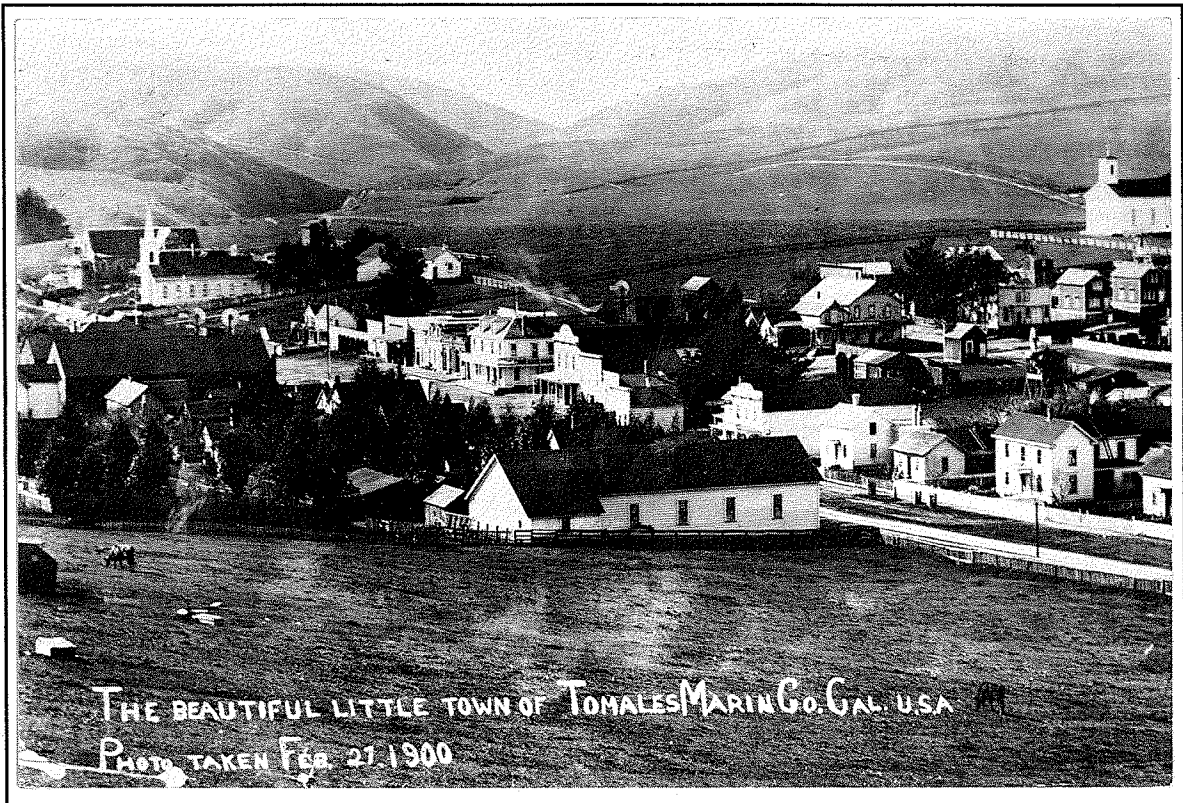


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# TOMALES COMMUNITY PLAN

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Prepared by:

The Marin County Community Development Agency -- Planning Division

March 1997

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## I. INTRODUCTION

### A. LEGAL BASIS AND PURPOSE OF THE COMMUNITY PLAN

The California Government Code requires each local agency, such as the County of Marin, to adopt a comprehensive, long-term general plan for the physical development of the area over which it has jurisdiction. Furthermore, the local agency has the authority to prepare community plans, based on local public participation, for areas within the general plan boundaries. Community plans provide the Marin County Planning Commission and Board of Supervisors with a framework for making land use decisions in specific unincorporated communities.

*The Marin Countywide Plan* (hereinafter, “Countywide Plan”) meets the content requirements for a State-mandated general plan and establishes a process for local participation in the formation of community plans. The Countywide Plan, together with the local community plans, provide policies to guide the administration of County laws, particularly the zoning and subdivision ordinances. When adopted by the Planning Commission and the Board of Supervisors, a community plan becomes a statement of policy for making future decisions relative to specific land uses and development within community planning area boundaries.

The *Tomales Community Plan* (“Community Plan”) supports and reinforces the general elements of the Countywide Plan. The Community Plan is a document that states community goals, objectives and policies relative to the current and foreseeable future planning and land use issues facing the community of Tomales. The Community Plan should be periodically reviewed in light of changing conditions, needs and desires in order to keep it as a contemporary and useful guide. Amendments to the Community Plan should be made judiciously and not abrogate the fundamental objectives of the plan.

### B. RELATION TO THE MARIN COUNTY LOCAL COASTAL PROGRAM

The California Coastal Act of 1976 requires coastal cities and counties in the state to prepare coastal plans that meet the requirements of, and implement the provisions and policies of the Coastal Act. The main goals of the Coastal Act are to protect and conserve coastal resources of the state and to maximize public use and enjoyment of them.

As mandated, the *Marin County Local Coastal Program Unit 2* (“Local Coastal Program”) was approved in 1981. The Local Coastal Program, like the Countywide Plan, contains a set of goals, objectives and policies to guide development, specifically for land within a defined “Coastal Zone.” Tomales and its environs are located entirely within the Coastal Zone. Accordingly, development projects in the community may be subject to Coastal Permit approval.

Under the Local Coastal Program, all development projects in the Coastal Zone are divided into four categories: (1) projects exempt from Coastal Permit approval, (2) projects categorically excluded from Coastal Permit approval, (3) projects requiring Coastal Permit approval from the California Coastal Commission, and (4) projects requiring Coastal Permit approval from the County of Marin.

The category of projects requiring Coastal Permit approval from the County of Marin is further divided into two categories: (1) public hearing Coastal Permits, and (2) non-hearing or administrative Coastal Permits.



It is the responsibility of the County of Marin to determine whether Coastal Permit approval is required for a project and, if so, the type of Coastal Permit approval required.

### **C. DEFINITIONS FOR GOAL, OBJECTIVE AND POLICY**

The following concepts are used regularly throughout the Community Plan:

Goal. A goal is a general expression of community values and is abstract in nature. It is not quantifiable or time-dependent.

Objective. An objective is a statement of a desired achievement which is to be carried out through the policies.

Policy. A policy is a specific statement to guide decision-making. It indicates a commitment to action. The strength of commitment is expressed through the use of the words “shall” or “should.” “Shall” indicates a strong commitment to action and an unequivocal directive. “Should” expresses a less rigid directive. The use of the word “should” may indicate a need to balance the policy with other complementary or countervailing policies or may indicate a situation that requires cooperative action on the part of several governmental or private agencies where the County is not fully in control of the outcome.

### **D. COMMUNITY GOALS**

The location of the village of Tomales (see Figure 1, the Location Map, page I-5) within a natural resource of regional and national significance, the Coastal Zone, has helped to determine the primary goals of the Community Plan. The primary goals of the Community Plan include:

1. Retain the existing small and intimate scale of Tomales village. Limit village expansion and maintain low residential densities and non-residential building intensities to ensure preservation of surrounding Coastal Zone open spaces.
2. Preserve and enhance the village's visual and historical character for the enjoyment of the village's permanent population and for visitors to the area.
3. Plan land uses, facilities and services within the village that will be conducive to economic, social and environmental viability for the permanent community and for visitors.

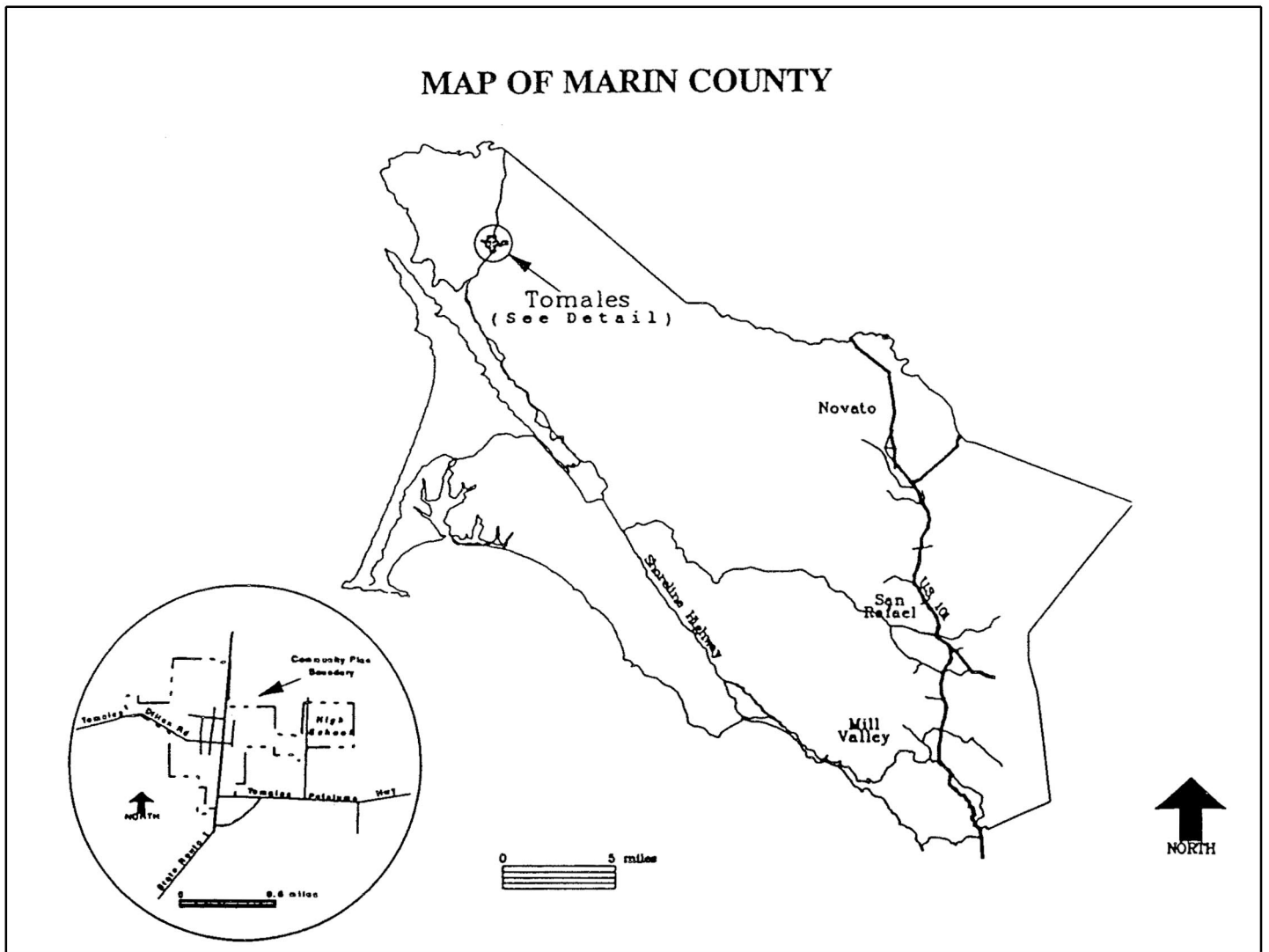
The existing village is small and well-defined, a settlement that stands in clear contrast to the openness of the surrounding coastal, agricultural countryside. It is a planning policy of the Countywide Plan and Local Coastal Program to maintain this distinctive quality.

The village planning boundary encompasses approximately 260 acres which is referred to as the “Planning Area” herein (see Figure 2, the Planning Area Boundary, page I-7). The Planning Area boundary was drawn to avoid development intrusion into surrounding lands zoned and used for agricultural purposes located within the Marin County Agricultural Preserve. Three minor revisions are proposed to the existing Planning Area boundary to protect the Agricultural Preserve by more accurately reflecting the actual delineation between Tomales and surrounding agricultural lands within the Agricultural Preserve.

