CD-23-2: Plan parking and circulation in visitor serving areas to minimize traffic impacts and hazards. | Unknown at this time. | ESPGroup County Planning Department | None. |
| Policy CD-24: New commercial developments shall incorporate local-serving facilities. | -- | -- | -- |
| <u>Program:</u> | | | |
| CD-24-1: ESPG shall maintain a list of local-serving facilities such as a grocery store, gas station or hardware that would be desirable elements of major developments. | Maintain list of desirable new local services. | ESPGroup | None. |
| CD-24-2: New marina developments shall make provisions for the use of the facilities by local commercial and recreational boats. | Determine the local demand for marina facilities. | ESPGroup | None. |
| Policy CD-25: Community services shall be pursued when a majority of community members desire them. | -- | -- | -- |
| <u>Programs:</u> | | | |
| CD-25-1: ESPG shall recommend the process for and conditions of establishing a fire department when community demand exists for it. | Determine how to establish a local fire department. | ESPGroup | None. |

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 87-359

A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING
THE EAST SHORE COMMUNITY PLAN
EXHIBIT 'A'

- I. WHEREAS the East Shore Planning Group was elected by members of the East Shore community and raised local and foundation funds for the development on East Shore Community Plan, and
- II. WHEREAS the planning group and their consulting staff have drafted an East Shore Community Plan and presented the draft plan to the public in noticed public workshops, and to the Planning Commission, and
- III. WHEREAS the Marin County Planning Commission held a duly noticed public hearing on April 7, 1987 to consider the East Shore Community Plan, and the Board of Supervisors held a duly noticed public hearing on June 2, 1987, and October 13, 1987, and
- IV. WHEREAS the Board of Supervisors finds that the East Shore Community Plan as amended below, is in substantial conformance with the Goals, Objectives and Policies of the Marin Countywide Plan and the Local Coastal Plan (LCP) Unit 2, as amended by unanimous approval of the Coastal Commission on September 8, 1987, and
- V. WHEREAS the Board of Supervisors finds that the East Shore Community Plan Goals, Objectives, Policies and Programs are internally consistent, and
- VI. WHEREAS the Board of Supervisors finds that the goals of the plan to protect the existing environmental quality of East Shore community while carefully planning for a moderate amount of new development are appropriate given the existing environmental factors and development trends, and
- VII. WHEREAS the Board of Supervisors finds that the East Shore Community Plan reflects a high degree of community concern regarding future development and conservation of the East Shore Planning Area, and
- VIII. WHEREAS the Board of Supervisors finds that the East Shore Community Plan will not result in any significant negative environmental impacts and a Negative Declaration is hereby approved.

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby approves the Draft East Shore Community Plan (Exhibit "A" on file with the Marin County Planning Department) summarized as follows:

Plan Organization:

The plan is organized into three general sections: the Environment and Existing Regulations of its Use, Community Plan Goals and Objectives, and Community Land Use and Implementation, which includes Environmental Quality and Community Development

Policies and Programs. The planning area includes a narrow strip of land along the east shore of Tomales Bay between Millerton Point and Ocean Roar.

The Environment and Regulations on its Use:

This portion of the plan describes the general environmental setting of the East Shore area including hydrology, soils, vegetation, visual resources, land use and circulation. Existing residential, commercial, institutional and agricultural uses are described.

Community Goals and Objectives:

This portion of the plan establishes five basic goals and a series of more specific objectives. The five basic goals are:

- o Protect and enhance the local environment.
- o Maintain the East Shore's uniqueness, social and economic diversity and sence of community.
- o Encourage development of a viable local economy.
- o Limit development to that which can be supported by local natural resources.
- o Ensure the compatibility of existing and new land and bay uses.

Community Land Use and Implementation:

The land use and implementation portion of the plan attempts to designate the historic Town of Marshall and the area around the Post Office/Marshall Boatworks as local commercial mixed use centers for the community. The plan recommends that these two areas be rezoned to a Coastal-Village commercial residential zone to reinforce the existing local-serving businesses and mixed residential uses.