While the Community Plan is directly concerned only with the existing village and the immediate area of planned future expansion, public policies related to the surrounding coastal, agricultural lands are discussed. As a small environmental, economic and social entity, the future of Tomales is inseparable from the future of the surrounding coastal, agricultural lands.

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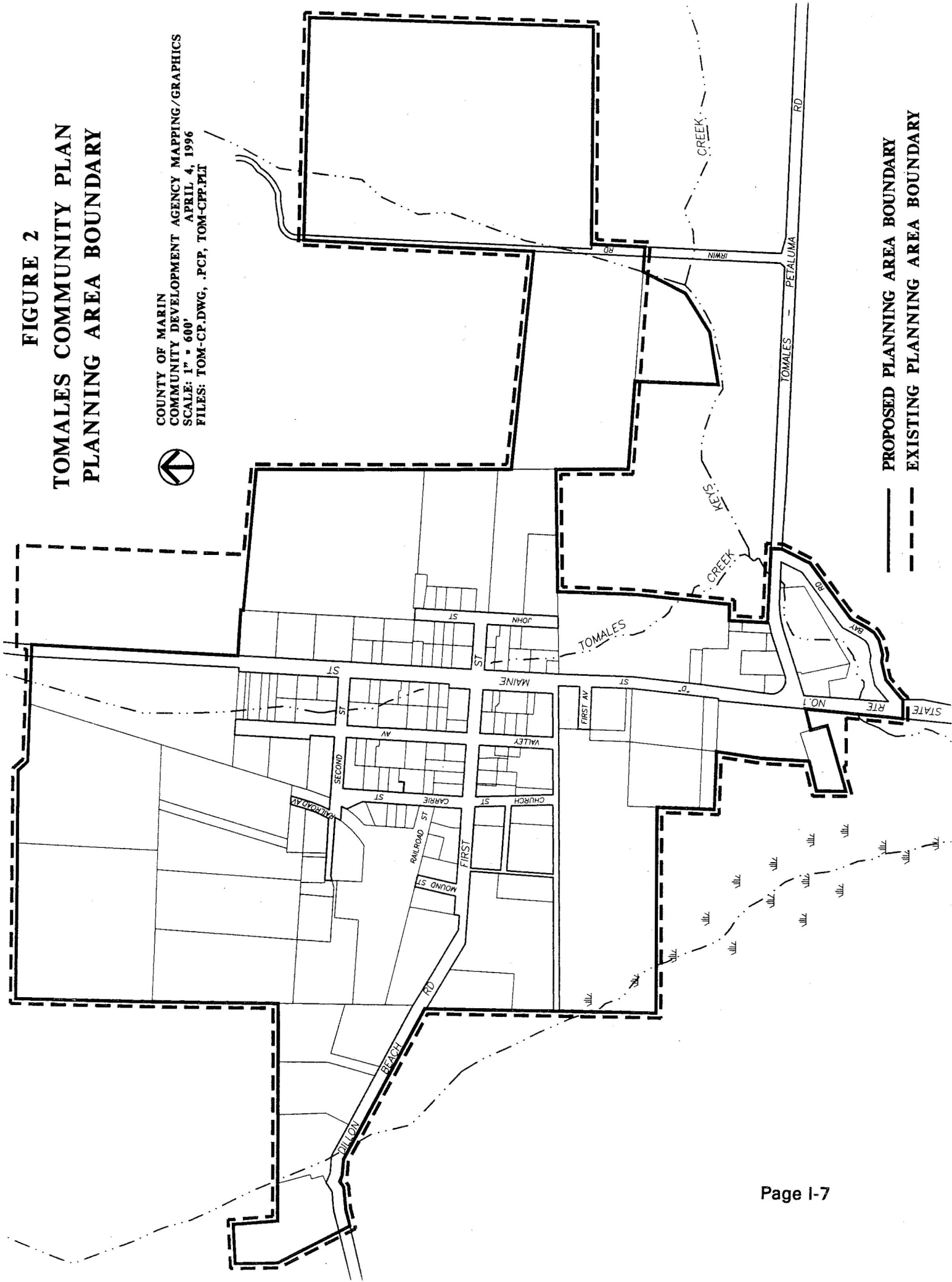
FIGURE 1, LOCATION MAP



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**FIGURE 2**  
**TOMALES COMMUNITY PLAN**  
**PLANNING AREA BOUNDARY**

COUNTY OF MARIN  
 COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS  
 SCALE: 1" = 600'  
 FILES: TOM-CP.DWG, .PCP, TOM-CPP.PLT



— PROPOSED PLANNING AREA BOUNDARY  
 - - - EXISTING PLANNING AREA BOUNDARY

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## II. A CAPSULE HISTORY OF TOMALES

Before the arrival of Europeans, the Tomales area was occupied by Coast Miwok Indians, whose economy was based on fishing, hunting and gathering. After the Europeans came to this area, Miwok society and culture began to collapse with the loss of the traditional natural resources and the necessity to work as cheap labor in the new economy. An identifiable Miwok population still lived on the Marconi Ranch until World War II when the government ordered the eradication of Native American houses along the western shore of Tomales Bay.

The first European expedition, headed by Sebastian Vizcaino, entered what is now called Bodega Bay in 1603 and mistook Tomales Bay for a “great river.” Another Spanish expedition, headed by Juan Francisco Bodega y Cuadra, entered Tomales Bay in 1775. The area that now includes the community of Tomales was within the Bolsa de Tomales land grant issued by the Mexican governor, Pio Pico, to Juan Padilla in 1846.

By the middle of the nineteenth century, new settlers from the eastern part of the United States and northern Europe poured into California. In 1850, John Keys sailed up the Arroyo San Antonio, now known as Keys Creek, to the site of the present community of Tomales and built the town's first house. The creek, which was once part of a navigable waterway, is now a narrow drainage ditch.

California became a state in 1850, and in the early 1860's, the United States Supreme Court decided a land title suit in favor of the new settlers who thought they had settled on government land. Because this decision was against persons still holding title under the Bolsa de Tomales land grant, the Spanish-Mexican era, like the earlier Native American era, became past history.

During the 1860's and 70's, Tomales and its environs grew as an important agricultural, commercial and social center.

The first settlers were Irish farmers that produced potatoes, grains and dairy products. John Keys and Warren Dutton each had a shipping business to carry these products to San Francisco. The Chinese provided labor for building the railroad and for farming the land. At the end of the nineteenth century, the Swiss and Italians, and a little later the Portuguese and Yugoslavs, came into the area. The latter group were mainly fishermen, while the others worked on dairy ranches until they could afford to buy their own.

The North Pacific Coast Railroad completed its line to Tomales in 1875. The first train from Sausalito arrived in Tomales on January 7, 1875. The main motivation for building the rail line was the fact that Walker Creek was silting in and the schooners were experiencing increasing difficulty in getting farm products to San Francisco. Added to that was the available redwood lumber in the Russian River area which would find a great market for building houses in San Francisco. The line also carried passengers to various destinations between Sausalito and Monte Rio and Cazadero.

In the late 1800's, there were about 300 to 500 people living within the town of Tomales, but its function as a center for the region meant that there was a much broader range of facilities and services than would normally be expected. There were two doctors, five hotels (the Plank House, United States Hotel, Grutelli Hotel, American Hotel, and William Tell House), the Bank of Tomales, a number of retail stores and service establishments, and several public facilities that still remain today, including the Church of Our Lady of the Assumption (1860), the Presbyterian Church (1868), and the Town Hall (1874).



The railroad had brought a boon to the area but, after a major fire in 1920, the town began to undergo an economic decline for a number of reasons. Potato farming suffered in competition with larger-scale agriculture developing in the Central Valley. The navigable waterways were already silted. In 1930, the railroad line was abandoned north of Point Reyes Station. In more recent years, dairying and cattle grazing have had to compete with growing agribusiness and rising land prices and taxes.

Tomales has undergone a series of physical disasters. There was a major fire in 1877, another in the mid-1890's, and the largest in 1920. In the 1920 fire, two blocks of buildings fronting Main Street and south of First Street were destroyed, including the Plank House, the United States Hotel, the William Tell House, stores, the Tomales Bank, the Grutelli Hotel, two livery stables, and several houses. The majority of these buildings were not rebuilt.

Tomales, located in close proximity to the San Andreas Fault, also suffered heavily from the 1906 earthquake. A number of houses and stores were damaged, and a large Catholic Church collapsed. The church, built of massive stone and dedicated only five years before the 1906 earthquake, was constructed to replace the wooden-frame Church of Our Lady of the Assumption, which still stands today and which is, along with the Presbyterian Church, Diekman's store and a number of residential structures, an architectural asset of Tomales.

In recent years, the community has had some new settlers who are not involved in the agricultural economy of the area but who are attracted by the benefits of small town life and its unspoiled environment. This trend is at a smaller scale, however, than similar trends in coastal towns further south.

Previously, a major barrier to community growth was the problem of polluted groundwater. The opening of a new sewer collection and treatment system in 1977 corrected this problem. However, questions regarding water quality and supply still remain as important planning issues.

A major event affecting the future of the community and the surrounding area was the creation of the Coastal Zone, subject to policies of the Local Coastal Program. The inclusion of Tomales within the Coastal Zone has helped to define and give urgency to a number of environmental and planning issues and has changed the working framework of the planning process for the community.

### III. SUMMARY OF MAJOR COMMUNITY PLAN ISSUES AND POLICIES

#### A. COMMUNITY DEVELOPMENT AND LAND USE

##### 1. General

The Tomales Planning Area encompasses approximately 260 acres. The Planning Area boundary for the Community Plan was drawn to avoid development intrusion into the surrounding lands zoned and used for agricultural purposes located within the Marin County Agricultural Preserve. In order to maintain agricultural viability and preserve these open expanses of agricultural land, the Community Plan supports maintaining the very low density agricultural zoning for these lands and encourages implementation of available programs that support agriculture, such as reduced property taxation and the purchase of development rights and easements.

Within the 260-acre Planning Area, it is the expressed desire of the community to retain the existing small and intimate scale of Tomales and to generally maintain the existing distribution of land uses, as shown on Table 1 below:

**Table 1 -- Distribution of Existing Land Uses within the Tomales Planning Area**

Type of Land Use	Acreage
6,000 square foot residential lots	20 acres
1-acre residential lots	3 acres
2-acre agricultural-residential lots	33 acres
5-acre agricultural-residential lots	52 acres
10-acre agricultural-residential lots	42 acres
20-acre agricultural-residential lots	54 acres
Village, commercial-residential lots	31 acres
Planned commercial	1 acre
Streets and Highway 1	24 acres
<b>Total Acreage</b>	<b>260 acres</b>

Source: Marin County Community Development Agency, April, 1996

##### 2. Commercial Land Use

Recommended policies for commercial land uses will maintain the existing, approximately 31 acres of mixed commercial and residential zoning and approximately 1 acre of planned commercial zoning. New commercial development should be in scale with the traditional, small village character of Tomales. Specific design criteria, aimed at preserving the village's visual and historical character, are recommended.

##### 3. Residential Land Use

Presently, there are 91 dwelling units in the Planning Area. Based on 1990 U.S. Census Bureau data, the Planning Area has a population of approximately 225 persons. Historically, the rate of residential development within the Planning Area has been slow with an average of only about one unit per year over the last 20 years. Several factors contribute to the slow rate of residential development, including the remote location of Tomales, water and sewer availability, and real estate market considerations. At

buildout, the number of dwelling units in the Planning Area could increase to 193 units and the population could increase to approximately 440 persons. However, these projections are extremely hypothetical maximums which assume that the maximum residential densities under the various zoning designations would occur and that an adequate supply of water and either public sewer capacity or private on-site sewage disposal capacity would be available. Most future residential development would occur in the village core area where properties are zoned for higher residential densities at one unit per 6,000 square feet and are located either within or immediately adjacent to the sewer system service area.