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No other zoning changes are recommended. Plan policies, however, are intended to direct future residential development into the existing hamlets at a scale which reflects the existing development.

The plan also seeks to preserve agriculture through additional design standards on development within agriculture zones. The plan also states a preference for continuation of existing individual on-site systems for water supply and septic systems. In addition, the plan attempts to preserve the rural character and scenic beauty of the community through the development of additional design standards and the discouragement of any major improvements to the existing road systems in the planning area.

Finally, the plan seeks to maintain the participation of the community in future decisions by establishing a location for public meetings and a process for notification of the community on major issues.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th, day of Oct., 1987, by the following vote to-wit:

AYES: Supervisors: Al Aramburu, Bob Stockwell, Bob Roumiguere, Harold Brown

NOES: Supervisors: None

ABSENT: Supervisors: Gary Giacomini

Harold C Brown
Chairman, Board of Supervisors

Attest:



MARIN COUNTY BOARD OF SUPERVISORS

ORDINANCE NO. 2957

AN ORDINANCE OF THE COUNTY OF MARIN, STATE OF CALIFORNIA ADOPTING
A TITLE 22 ZONING AMENDMENT TO REZONE VARIOUS
ASSESSOR'S PARCELS IN ACCORDANCE WITH THE RECOMMENDATIONS
OF THE EAST SHORE COMMUNITY PLAN
EXHIBIT 'B'

SECTION I: FINDINGS.

1. The Marin County Board of Supervisors held a duly noticed public hearing to consider the East Shore Community Plan, goals, objectives, policies, programs, recommendations and rezonings on June 2, 1987, and,
2. The Board of Supervisors finds that the Marin Countywide Plan and the East Shore Community Plan and rezonings are internally consistent and consistent with Local Coastal Plan as amended by unanimous approval of the Coastal Commission on September 8, 1987, and,
3. The Board of Supervisors finds that the East Shore Community Plan and rezonings will not result in significant environmental impacts to the environment and a Negative Declaration of Environmental Impact is hereby approved, and
4. The Board of Supervisors finds that an amendment to the Title 22 Zoning Code amendment is necessary to implement the recommendation of the East Shore Community Plan, and
5. The proposed rezonings are necessary to preserve the existing residential/commercial mixed use in the Marshall and Post Office/Marshall Boatworks area and to allow processing of mariculture products in the Northshore Boats area, and
6. The Board of Supervisors finds that the goals of the plan to protect the existing environmental quality of the East Shore Community while carefully planning for a moderate amount of new development are appropriate given the existing environmental factors and development trends.

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SECTION II: THEREFORE, the Marin County Board of Supervisors does hereby ordain the following Title 22 Zoning Code amendments:

| <u>Assessor's Parcel</u> | <u>Location</u> | <u>Existing Zoning</u> | <u>Proposed Zoning</u> |
|--------------------------|-----------------|------------------------|------------------------|
| 104-170-23 | N. Shore Boats | C-RSP-0.5 | C-ARP-2 |
| 106-010-02 | Marshall | C-CP | C-VCR |
| 106-010-03 | Marshall | C-CP | C-VCR |
| 106-010-05 | Marshall | C-CP | C-VCR |
| 106-010-06 | Marshall | C-CP | C-VCR |
| 106-010-07 | Marshall | C-CP | C-VCR |
| 106-010-08 | Marshall | C-CP | C-VCR |
| 106-010-09 | Marshall | C-CP | C-VCR |
| 106-010-10 | Marshall | C-CP | C-VCR |
| 106-010-11 | Marshall | C-CP | C-VCR |

| | | | |
|------------|-----------------------|---------|-------|
| 106-020-01 | Marshall | C-CP | C-VCR |
| 106-020-14 | Marshall | C-CP | C-VCR |
| 106-020-27 | Marshall | C-CP | C-VCR |
| 106-020-34 | Marshall | C-CP | C-VCR |
| 106-020-35 | Marshall | C-CP | C-VCR |
| 106-020-36 | Marshall | C-CP | C-VCR |
| 106-050-01 | Post Office/Boatworks | C-ARP-2 | C-VCR |
| 106-050-02 | Post Office/Boatworks | C-ARP-2 | C-VCR |
| 106-050-11 | Post Office/Boatworks | C-RCR | C-VCR |
| 106-050-12 | Post Office/Boatworks | C-RCR | C-VCR |

Definition of Zoning:

- C-RSP-0.5 = Coastal Residential Single Family Planned
- C-CP = Coastal-Commercial Planned
- C-RCR = Coastal Resort Commercial Recreation
- C-ARP-2 = Coastal Agricultural Residential Planned (2 acres/unit)
- C-VCR = Coastal Village Commercial

SECTION III: This Ordinance shall be and is hereby declared to be in full force and effect as of thirty (30) days from and after the date of its passage and shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Supervisors voting for and against the same in the Independent Journal, a newspaper of general circulation published in the County of Marin.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th day of Oct., 1987, by the following vote to-wit:

A'YES: Supervisors: Al Aramburu, Bob Stockwell, Bob Roumiguere, Harold Brown

NOES: Supervisors: None

ABSENT: Supervisors: Gary Giacomini



 CHAIRMAN OF THE BOARD OF SUPERVISORS
 COUNTY OF MARIN

ATTEST:



 Margaret Council
 Clerk of the Board

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 87-360

A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING LOCAL COASTAL PLAN AMENDMENTS TO ADD LCP TEXT AND TO REZONE VARIOUS ASSESSOR'S PARCELS IN THE COASTAL ZONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE EAST SHORE COMMUNITY PLAN EXHIBIT 'C'

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- I. WHEREAS the Marin County Board of Supervisors held a duly noticed public hearing to consider amendments to the Local Coastal Plan Unit II and rezonings on June 2, 1987, and October 13, 1987 and
- II. WHEREAS the California Coastal Commission unanimously approved the Local Coastal Plan Unit II Amendments on September 8, 1987, and
- III. WHEREAS the Marin County Board of Supervisors finds that the Planning Commission held a duly noticed public hearing to consider the East Shore Community Plan, Goals, Objectives, Policies, Programs, Recommendations and Rezonings on April 7, 1987, and
- IV. WHEREAS the Board of Supervisors finds that the East Shore Community Plan and rezonings are internally consistent and consistent with Local Coastal Plan, and
- V. WHEREAS the Board of Supervisors finds that the East Shore Community Plan and rezonings maintain a balance of local and visitor serving facilities in the Coastal Zone and do not significantly modify the priority given to visitor serving uses, and
- VI. WHEREAS the Board of Supervisors finds that the East Shore Community Plan, rezonings and Local Coastal Plan Amendment will not result in significant environmental impacts to the environment and a Negative Declaration of environmental impact is hereby approved, and
- VII. WHEREAS the Board of Supervisors finds that an amendment to the Local Coastal Plan and Title 22 Zoning Code within the Local Coastal Plan area is necessary to implement the recommendation of the East Shore Community Plan, and
- VIII. WHEREAS the Board of Supervisors finds that proposed rezonings and Coastal Plan Amendment are necessary to preserve the existing residential/commercial mixed use in the Marshall and Post Office/Marshall Boatworks area and to allow processing of mariculture products in the Northshore Boats area, and
- IX. WHEREAS the Board of Supervisors finds that the goals of the plan to protect the existing environmental quality of the East Shore Community while carefully planning for a moderate amount of new development are appropriate given the existing environmental factors and development trends.

NOW THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby approves the following text amendments to the Local Coastal Plan Unit II as set forth herein:

1. On page 48, section (e), amend as follows:

Areas with expansion potential include the property known as Jensen's Oyster Beds, Nick's cove, Synanon, and Marconi Cove Marina. The town of Marshall and the Marshall Boatworks are recommended for local serving and limited visitor serving facilities allowed by C-VCR zoning.