The Community Plan includes a policy to rezone all land within the Planning Area that is zoned “C-R-A” -- Coastal, Residential, Agricultural -- to “C-RSP” -- Coastal, Residential, Single-family Planned. The Tomales Design Review Board supports this rezoning for the following three reasons: (1) to ensure Design Review of new development in these areas, so that development will be subjected to the design criteria and standards of C-RSP zoning districts; (2) to allow greater flexibility and discretionary authority and encourage creative design solutions as opposed to implementation of strict development standards; and (3) to maintain a general consistency of permitted and conditional uses in these areas. As recommended, the overall permitted residential density for these areas would not change.

The Community Plan also includes policies regarding cluster development and second units. Cluster development policies provide more varied solutions to development of peripheral village lands, including some that would be visually less intrusive, while second unit policies would permit a limited number of smaller units, allowing for the addition of moderately priced rental units in the community.

#### 4. Historic Resource Preservation

Tomales has one of the last surviving ensembles of historically and architecturally significant buildings on the California coast. The Community Plan recommends conserving and protecting this unique, visual asset through preservation of existing structures and implementation of specific design criteria for alterations, additions, and new construction.

### **B. TRANSPORTATION**

The Community Plan recommends that all roadways in the Planning Area, including State Highway 1, retain their rural character and that roadways not be widened or otherwise improved to create development pressure on the area. It is also recommended that improved bicycle and pedestrian access be provided.

### **C. PUBLIC FACILITIES AND SERVICES**

The provision of an adequate quality and quantity of potable groundwater is an important planning issue in Tomales. Potable water for Tomales is provided by private, individual wells tapped into local groundwater sources. A sewer system constructed in 1977 by the North Marin Water District improved the quality of groundwater in the village core area; however, development in peripheral areas is not served by the sewer system. In these peripheral areas, sewage disposal is provided by private, on-site septic systems that could create a potential groundwater pollution problem. Extending sewer service to the peripheral lands would eliminate the potential for groundwater pollution but it would increase pressure for higher residential densities. The sewer service area should only be expanded to include logical extensions of the village core that are zoned for higher residential densities. Another alternative is to assume that a system could be built to import potable water to the Planning Area, but this is unlikely because it is economically infeasible to build such a system for a small population. The recommended solution of the Community Plan is to: (1) maintain the existing, low density zoning of the peripheral

lands; (2) utilize deep water wells, if necessary, that would minimize potential groundwater pollution from septic systems; and (3) review septic system permits against the most stringent State and/or County design criteria available. The Community Plan also recommends that a study be carried out to determine the extent of potable groundwater sources in the Planning Area.

Minor steps are recommended also for ensuring the provision of adequate emergency services, including developing a long-range water supply plan for emergency fire situations and maintaining contracts and/or mutual aid agreements with emergency service providers that serve Northwest Marin.

The Shoreline Unified School District has adequate capacity for any increase in student enrollment, and it is recommended that Tomales students continue to be provided a quality public education within their own community.

#### **D. RECREATIONAL, EDUCATIONAL AND CULTURAL FACILITIES**

The old Tomales High School campus was abandoned in the late 1960's when the new high school was built. The new school provides potential, recreational opportunities for the community, while the old school, if renovated, provides an opportunity to develop a center for regional cultural, educational and recreational uses. The Community Plan recommends that community recreational opportunities are enhanced at the new school facilities and that the feasibility of developing the former high school site as a center for regional recreational, educational and cultural uses be explored.

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## IV. MAJOR COMMUNITY PLAN ISSUES AND POLICIES

### A. COMMUNITY DEVELOPMENT AND LAND USE

#### 1. General

There are several complementary goals and policies that provide direction for the future development of Tomales. First, it is the express desire of the community to retain the existing small and intimate scale of the village. Second, policies of the Local Coastal Program and the Countywide Plan are aimed at preserving the physical integrity of the coastal villages, keeping them from expanding into the agricultural lands and other open spaces designated for preservation. These Plans also emphasize “in-filling” of existing village areas as a basis for development. In the case of Tomales, these goals and policies can be met by limiting village expansion to the boundaries of the Tomales Planning Area.

The Planning Area totals approximately 260 acres. Of this total amount, approximately 62 acres are used for the purpose of public schools and related services, including the old high school site, approximately 24 acres are occupied by the community's public and private streets, and approximately 6 acres are occupied by churches and cemeteries. This leaves approximately 168 acres of land for existing and future commercial development and for small- and large-lot residential development.

The Planning Area boundary was drawn to mirror the Marin County Agricultural Preserve boundary. Therefore, the Planning Area includes: (1) those properties that are too small for large-scale agricultural use, having been zoned for small-scale agricultural or residential uses since the 1930's; and (2) those properties that have been zoned for commercial uses. The Planning Area boundary does not intrude into any parcels currently zoned for large-scale agricultural uses.

The future of Tomales would be determined as much, if not more, by what happens in the agricultural and other open spaces surrounding the community. The village is a small and somewhat fragile entity that would quickly lose its historical character and its potential as part of the coastal zone environment if suburbanization or other developments were to occur in the adjacent, open agricultural lands. For this reason, the future of the community and the local environment depends as much on County and State policies applied to the region as a whole as it does on policies applied specifically to the village area.

Regarding agriculture, it appears that there are a number of sources affecting its viability: small-scale farming is facing increasing competition from large-scale agribusiness, both in terms of production and distribution; an older population committed to working the land is being replaced by a new generation with other alternatives; agricultural land is becoming an attractive commodity for investors looking for speculative opportunities and for tax write-offs; development of agricultural lands into commuting suburbs or second home communities is becoming an attractive course of action for hard pressed ranchers and landowners.

The viability of agriculture around Tomales relies upon the continuation of the very low density agricultural zoning “C-APZ-60” -- Coastal, Agricultural Production Zone, one unit per 60 acres maximum density -- that surrounds the community. In addition, agricultural viability is supported by government programs and laws, such as the Williamson Act, that allow for reduced property taxation for agricultural lands within the Agricultural Preserve. Private measures are also available

to help preserve agriculture, such as programs to purchase development rights and agricultural easements sponsored by the Marin Agricultural Land Trust. The Community Plan supports these agricultural zoning and preservation measures in order to maintain viability of agriculture and to preserve open space lands that surround Tomales.

In a related matter, two rezonings are recommended on lands adjacent to the Planning Area. The recommended rezonings involve portions of two large agricultural properties. The subject properties are currently identified as Assessor's Parcel Number 102-100-06 (Cerini) and Assessor's Parcel Numbers 100-090-17 and -18 (Etemad). Both properties have minor portions that are zoned "C-ARP" -- Coastal, Agricultural, Residential Planned; however, since these portions are located within the Agricultural Preserve which defines the boundary of the Planning Area, are undeveloped, and are used for agriculture, the Community Plan recommends rezoning these portions to C-APZ-60.

Other community development and land use issues discussed in detail in the following sections of the Community Plan include, but are not limited to: commercial and residential land uses, site planning and design criteria, and historic preservation. General and specific community development policies are recommended for these issues to guide future development in Tomales so that the small and intimate scale of the village is retained and natural resources are preserved.

a. General Community Development and Land Use Objective and Policies

**OBJECTIVE CD-1.0.** TO PRESERVE THE PHYSICAL INTEGRITY OF TOMALES AS A COASTAL VILLAGE, RETAINING ITS SMALL AND INTIMATE SCALE, BY KEEPING IT FROM EXPANDING INTO SURROUNDING AGRICULTURAL LANDS AND OTHER OPEN SPACES DESIGNATED FOR PRESERVATION.

**Policy CD-1.1 Limit Village Expansion.** The express desire of the community is to retain the existing small and intimate scale of Tomales village. Village expansion shall be limited to "in-fill" areas within the Planning Area boundary of Tomales, as mapped on Figure 2 of the Community Plan. The Planning Area boundary shall not expand into adjacent agricultural lands within the Marin County Agricultural Preserve. Future development and population growth within the Planning Area should take place in accordance with the policies of the Community Plan.

**Policy CD-1.2 Maintain Agricultural Viability and Open Spaces Surrounding Tomales.** The large, open expanses of agricultural land surrounding Tomales should be preserved for agricultural uses. Lands outside of the Planning Area should remain zoned C-APZ-60. Programs and measures that support agriculture, such as reduced property taxation for agricultural lands within the Marin County Agricultural Preserve and the purchase of development rights and agricultural easements, should be implemented where possible.

**Policy CD-1.3 Recommended Rezonings of Lands Adjacent to the Planning Area.** Two large agricultural properties adjacent to the Tomales Planning Area, currently identified as Assessor's Parcel Number 102-100-06 (Cerini) and Assessor's Parcel Numbers 100-090-17 and -18 (Etemad), shall be rezoned in their entirety to C-APZ-60.

- Policy CD-1.4 Tomales Character and Significant Views.** The height, size, scale, and design of new development shall be compatible with the character of the surrounding natural or built environment. Structures shall be designed to follow natural contours of the landscape and clustered in the most accessible, least visually prominent, and most geologically stable portion or portions of a site. Structures will be sited so as not to obstruct significant views or occupy ridgelines.
- Policy CD-1.5 Landscaping.** Development shall be screened with appropriate landscaping; however, such landscaping shall not, when mature, interfere with public views to and along the coast. The Recommended Tomales Plant List (Appendix H) should be used as a guideline for plant selection. The use of native vegetation is encouraged, and a maximum requirement of one-gallon container sizes at time of planting is recommended to ensure greater survival rates.
- Policy CD-1.6 Undergrounding Utilities.** Overhead utility lines shall be placed underground in new development to protect scenic resources, except where the cost of undergrounding would be so high that it would deny service.
- Policy CD-1.7 Setbacks from Creeks.** The creek running through the village, a tributary to Keys Creek referred to herein as “Tomales Creek,” has been built over or otherwise altered on some properties. In the future, construction and other improvements should be required to be set back from this creek and others in developed areas, so that the creeks can be retained in their generally existing condition for flood control and visual reasons. In undeveloped areas, improvements should be set back at least 100 feet, if possible, to conform with Countywide Plan Stream Conservation Area policies for reasons of flood control, water quality, and protection of wildlife habitat.
- Policy CD-1.8 Tomales Design Review Board.** All discretionary permit applications within the Planning Area should be referred to the Tomales Design Review Board for comment. The purpose of the Design Review Board is to advise the County on all land use planning issues within the Planning Area.



## 2. Commercial Land Use

In the late 19th century and early 20th century, Tomales was an important regional center with an array of hotels, stores and professional services. These commercial enterprises served an area-wide population in the pre-automobile era.

Today, there are only a limited number of businesses in the community. It must be assumed that the limited number of businesses is a reflection of: (1) the smaller local population served than earlier periods, and (2) the ability of people to travel by automobile to Petaluma and other regional centers having a wide selection of shops, services and goods.

Since the 1930's, commercial zoning in Tomales has had little relation to either existing commercial uses or the indicated need for new commercial uses. Historically, properties on both sides of State Highway 1 were zoned for commercial use throughout the length of the community, totaling approximately 46 acres, or enough for serving the purposes of a population many times the size of that projected for Tomales. This zoning was apparently carried out on the erroneous assumption that all property fronting a highway is good only for commercial uses. In addition, the type of zoning previously used -- "C-1-H" (Retail Business District) -- permitted no new housing on the ground level and permitted already existing housing only as a legal, non-conforming use.