2. On page 48, section (3), amend as follows:

(3) Marshall. Existing commercial zoning in Marshall, C-1-H, shall be changed to a planned commercial district so that future expansions or developments are subject to master plan review. Existing commercial zoning in Marshall, C-CP, shall be changed to C-VCR to maintain and encourage the present residential/commercial mixed use and to encourage locally serving commercial uses.

3. On page 49, section (3), amend as follows:

Commercial zoning on A.P. #106-40-03, a parcel sited amidst residential uses, shall be changed to a planned residential district.

(3) (b) Marshall Boatworks. The Marshall Boatworks/Post Office area shall be rezoned from C-VCR with the Boatworks as a permitted use. This will encourage continuation of this area as a residential/commercial mixed use while supporting its potential as a community activity center and gathering place.

87 4) On page 215, amend section e. (2) as follows:

Changes in commercial land use and zoning as specified in LCP Policy 3 (e) on Recreation and Visitor-Serving Facilities, page 48, shall be adopted. In addition, the Marshall Boatworks and North Shore Boats shall be rezoned A-2 to RCR.

THEREFORE, that the Marin County Board of Supervisors hereby further approves the Local Coastal Plan Unit II amendment consisting of the following Title 22 Zoning Code amendments within the coastal zone:

| <u>Assessor's Parcel</u> | <u>Location</u> | <u>Existing Zoning</u> | <u>Proposed Zoning</u> |
|--------------------------|-----------------------|------------------------|------------------------|
| 104-170-23 | N. Shore Boats | C-RSP-0.5 | C-ARP-2 |
| 106-010-02 | Marshall | C-CP | C-VCR |
| 106-010-03 | Marshall | C-CP | C-VCR |
| 106-010-05 | Marshall | C-CP | C-VCR |
| 106-010-06 | Marshall | C-CP | C-VCR |
| 106-010-07 | Marshall | C-CP | C-VCR |
| 106-010-08 | Marshall | C-CP | C-VCR |
| 106-010-09 | Marshall | C-CP | C-VCR |
| 106-010-10 | Marshall | C-CP | C-VCR |
| 106-010-11 | Marshall | C-CP | C-VCR |
| 106-020-01 | Marshall | C-CP | C-VCR |
| 106-020-14 | Marshall | C-CP | C-VCR |
| 106-020-27 | Marshall | C-CP | C-VCR |
| 106-020-34 | Marshall | C-CP | C-VCR |
| 106-020-35 | Marshall | C-CP | C-VCR |
| 106-020-36 | Marshall | C-CP | C-VCR |
| 106-050-01 | Post Office/Boatworks | C-ARP-2 | C-VCR |
| 106-050-02 | Post Office/Boatworks | C-ARP-2 | C-VCR |
| 106-050-11 | Post Office/Boatworks | C-RCR | C-VCR |
| 106-050-12 | Post Office/Boatworks | C-RCR | C-VCR |

Definition of Zoning:

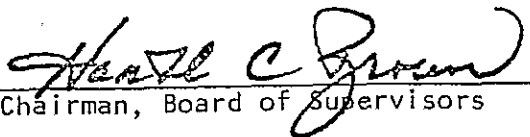
- C-RSP-0.5 = Coastal Residential Single Family Planned
- C-CP = Coastal Commercial Planned
- C-RCR = Coastal Resort Commercial Recreation
- C-ARP-2 = Coastal Agricultural Residential Planned (2 acres/unit)
- C-VCR = Coastal Village Commercial

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th day of Oct., 1987, by the following vote to wit:

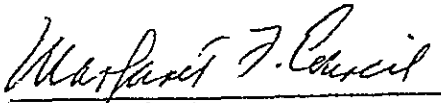
AYES: Supervisors: Al Aramburu, Bob Stockwell, Bob Roumiguere, Harold Brown

NOES: Supervisors: None

ABSENT: Supervisors: Gary Giacomini


Chairman, Board of Supervisors

Attest:


Clerk