Although a State highway, Highway 1 through Tomales maintains an Average Daily Traffic count of approximately 2,500 vehicles, making it an amenable location for housing as well as businesses. There is very little traffic at night, except on Friday evenings when weekend travelers pass through Tomales on their way to Dillon Beach. State policies of limiting improvements to Highway 1 and local policies limiting further development in the coastal, agricultural areas means that there will probably not be any dramatic increases in traffic in the foreseeable future. Also, there is potential for overnight visitor accommodations and services on properties that front Highway 1. Such facilities should be developed only in a manner that will enhance the village environment which is an asset both to the permanent population and to visitors. Therefore, the commercial core of the village should continue to remain zoned "C-VCR" -- Coastal, Village, Commercial-Residential -- which permits flexibility of using the area for housing and/or businesses. In addition, that portion of the Planning Area immediately southeast of the intersection of Highway 1 and Tomales-Petaluma Road should continue to remain zoned "C-CP" -- Coastal, Planned Commercial -- which permits all commercial and institutional uses approved by Master Plan and continuation of existing residential uses.

Though the Community Plan recommends the commercial core of the village to remain zoned C-VCR, a minor change is recommended that would lower the maximum permitted residential density on a 2.75-acre portion of the old high school site west of Shoreline Highway. The subject, 2.75-acres, which are identified currently as Assessor's Parcel Numbers 102-080-05 and -07, are zoned C-VCR with a maximum density of one unit per 30,000 square feet (C-VCR:B-3.5); however, the County is presently in the process of phasing out the "B-3.5" density suffix from the zoning code due to its limited use in the County. Accordingly, it is recommended to rezone these 2.75 acres from C-VCR:B-3.5 to C-VCR:B-4 to slightly lower the maximum permitted residential density from one unit per 30,000 square feet to one unit per acre. The recommended density of one unit per acre is compatible with the densities permitted on adjacent properties and with policies of this Community Plan. The decrease in density on this 2.75-acre portion of the old high school site would be off-set by an increase in density recommended elsewhere in this Community Plan on the remaining portion of the old high school site (approximately 3.10 acres identified currently as

Assessor's Parcel Numbers 102-080-04 and -05) from one unit per acre to 1.6 units per acre. Therefore, the overall permitted residential density for this site would not change.

New commercial development should be in scale with the small village character of Tomales. The Local Coastal Program reiterates that development out of scale, size or social character should not be allowed in designated special communities, such as Tomales. New development should also be located within the village rather than being strung out along adjacent highways in a strip pattern that would destroy the visual quality of the highways and encourage further strip commercial development.

The houses and businesses located along Highway 1 (i.e., Main Street) north and south of the Dillon Beach Road-First Street intersection form the architectural core of the community. Policies for the development of visitor facilities or other commercial enterprises should be designed to protect these structures. Further, commercial development should be located where they would have the least negative impact on views and where they would require no substantial alteration of the topography. Accordingly, commercial development should be reviewed in accordance with specific, recommended commercial design standards.

a. Commercial Land Use Objective and Policies

**OBJECTIVE CD-2.0.** TO MAINTAIN THE EXISTING COMMERCIAL CORE OF THE VILLAGE, CONSISTING OF APPROXIMATELY 31 ACRES OF MIXED COMMERCIAL AND RESIDENTIAL ZONING AND 1 ACRE OF PLANNED COMMERCIAL ZONING, AND TO ENCOURAGE THE PROVISION OF COMMERCIAL AND VISITOR-SERVING USES THAT ARE IN KEEPING WITH THE SCALE AND VISUAL AND HISTORICAL CHARACTER OF THE VILLAGE SO THAT THE TRADITIONAL COASTAL VILLAGE ENVIRONMENT IS PRESERVED.

**Policy CD-2.1**      **Maintain Existing C-VCR Zoning.** Land within the commercial core of the village that is zoned C-VCR, as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B), should remain zoned C-VCR. The C-VCR zoning district permits either commercial and/or residential development and uses.

**Policy CD-2.2**      **Maintain Existing, C-VCR Residential Densities and Commercial Building Intensities.** Land zoned as C-VCR should maintain minimum lot sizes for residential purposes as specified by attached "B-district" density suffixes that are shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B). Residential density on C-VCR zoned properties in the commercial core of the village is one unit per 6,000 square feet, as in adjacent, residentially zoned land. C-VCR zoned land in presently undeveloped areas is limited to one residential unit per acre in order to protect and conserve agriculture, views, ridgelines, slopes, and open spaces. Accordingly, a 2.75-acre portion of the old high school site (currently identified as Assessor's Parcel Numbers 102-080-05 and -07) shall be rezoned from C-VCR:B-3.5 to C-VCR:B-4 to lower the maximum permitted residential density from one unit per 30,000 square feet to one unit per acre. Policies of the Countywide Plan limit commercial building intensity to a maximum floor area to lot area ratio

range (“FAR”) of 0.3 to 0.5. The maximum FAR for residential development should not exceed 0.30.

**Policy CD-2.3**

**Maintain Existing C-CP Zoning and Commercial Building Intensities.** That portion of the Planning Area immediately southeast of the intersection of Highway 1 and Tomales-Petaluma Road which is zoned C-CP, as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B), should remain zoned C-CP. The C-CP zoning district permits all commercial and institutional uses approved by Master Plan and continuation of existing residential uses. Policies of the Countywide Plan limit commercial building intensity to a maximum floor area to lot area ratio range (“FAR”) of 0.1 to 0.25.

**Policy CD-2.4**

**General Criteria for Commercial Development.** Commercial uses and buildings which are out of scale with surrounding land uses, being attractions in and of themselves, and which create unreasonable demands for services and overburden existing facilities (emergency service providers, water, sewer, roads, etc.) shall not be permitted. Commercial development proposals shall be evaluated against the following general criteria:

- a. Commercial uses and buildings should not be destinations in their own right, thereby creating their own demand.
- b. Commercial development should not disrupt immediate neighbors and the community at large. Off-site impacts related to parking, noise, light, odor, smoke, etc., shall be minimized in conformance with all applicable Countywide Plan policies and County Code regulations.
- c. Commercial development should be centered within the village core rather than being strung out along adjacent highways in a strip pattern that would destroy the visual quality of the highways and encourage further strip commercial development.
- d. Adequate wastewater disposal and water services and capacity must be available.
- e. Adequate traffic access and parking must be available without unreasonable disturbance to residential traffic patterns.
- f. The degree of environmental impact of the development on all natural systems shall be evaluated.
- g. Larger overnight visitor accommodations (4 or more guest rooms) and restaurants (serving 40 or more patrons), permitted in C-VCR zoning districts by Use Permit approval, should be restricted to the commercially zoned properties south of Dillon Beach Road-First Street intersection, where new commercial structures would not involve the destruction of any part of the ensemble of architecturally

significant buildings on Main Street north of the Dillon Beach Road-First Street intersection.

- h. Where a proposed use requires Design Review and/or Use Permit approval, Coastal Permit approval may be required also pursuant to Chapters 22.56 and 22.57 of Marin County Code.

**Policy CD-2.5**

**Specific Design Criteria for Commercial Development.** Commercial development proposals shall be evaluated against the following specific design criteria:

- a. Architectural design, including materials, color, scale and siting of buildings, signs, parking areas and landscaping should harmonize with the existing small village character of Tomales. This should not be misconstrued as meaning a specific formula of style but rather as continuing the simple, rural architectural quality of the historic buildings within the village. Development out of scale, size or social character should not be allowed.
- b. Larger hotel/motel facilities, bed and breakfast facilities (4 or more guest rooms) or restaurants (serving 40 or more patrons) should be permitted only when they are designed, in terms of scale, to be compatible with the existing residential scale of village structures. To accomplish this, hotels/motels would probably have to be designed as a series of smaller structures, each containing a few units, and larger bed and breakfast facilities or restaurants should be designed with varying exterior walls and roof lines, although it may be possible for designers to achieve the same results through sensitive siting, fenestration, and the use of natural materials, etc.
- c. Garish colors, simulated materials and other visual elements out of keeping with the older structures in the community should be prohibited.
- d. Signs should only be large enough and visible enough to act as directional information for drivers and pedestrians in the immediate vicinity. They should not be designed to be visible from a distance or to otherwise intrude on the fragile visual environment of the village.
- e. Parking areas should be designed to avoid extensive areas of asphalt by breaking up parking areas into small clusters of three to five cars each, with extensive use of landscaping to screen the cars from roadways, from buildings on adjacent properties and from buildings served by the parking. Where walls or fences are used for screening purposes in relation to neighboring residential uses, the design and materials used in the walls or fences should avoid any of the sterile, monotonous qualities associated with such walls in urban areas.

- f. On-site traffic circulation patterns should assure that neighboring properties would be protected from the nuisance of traffic movement and parking and that any traffic generated would not create circulation problems at access points to the property.
- g. Landscaping should meet an approved schedule of tree and shrub types (see Appendix H), and a requirement of one-gallon maximum container sizes at time of planting is recommended to ensure greater survival rates. Major existing trees should be preserved and protected from development, and new landscaping should be designed to be compatible with native vegetation or with trees and shrubs already characteristic of the area and should require minimum water for maintenance.
- h. Maintenance of buildings and grounds and the quality and schedule of operations should be stipulated in Use Permits, where required. Operation of bars, restaurants and similar facilities should not be permitted that would create visual, noise or other nuisances or dangers to persons living on adjoining properties or to other residents of the village.

**Policy CD-2.6**

**Encourage Overnight Visitor Accommodations and Services.** The County and community encourage the development of overnight visitor accommodations and services that enhance the traditional coastal village environment. These accommodations and facilities are recognized as an asset both to the community and to visitors as long as the development is in accordance with all applicable policies of this Community Plan.

3. Residential Land Use

Presently, there are a total of 91 dwelling units in the Planning Area. The great majority of these homes -- approximately 79 units -- are located in the village core. In this discussion, the “village core” includes those areas zoned for higher residential densities with densities ranging from one unit per 6,000 square feet to one unit per acre, while the “peripheral areas” include those areas zoned for lower residential densities with densities ranging from one unit per two acres to one unit per 20 acres.

It is difficult to measure the real density of residential development in the Planning Area because the development is so spatially varied. In the village core, the existing average density in the most developed blocks is about four units per acre. Along the most dense portions of Highway 1, the existing average density may approach seven units per acre. In the peripheral areas, existing average density is about one unit per 15 acres.

Community sentiment expressed during planning meetings for the original Community Plan indicated that there was not strong opposition to additional development in and near the village core, so long as the total village population would not grow to a size that would eliminate the intimate social scale that now exists. This sentiment, along with the creation of the sewer district, the desire to provide some opportunity for new housing at the lowest possible market costs, and the existence of historic, 6,000 square foot lots in the village core area, provided the direction for planning policies for residential land uses.

Based on 1990 U.S. Census Bureau data, the Planning Area has a population of approximately 225 persons. At buildout, the number of dwelling units in the Planning Area could increase from 91 to 193 units and the population could increase to approximately 440 persons. However, these projections are extremely hypothetical maximums which assume that the maximum residential densities under the various zoning designations would occur and that an adequate supply of water and either public sewer capacity or private on-site sewage disposal capacity would be available. Historically, the rate of residential development within the Planning Area has been slow with an average of only about one unit per year over the last 20 years primarily due to several factors, including not only water and sewer availability considerations, but the remote location of Tomales and real estate market considerations. Most future residential development will occur in the village core area where properties are zoned for higher residential densities at one unit per 6,000 square feet and are located either within or immediately adjacent to the sewer system service area. Table 2 below summarizes the distribution of existing and potential residential units within the Planning Area.

**Table 2 -- Residential Unit Distribution**

<b>Area</b>	<b>Existing Units</b>	<b>Potential Units</b>	<b>Totals</b>
Village Core	79	88	167
Peripheral Areas	12	14	26
<b>Totals</b>	<b>91</b>	<b>102</b>	<b>193</b>

Source: Marin County Community Development Agency, April 1996

As Table 2 demonstrates, most residential development would occur in the village core area where properties are zoned for higher residential densities at one unit per 6,000 square feet and are located either within or adjacent to the sewer system service area. A policy of the Community Plan recommends that no major boundary expansion of the North Marin Water District's sewer service area be permitted because an expansion of the service area into peripheral, low-density lands would increase the development potential of those lands and would increase future pressure for changes in land use policies.

Three important zoning issues for the Planning Area were discussed during the Community Plan update meetings that involved Design Review, cluster development and second units in single-family residential zones. These issues are summarized, as follows:

Design Review. Portions of the Planning Area are zoned currently "C-R-A" -- Coastal, Residential, Agricultural. The areas zoned C-R-A include approximately 20 acres of land immediately surrounding the commercial core of the village and a 3.10-acre portion of the old high school site west of Shoreline Highway that is identified currently as Assessor's Parcel Numbers 102-080-04 and -06. New development on properties zoned C-R-A does not require Design Review approval. The Tomales Design Review Board recommends rezoning these C-R-A-zoned properties to "C-RSP" -- Coastal, Residential, Single-family Planned -- for the following three reasons: (1) to ensure Design Review of new development in these areas, so that development will be subjected to the design criteria and standards of C-RSP zoning districts; (2) to allow greater flexibility and discretionary authority and encourage creative design solutions as opposed to implementation of strict development standards; and (3) to maintain a general consistency of permitted and conditional uses on these lands. The lists of permitted and conditional uses in C-R-A and C-RSP zoning districts are nearly identical, except that public equestrian facilities, dog kennels and more livestock grazing uses are possible in C-R-A zoning districts. As recommended, the existing residential

densities within the village core will remain at one unit per 6,000 square feet, while the density on the rear portion of the old high school site will increase from one unit per acre to 1.6 units per acre. The purpose of this increase in density on the old high school site is intended to off-set a decrease in density recommended elsewhere in this Community Plan on the front portion of the old high school site (approximately 2.75 acres currently identified as Assessor's Parcel Numbers 102-080-05 and -07) from one unit per 30,000 square feet to one unit per acre. Therefore, the overall permitted residential density for these areas would not change.

Cluster Development. Design standards for planned zoning districts require development to be clustered in the most accessible, least visually prominent, and most geologically stable portion or portions of a site. Planned zoning districts within the Planning Area include C-ARP, C-CP and the recommended C-RSP. Clustering development in planned zoning districts would not increase the ceilings on density or the total number of potential units but would permit alternative design solutions, especially on steeper properties, visually prominent properties, or where on-site solutions to sewage disposal may be difficult, as in properties adjacent to creeks and other drainage areas which must be protected from pollution. Clustering development in the least visually prominent portion or portions of a site is especially important on open grassy hillsides such as those surrounding the village.

Second Units. It is a primary goal of the Countywide Plan to achieve a balanced community with housing available for households of all sizes and income levels. Accordingly, the County adopted a Countywide Second Unit Ordinance that permits second units in certain single-family zoning districts. Subject to Second Unit Use Permit approval, second units are permitted in the Planning Area on all land recommended to be zoned C-RSP or on land zoned C-ARP where the maximum permitted residential density is either one unit per two acres or one unit per five acres. Advantages of second units include: (1) small scale and individualized increments to the housing stock are created; (2) moderate rents can be maintained on such units; and (3) permission for second units is evaluated against specific Countywide findings for approval, such as planned capacities of the sewer and water systems, and may be evaluated against specific community policies, as recommended by the Community Plan.

a. Residential Land Use Objective and Policies

**OBJECTIVE CD-3.0.** TO MAINTAIN MODERATE RESIDENTIAL DENSITIES IN AND AROUND THE VILLAGE CORE AND VERY LOW RESIDENTIAL DENSITIES IN PERIPHERAL AREAS IN ORDER TO PROTECT AND CONSERVE AGRICULTURE, VIEWS, RIDGELINES, SLOPES AND OPEN SPACES AND TO PROVIDE A TRANSITION ZONE BETWEEN THE MARIN COUNTY AGRICULTURAL PRESERVE LANDS AND THE VILLAGE CORE.

**Policy CD-3.1**      **Rezone All C-R-A-zoned Land Within the Planning Area to C-RSP.** All land within the Planning Area that is zoned C-R-A shall be rezoned to C-RSP, as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B). The areas to be rezoned include approximately 20 acres of land immediately surrounding the commercial core of the village and a 3.10-acre portion of the old high school site currently identified as Assessor’s Parcel Numbers 102-080-04 and -06. The C-RSP zoning district permits residential development and uses.

**Policy CD-3.2**      **Maintain Existing Residential Densities on Lands to be Rezoned to C-RSP.** Small-lot development should be focused in the village core and large-lot development should be distributed in a ring around the core area in order to protect and conserve agriculture, views, ridgelines, slopes and open spaces. The residential density of the land that surrounds the commercial core of the village to be rezoned to C-RSP shall remain at a density of one unit per 6,000 square feet (7.26 units per acre), as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B). The residential density of the 3.10-acre portion of the old high school site to be rezoned to C-RSP that is currently identified as Assessor’s Parcel Numbers 102-080-04 and -06 shall maintain a lower density of 1.6 units per acre, as shown on the same Map. The maximum floor area to lot area ratio (“FAR”) should not exceed 0.30 for residential development.

**Policy CD-3.3**      **Maintain Existing C-ARP Zoning.** Land that surrounds the residential and commercial core of the village that is zoned C-ARP, as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B), should remain zoned C-ARP. The C-ARP zoning district permits agricultural and residential development and uses.

**Policy CD-3.4**      **Maintain Existing, C-ARP Residential Densities.** Land zoned C-ARP should maintain existing residential densities, as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B). Low-density agricultural and residential development should be distributed in a ring around the village core area in order to protect and conserve agriculture, views, ridgelines, slopes and open spaces and to provide a transition zone between the Marin County Agricultural Preserve lands and the village core. In these areas, maximum residential densities range from one unit per two acres through one unit per 20 acres. The maximum floor area to lot area ratio (“FAR”) should not exceed 0.30 for residential development.



**Policy CD-3.5 Clustering Development in C-ARP, C-RSP, and C-CP Zoning Districts.** Design standards for C-ARP, C-RSP, and C-CP zoning districts require development to be clustered in the most accessible, least visually prominent, and most geologically stable portion or portions of a site. Clustering development in the least visually prominent portion or portions of a site is especially important on open grassy hillsides such as those surrounding the village. In these areas, the prominence of construction shall be minimized by placing buildings so that they would be screened by existing vegetation, rock outcroppings or depressions in the topography. In areas where usable agricultural lands exists, residential development shall be clustered so as to minimize disruption of existing or possible future agricultural uses.

**Policy CD-3.6 Standards for Second Units.** The Countywide Second Unit Ordinance permits second units in the Planning Area on all land zoned C-RSP or on land zoned C-ARP where the maximum permitted residential density is either one unit per two acres or one unit per five acres. Second units require Use Permit and Design Review approval pursuant to Chapters 22.82 and 22.98 of Marin County Code. Approval of a Second Unit Use Permit shall be evaluated against the specific findings for approval listed in the countywide second unit ordinance (Appendix I). In addition, second units require Coastal Permit approval pursuant to Chapters 22.56 and 22.57 of Marin County Code.

#### 4. Historic Resource Preservation

Tomales has a rare asset, both for the permanent community and for potential visitors, in the historic, architectural quality of many of its buildings and in their combined visual effect. This asset, along with the setting of the village in the rolling countryside, give the community its unusual and attractive quality. According to the *Tomales Historic Resource Survey* issued by the North Marin Water District in 1976, “[Tomales] is now the only community in Marin County and along the [former] North Pacific Coast Railroad that has retained its general integrity as a turn of the century rural community.” The Survey identifies a number of buildings of historical and architectural significance.

The Church of Our Lady of the Assumption, the Presbyterian Church, and Diekman's store are of particular interest, as are a number of houses clustered along Highway 1 and others scattered throughout the community. The Church of Our Lady of the Assumption, the Presbyterian Church and the Town Hall have been placed on the National Register of Historic Places.

The Water District Survey summarizes the visual quality of the older buildings by stating that “The architectural fabric of Tomales is non-pretentious and reflects examples of rural-type, single-story Queen Anne cottages, Greek revival cottages and farmhouses, shingle style cottages, and some turn of the century bungalows. Most of the buildings are constructed of shiplap, smooth horizontal boards, clapboard, shingles and some stucco.”

Appendix D contains photographs that provide just a few examples of the many buildings within Tomales which are historically and architecturally significant. The overall purpose of the

photographs is to create an awareness for early architectural styles of Tomales and to demonstrate the simple, attractive and historic quality of the architecture.

Conservation of the visual character of Tomales village and its significant components should be given high priority in the County's development policy for the community. This should be accomplished both through preservation of existing buildings and implementation of specific design criteria for alterations, additions and new construction.

The Local Coastal Program designates specific areas within the Coastal Zone as "Historic Resource Areas." Boundaries for Historic Resource Areas were selected to include groups of unique and architecturally significant structures that are visually accessible to both local residents and visitors. The Tomales Historic Resource Area is mapped in Appendix C.

Policies of the Local Coastal Program provide that all structures in the Coastal Zone built prior to 1930 will be reviewed through the Coastal Permit process before being altered or demolished, unless a project is specifically exempted. In addition to the Coastal Permit process, new structures on properties zoned C-VCR or new structures and alterations or additions to structures on properties zoned C-ARP, C-RSP and C-CP will also be reviewed through the Design Review process.

All Coastal Permit and/or Design Review applications will be reviewed by the Tomales Design Review Board. Projects located within the boundary of the Tomales Historic Resource Area and projects involving pre-1930 structures will be reviewed in accordance with the "Design Guidelines for Construction in Historic Areas and for Pre-1930's Structures" and the "Historic Review Checklist" as described in Appendix D.

Overall, historic resource preservation measures should: (1) guide new development to be compatible with architecturally significant resources, without imposing a false, imitative style contrary to contemporary building technology or practices; and (2) protect existing resources from destruction or aesthetically undesirable alterations.

a. Historic Resource Preservation Objective and Policies

**OBJECTIVE CD-4.0.** TO CONSERVE AND PROTECT THE UNIQUE VISUAL CHARACTER OF TOMALES AS A TRADITIONAL COASTAL VILLAGE WITH SIGNIFICANT HISTORICAL AND ARCHITECTURAL RESOURCES THROUGH PRESERVATION OF EXISTING STRUCTURES AND IMPLEMENTATION OF SPECIFIC DESIGN CRITERIA FOR ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION.

**Policy CD-4.1**     **New Construction.** All new construction within the boundary of the Tomales Historic Resource Area (Appendix C) shall conform in scale, design, materials and texture with the surrounding community character.

**Policy CD-4.2**     **Alterations and Additions to Pre-1930 Structures.** Any alteration or addition to a structure built prior to 1930 requires Coastal Permit approval pursuant to Chapters 22.56 and 22.57 of Marin County Code, provided that such alteration or addition requires a building permit. Maintenance or repair to restore a structure to its original architectural character shall be exempt from Coastal Permit approval. Any alteration

or addition to a pre-1930 structure shall retain the scale and original architectural features of the structure, especially for the front facade.

**Policy CD-4.3 Demolition of Pre-1930 Structures.** Demolition of a residential, commercial or other principal structure built prior to 1930 requires Coastal Permit approval pursuant to Chapters 22.56 and 22.57 of Marin County Code. Demolition of a pre-1930 secondary or agricultural structure may be exempted from Coastal Permit approval if it is found that such structure is not a significant historic resource. Approval for demolition of a pre-1930 structure may be delayed for a period not to exceed six months. During this period, the property owner or local historic group or society may attempt to find a purchaser or alternate location for the structure. This six-month period may be waived by the Community Development Agency Director or appropriate hearing body if it is found that such structure is not a significant historic resource.

**Policy CD-4.4 Historical and Architectural Resource Preservation Design Criteria.** All Coastal Permit and/or Design Review applications for projects located within the boundary of the Tomales Historic Resource Area (Appendix C), and for projects involving pre-1930 structures, shall be reviewed in accordance with the “Design Guidelines for Construction in Historic Areas and for Pre-1930’s Structures” and the “Historic Review Checklist” in Appendix D. These historic preservation design criteria should: (1) guide new development to be compatible with architecturally significant resources, without imposing a false, imitative style contrary to contemporary building technology or practices; and (2) protect existing resources from destruction or aesthetically undesirable alterations.

**Policy CD-4.5 Register of Architecturally Significant Structures.** The County should compile a register of architecturally significant structures in Tomales, using the *Tomales Historic Resource Survey* (North Marin Water District, 1976) and the *Marin County Local Coastal Program Historic Study* (Marin County, 1981) as guides. The register, which would identify structures subject to the historic preservation policies of the Community Plan, should not only focus on individual structures but also on areas where concentrations of structures maintain a strong visual, historic character.

## **B. TRANSPORTATION**

State Highway 1, Dillon Beach Road and Tomales-Petaluma Road are each two lanes (i.e., one lane in each direction) and are projected to remain so under State and County transportation policies. The design capacity of each of the three roadways is about 10,000 vehicles per day, with the actual annual Average Daily Traffic (“ADT”) now amounting to only a fraction of that capacity. According to State Department of Transportation records, peak month ADT counts in 1994 on Highway 1 were 2,650 at the Tomales-Petaluma Road intersection and 3,650 at the Dillon Beach Road intersection. According to Marin County Department of Public Works records, summer ADT counts in 1987 were 1,207 for Dillon Beach Road and 1,778 for Tomales-Petaluma Road.

Within the village itself, the County assumes maintenance responsibility for certain designated streets, including: (1) First Street, from Carrie Street to Highway 1; (2) First Street, from Highway 1 to John Street; (3) John Street, from First Street to point about 250 feet south of First Street; (4) Second Street, from Highway 1 to a point about 100 feet west of Carrie Street; (4) Valley Street, from First Street to a point about 250 feet north of Second Street; (5) Carrie Street, between First and Second Streets; and (6) Church Street, from First Street to a point about 400 feet south. The County accepts no responsibility for the maintenance of other local streets in the village, where potholes and mud sometimes cause inconveniences to local residents. Maintenance of these streets is the responsibility of abutting, private property owners. All local streets are two lanes in width or less and without curbs, gutters and sidewalks.

Policies of the Local Coastal Program and Countywide Plan limit transportation improvements to projects that enhance safety but do not increase the capacity of the road network. Specifically, the County should maintain the rural character of all roads in West Marin as two-lane routes with improvements limited to those that enhance safety only, such as left-turn pockets or turnouts. Projects will not be undertaken to increase traffic capacity.

The Countywide Plan calls for improving bicycle and pedestrian access throughout the County because public trails fulfill an important open space need for both residents and visitors. The proposed trails system links environmentally important areas of the county, such as coastal areas and established recreational and open space areas, with developed areas. The Countywide Plan Trails Element Map D-3 (Appendix E) designates proposed paved paths along Highway 1 and Dillon Beach Road. Paved paths are multi-use trails for bicyclists, joggers and pedestrians. These trails may be located along improved road shoulders or may be located off-road as a separate trail where terrain necessitates relocation and an easement can be secured. At the present time, the biking and pedestrian trail potential of the Tomales area has not been developed.

1. Transportation Objective and Policies

**OBJECTIVE TR-1.0.** TO LIMIT TRANSPORTATION IMPROVEMENTS TO PROJECTS THAT MAINTAIN THE RURAL, SCENIC CHARACTER OF PLANNING AREA ROADWAYS, ENHANCE SAFETY BUT DO NOT INCREASE THE CAPACITY OF THE ROAD NETWORK, AND IMPROVE PEDESTRIAN AND BICYCLE ACCESS.

**Policy TR-1.1** **Maintain Rural Character of Roadways.** Roadway improvements should be limited to projects that enhance safety only and do not increase the capacity of the road network. Specifically, all roads in the Planning Area, including State Highway 1, should retain their rural, scenic character with a two lane width or less and without curbs, gutters and sidewalks. The only area to be considered for sidewalks and similar “urban” roadway improvements should be the commercial core of the community, with such improvements conforming with any renovation plans to be developed for the area. Projects should not be undertaken to increase traffic capacity. Permitted roadway projects should be limited to: slope stabilization, drainage control, and minor safety improvements; expansion of shoulder paving to accommodate bicyclist, joggers and pedestrians; creation of vista and slower traffic turn-outs; and improvements to accommodate public transit.

**Policy TR-1.2** **Provide Bicycle and Pedestrian Access.** Bicycle and pedestrian access should be provided through the Planning Area as designated by the Countywide Plan Trails Element Map D-3 (Appendix E). Map D-3 designates

proposed paved paths along Highway 1 and Dillon Beach Road. Paved paths are multi-use trails for bicyclists, joggers and pedestrians. These trails may be located along improved road shoulders or may be located off-road as a separate trail where terrain necessitates relocation and an easement can be secured.

## **C. PUBLIC FACILITIES AND SERVICES**

### **1. Sewer Service and On-site Wastewater Disposal**

Prior to 1977, the community had a problem of polluted groundwater resulting from the leaching of sewage into groundwater sources. This pollution problem slowed or halted residential and commercial development in the community. However, the opening of the sewer collection and treatment system in 1977, which is operated by the North Marin Water District (“NMWD”), appears to have significantly reduced this pollution problem.

The sewer system is designed to handle wastewater from existing residences, commercial establishments, and school facilities. Based on 1993 data, NMWD reports that there were a total of 88 service connections to the sewer system generating an average daily wastewater flow of 19,842 gallons per day. Requirements for operation of the system established by the California Regional Water Quality Control Board limit the system capacity to 38,000 gallons per day. When consideration is given to the additional wastewater generated by the connected commercial enterprises and school facilities, 88 connections translate into approximately 149 “equivalent” residential units that generate approximately 121 gallons of wastewater per unit per day. Based on the remaining capacity of the system, NMWD estimates that the system can serve an additional 152 equivalent units for a total of 301 equivalent units at buildout. In other words, the system is currently operating at about one-half its capacity.

The design of the collection system, although far in excess of the existing treatment plant capacity, employs minimum diameter sewer lines as needed for cleaning and maintenance equipment. The treatment plant is located northwest of the intersection of Tomales-Petaluma Road and Irvin Road. The treated wastewater is piped from the treatment plant and reused for irrigation of landscaping and playing fields on the adjacent school campuses, with the surplus carried to ponds located south of the hills on the south side of Tomales-Petaluma Road. Surplus pond water is used to irrigate adjacent pasture lands.

Smaller lot residential and/or commercial areas in the village all lie either within the existing sewer service area or immediately adjacent to it. The sewer service area is presently developed with 83 residential units. Based on policies of the Community Plan, it is estimated that the total number of residential units within the ultimate sewer service area could approximately double to 172 at buildout, which is an extremely high estimate that assumes an adequate supply of potable water would be available. Including future non-residential sewer connections, 172 units translate into approximately 290 to 300 equivalent units at buildout. Therefore, with a buildout sewer system capacity of 301 equivalent units estimated by NMWD, it appears that the sewer system may have adequate capacity to accommodate buildout sewage flows.

Peripheral areas zoned for low-density residential and agricultural development would continue to utilize private septic systems for on-site wastewater disposal. The peripheral areas outside the sewer service area are presently developed with 8 residential units. Based on policies of the Community Plan, it is estimated that the total number of residential units in the peripheral areas could increase to 21 at buildout, assuming that an adequate supply of potable water and on-site

sewage disposal capacity would be available. The NMWD has expressed the desirability of extending sewer service to these low-density peripheral areas for protection against groundwater pollution. Such extension, however, would also increase pressure for higher residential density zoning, with related problems of water supply and alteration of the existing village environment.

a. Sewer Service and On-site Wastewater Disposal Objective and Policies

**OBJECTIVE PF-1.0.** TO LIMIT EXPANSION OF NMWD'S SEWER SERVICE AREA TO THOSE PROPERTIES ALREADY WITHIN THE SERVICE AREA AND THOSE PROPERTIES ZONED FOR HIGHER DENSITY DEVELOPMENT IMMEDIATELY ADJACENT TO THE SERVICE AREA AND TO REQUIRE PRIVATE, ON-SITE SEPTIC SYSTEMS OUTSIDE THE SERVICE AREA TO CONFORM WITH APPLICABLE STATE GUIDELINES AND COUNTY CODES.

**Policy PF-1.1**      **Limit Expansion of the NMWD's Sewer Service Area.** No major boundary expansion of the North Marin Water District's sewer service area should be permitted into peripheral, low-density residential and agricultural lands that would increase the development potential of those lands and would increase future pressure for changes in land use policies. The boundaries of the ultimate sewer service area should correlate with the C-VCR, C-CP and C-RSP zoning district boundaries, as shown on the Tomales Community Plan Zoning and Land Use Map (Appendix B), with exception to those lower density C-ARP properties already in the service area such as those owned by the Shoreline Unified School District. The existing, NMWD sewer service area boundary is mapped in Appendix F of the Community Plan.

**Policy PF-1.2**      **Utilize Septic Systems Outside the NMWD Service Area.** Private, on-site septic systems for wastewater disposal should be utilized in the peripheral, low-density residential and agricultural areas.

**Policy PF-1.3**      **Protect Against Groundwater Pollution.** In order to protect against groundwater pollution, all septic systems shall conform with the "Minimum Guidelines for the Control of Individual Wastewater Treatment and Disposal Systems" adopted by the Regional Water Quality Control Board or Marin County Code Chapter 18.06, whichever is more stringent.

**Policy PF-1.4**      **Coastal Permit Approval Required for Septic Systems.** The expansion or construction of a septic system requires Coastal Permit approval pursuant to Chapters 22.56 and 22.57 of Marin County Code.

2. Potable Water Supply

Potable water for Tomales is provided by private, individual wells tapped into local groundwater sources. As mentioned earlier, past pollution problems related to the leaching of sewage into groundwater sources appears to have been significantly reduced with the opening of the sewer collection and treatment system in 1977 by the North Marin Water District.

There are no area-wide estimates of groundwater availability. At the present time, on-site water sources are required to be proved before new development can take place, but there is little knowledge of the area's groundwater characteristics or the long-range capacity for population growth depending on local water sources.

There are three potential new sources of water: (1) deep wells and springs, (2) Walker Creek, and (3) Stemple Creek. Walker Creek is approximately one mile south of the Planning Area, while Stemple Creek is approximately one mile north. Importing water from these two distant sources would be economically infeasible for a community as small as Tomales. General estimates of water potential from these sources would require a study of moderate scale, while a comprehensive study would be a larger undertaking. In the absence of such information, long-range plans for development in Tomales are based on the historical precedent that there was apparently sufficient local water available to serve larger populations in the past (about 300 people in the late 1800's), but it should be noted that this is not really an adequate information base because per capita water use may be higher today and historical data is not very specific.

a. Potable Water Supply Objective and Policies

**OBJECTIVE PF-2.0.** TO PROTECT THE QUALITY AND QUANTITY OF THE COMMUNITY POTABLE GROUNDWATER SUPPLY.

**Policy PF-2.1 Coastal Permit Approval Required for Water Wells.** The expansion or construction of a water well requires Coastal Permit approval pursuant to Chapters 22.56 and 22.57 of Marin County Code. Approval of a Coastal Permit for any well shall be subject to a finding that the well would not have an adverse impact on coastal resources, including groundwater supplies, aquifers, and streams.

**Policy PF-2.2 Individual Water Well Standards for New Development.** New development shall not be approved until a determination that an adequate quality and quantity of potable water would be available for the proposed use. Deep wells -- typically greater than 100 feet deep -- may be necessary. Availability of water supply for new development should be demonstrated by a qualified professional engineer based on adequate field testing. A sustained water well yield of at least one gallon per minute per residential unit shall be demonstrated. Higher yields may be required for fire protection service, as recommended by the Marin County Fire Protection Department. Lastly, wells shall be at least 100 feet from all property lines, unless a finding can be made that no development constraints would be placed on neighboring properties.

**Policy PF-2.3 Utilize Water-saving Devices.** All new development shall utilize low-flow water fixtures and other water-saving devices.

**Policy PF-2.4 Recommended Groundwater Supply Study.** The County, California Coastal Commission, and/or North Marin Water District authorities should consider conducting a Planning Area water study to determine the extent of the local groundwater supply and to develop recommendations to be used in conjunction with long-range planning for the area.

### 3. Emergency Services

#### *Fire Protection Services*

Adequate fire protection service is of particular importance to the Tomales community. Major fires have occurred in the village on at least three occasions: the first time in 1877, the second in the mid-1890's, and the third and most disastrous time in 1920. An important question is whether available facilities and water supplies are adequate for meeting another catastrophic fire situation.

The Planning Area is served by the Marin County Fire Department. The existing fire station on Dillon Beach Road has a crew of two to five firefighters, depending on the season, and three fire engines, including a 1,250-gallon per minute pumper, a 500-gallon per minute pumper, and a 1,500-gallon water tender with a 500-gallon per minute pumper. In addition, there is an active volunteer force in Tomales of eight or nine individuals. Therefore, the most important issue is not one of response time from the station, equipment, and firefighters, but rather of available water supply.

Emergency water supplies are available and accessible at various locations around the village, including two storage tanks with a total capacity of 13,000 gallons, a 60,000-gallon tank at the high school, and numerous private tanks ranging in size from 3,000 to 7,000 gallons. The Marin County Fire Department is currently implementing plans for another storage tank in the Planning Area with a capacity of 67,000 gallons. When this new tank and its related water distribution facilities (water lines, fire hydrants, etc.) are constructed, emergency water supply storage capacity and distribution should be adequate to handle a fire for most structures in Tomales. It is not clear, however, to what extent the water supply could be utilized by the equipment and firefighters that would be necessary in a catastrophic situation.

#### *Emergency Medical Services*

Tomales is served by emergency medical services in both Marin and Sonoma County. When a medical emergency occurs in Tomales, "9-1-1" first dispatches the closest fire unit. The fire unit may come from Tomales or Petaluma. Marin County fire personnel are trained as Emergency Medical Technicians, and Petaluma fire personnel are trained as paramedics. If additional help is needed, the paramedic unit stationed at the fire station in Pt. Reyes Station is available, as well as units from the U.S. Coast Guard Training Center at Two Rock.

Medical helicopters are also available, such as Redwood Empire Helicopter which maintains a helicopter staffed by paramedics that is stationed at Sonoma County Airport. Patients transported by helicopter are generally taken to medical facilities in Sonoma County because there are no hospitals in Marin County that currently maintain a helipad.

#### *Police Protection*

Police services to Tomales are provided by the Marin County Sheriff's Department from the West Marin Substation in Point Reyes Station. The California Highway Patrol also routinely patrols Highway 1 and the county roads in the area. Additional mutual aid is provided as necessary by the Sonoma County Sheriff's Department.

#### a. Emergency Services Objective and Policies



**OBJECTIVE PF-3.0.** TO ENSURE THAT ADEQUATE EMERGENCY SERVICES ARE AVAILABLE FOR THE COMMUNITY OF TOMALES.

**Policy PF-3.1**      **Develop an Adequate Emergency Water Supply.** An adequate water supply for emergency fire situations should be developed. The Marin County Fire Department should develop a response plan that would permit immediate and efficient utilization of all available supplies of water for fire fighting purposes. If deficiencies in water supply and distribution are identified, the plan should include recommendations to correct any deficiencies.

**Policy PF-3.2**      **Incorporate Fire Protection Measures into Development Projects.** All development applications should be reviewed by the Marin County Fire Department so that necessary fire protection measures, including but not limited to water storage facilities, sprinkler systems, and fire hydrants, are incorporated into a project where required.

**Policy PF-3.3 Maintain Contracts and/or Mutual Aid Agreements for Emergency Services.** The County should continue to maintain contracts and/or mutual aid agreements with other emergency service providers, including fire protection and emergency medical services, that serve Northwest Marin.

4. School Facilities

Tomales is located within the Shoreline Unified School District. The District serves the communities from Olema to Bodega Bay, including Inverness, Point Reyes Station, Marshall, Tomales, and Dillon Beach. The Tomales Elementary School (K-8) serves an area extending north from Marshall, while the Tomales High School (9-12) serves the entire district. Tomales Elementary has a student capacity of 250, while Tomales High has a capacity of 260. Currently, the elementary school maintains a student enrollment at 100% of capacity, while the high school maintains an enrollment at about 97% of capacity.

According to District administration, the District's facilities should be able to accommodate any increase in the number of students projected for Tomales, who will continue to form only a small portion of the students generated throughout the district's jurisdiction. If an unanticipated capacity problem arises, the District has the ability to redistribute the student population to other facilities within the District that contain excess capacity.

a. School Facilities Objective and Policy

**OBJECTIVE PF-4.0.** TO ENSURE THAT THE STUDENTS OF TOMALES CONTINUE TO BE PROVIDED A QUALITY PUBLIC EDUCATION.

**Policy PF-4.1 Provide a Quality Public Education to Tomales Students.** The Shoreline Unified School District elementary and high school facilities should be maintained in Tomales with adequate enrollment capacity so that Tomales students continue to be provided with a quality public education within their own community.

**D. RECREATIONAL, EDUCATIONAL, AND CULTURAL FACILITIES**

At the present time, facilities for recreational, educational, and cultural purposes are provided in the community by the schools, town hall, community park and two churches.

School recreational grounds and gymnasiums could be open for general public use during afternoons and weekends with certain operational exceptions. The schools do not have a swimming pool.

Tomales Town Hall is a non-profit organization under the administration of a board of directors. The town hall is used for local meetings and is also available for private rental. The board handles the financial matters of the hall, usually being dependent on volunteer labor and money-raising events for operating and maintenance revenue.

The future use of the old high school facility on the west side of Highway 1 is an important planning issue to the community. This property is still owned and used by the Shoreline Unified School District. Presently, the property contains a continuation high school facility and the school transportation department, including a school bus garage, bus parking area and offices. Several buildings, such as the

gymnasium and industrial arts building, are in a state of disrepair and are only being used for storage. The school district does not intend to sell this property but has expressed an interest in leasing some buildings to tenants that would be responsible for upgrading available buildings. For example, the Tomales Regional History Center, Inc., a non-profit organization, is currently implementing plans to lease, repair and remodel the auditorium building and establish a community history museum where archival material from the region would be stored and displayed for public viewing. The available buildings, though mostly in a state of disrepair, represent an extraordinary opportunity for developing a regional center for recreational, educational, and cultural uses, such as the community history museum. If the buildings on this 5.85-acre property are razed, it may be financially impossible for prospective tenants to build new buildings with similar potential for public use. Ideally, these buildings, with necessary renovations and alterations, could accommodate important regional recreational, educational, and cultural uses, most of which could have potential for earning revenue. Accordingly, the Community Plan recommends the creation of a formal citizens group with area-wide representation to carry out a feasibility study for potential regional uses of the old high school site. The Community Plan strongly supports regional recreational, educational, and/or cultural uses, such as the Tomales Regional History Center, of the former high school site. Implementation of those potential regional uses identified as desirable uses in any feasibility study would be given highest priority.

1. Recreational, Educational, and Cultural Facilities Objective and Policies

**OBJECTIVE PF-5.0.** TO ENHANCE COMMUNITY RECREATIONAL OPPORTUNITIES AND TO STUDY AND SUPPORT THE DEVELOPMENT OF REGIONAL RECREATIONAL, EDUCATIONAL AND CULTURAL USES OF THE FORMER HIGH SCHOOL SITE.

**Policy PF-5.1** **Enhance Community Recreational Opportunities.** Subject to approval by the Shoreline Unified School District, the elementary and high school recreational facilities, including the gymnasiums and ball fields, should be made available to the community of Tomales for organized, recreational purposes during non-school hours.

**Policy PF-5.2** **Feasibility Study for Potential Regional Uses of the Former High School Site.** A formal citizens group with area-wide representation should be created to carry out a feasibility study, in cooperation with the Shoreline Unified School District, for potential regional uses of the former high school site, currently identified as Assessor's Parcel Numbers 102-080-04, -05, -06 and -07. Recommended steps for the feasibility study are described in Appendix G.

**Policy PF-5.3** **Support Potential Regional Uses of the Former High School Site.** The available buildings at the former high school site, currently identified as Assessor's Parcel Number 102-080-04, -05, -06 and -07, should be utilized for regional recreational, educational, and/or cultural uses, such as the Tomales Regional History Center. Those potential regional uses identified as desirable uses in the feasibility study recommended in Policy PF-5.2 should be given highest priority.

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# APPENDICES

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## APPENDIX A

### BIBLIOGRAPHY

1. *Tomales Community Plan*, Marin County Comprehensive Planning Department, September 19, 1977
2. *Marin County Local Coastal Program Unit 2*, Marin County Comprehensive Planning Department, December 9, 1980 (certified by the California Coastal Commission April 1, 1981 and amended periodically thereafter)
3. *Marin County Local Coastal Program Historic Study*, Marin County Community Comprehensive Planning Department, November 1981
4. *The Marin Countywide Plan*, Marin County Community Development Agency -- Planning Division, adopted January 18, 1994
5. "1994 Traffic Volumes on California State Highways", State Department of Transportation (Caltrans)
6. "Marin County Numerical and Alphabetical Road List 1994-1995, County-maintained Road System", Marin County Department of Public Works -- Traffic Division
7. *Tomales Historic Resource Survey*, North Marin County Water District, 1976

### LIST OF INDIVIDUALS CONSULTED

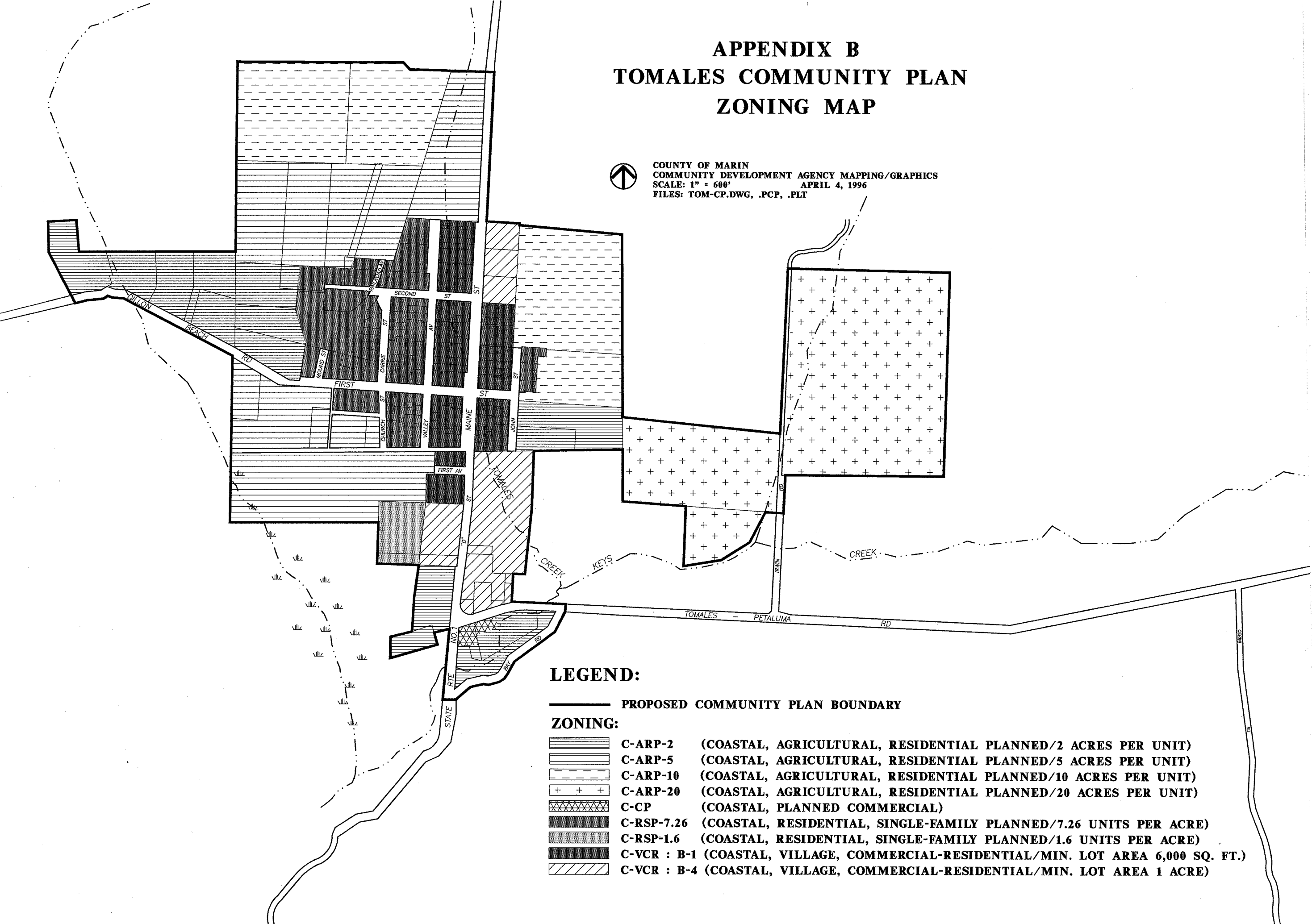
1. Chris DeGabriele, Chief Engineer, North Marin Water District
2. Will Corbett, Fire Apparatus Engineer, Marin County Fire Department, Tomales Substation
3. Sherry Fuzesy, Water Specialist, Marin County Community Development Agency -- Environmental Health Services
4. Laura Bartnowski, Director of Business Services, Shoreline Unified School District
5. Art Brook, Marin County Department of Public Works, Traffic
6. Rich Lopez, Senior Fire Captain, Marin County Fire Department, Tomales Substation
7. Brian Blease, Water Specialist, Marin County Community Development Agency -- Environmental Health Services

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# APPENDIX B TOMALES COMMUNITY PLAN ZONING MAP



COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS  
SCALE: 1" = 600' APRIL 4, 1996  
FILES: TOM-CP.DWG, .PCP, .PLT



## LEGEND:

—— PROPOSED COMMUNITY PLAN BOUNDARY

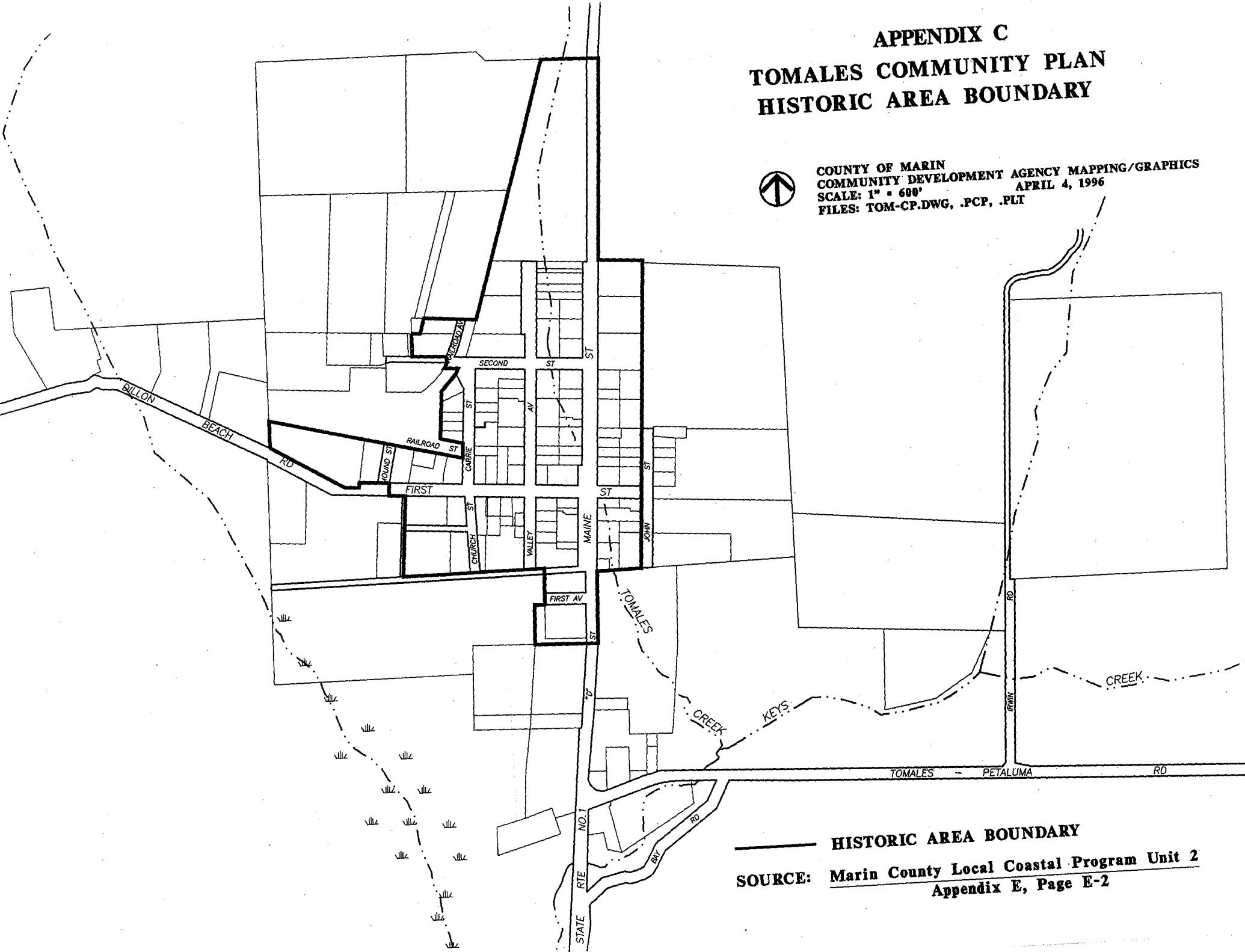
### ZONING:

- |  |             |                                                                        |
|--|-------------|------------------------------------------------------------------------|
|  | C-ARP-2     | (COASTAL, AGRICULTURAL, RESIDENTIAL PLANNED/2 ACRES PER UNIT)          |
|  | C-ARP-5     | (COASTAL, AGRICULTURAL, RESIDENTIAL PLANNED/5 ACRES PER UNIT)          |
|  | C-ARP-10    | (COASTAL, AGRICULTURAL, RESIDENTIAL PLANNED/10 ACRES PER UNIT)         |
|  | C-ARP-20    | (COASTAL, AGRICULTURAL, RESIDENTIAL PLANNED/20 ACRES PER UNIT)         |
|  | C-CP        | (COASTAL, PLANNED COMMERCIAL)                                          |
|  | C-RSP-7.26  | (COASTAL, RESIDENTIAL, SINGLE-FAMILY PLANNED/7.26 UNITS PER ACRE)      |
|  | C-RSP-1.6   | (COASTAL, RESIDENTIAL, SINGLE-FAMILY PLANNED/1.6 UNITS PER ACRE)       |
|  | C-VCR : B-1 | (COASTAL, VILLAGE, COMMERCIAL-RESIDENTIAL/MIN. LOT AREA 6,000 SQ. FT.) |
|  | C-VCR : B-4 | (COASTAL, VILLAGE, COMMERCIAL-RESIDENTIAL/MIN. LOT AREA 1 ACRE)        |

# APPENDIX C TOMALES COMMUNITY PLAN HISTORIC AREA BOUNDARY



COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS  
SCALE: 1" = 600'  
APRIL 4, 1996  
FILES: TOM-CP.DWG, .PCP, .PLT



**HISTORIC AREA BOUNDARY**  
**SOURCE: Marin County Local Coastal Program Unit 2**  
**Appendix E, Page E-2**



## APPENDIX D

### DESIGN GUIDELINES FOR CONSTRUCTION IN HISTORIC AREAS AND FOR PRE-1930'S STRUCTURES

Technology has quickened the pace of change and introduced a great variety of building materials and construction methods. Since personal tastes and social attitudes often govern today's choice of materials and methods, design review has been introduced to guarantee carefully executed design solutions.

The landscape and buildings of a healthy community exhibit continuity of a community's past and present. In recognition of this concept, a properly instituted design review program aims to ensure guided freedom for future growth in historic areas. Design review will vary according to conditions in particular communities, but it should ensure that new buildings conform in scale, proportion and texture to existing community form.

The design principles and standards below are intended to ensure maximum compatibility of remodeling and new construction with older buildings in historic areas.

#### Repetition of Roof Shape

Similarity of roof shapes is often the most important means for achieving continuity in design between new and old buildings in historic areas. Roofs are an important factor in the overall design of a building to help relate items such as height and scale to those adjacent structures.

#### Consistent Building Height

New buildings should be constructed to a height within a reasonable average height of existing adjacent buildings.

#### Directional Expression of Front Elevations

Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to a building's facade. If buildings in historic areas have predominantly vertical expressions, then new buildings should also have vertical expressions. Nineteenth century buildings tend to be vertical, while 20th century buildings often have a horizontal emphasis.

### Placement of New Additions to Historic Buildings

The most important facade of any building is generally the frontal facade. This is particularly true when viewing a streetscape. The front elevation, and the side elevation on a corner building, should not have additions added that would destroy a building's historic character.

#### Good Example

Focal points facades of Olema Inn

Additions made to the Olema Inn left the focal point facades intact.

#### Bad Examples

Greek Revival school house with addition on the front facade destroys the focal point view.

Italianate commercial structure with  
front facade addition

### Building Setback

Building setback is an important consideration in harmonizing new with old in rural historic areas.

## Preserve or Replicate Historic Details

Original: Sympathetic treatment of stairway railing

Remodeled: Unsympathetic treatment of stairway railing

Original: Precise wooden details around windows, doors, cornice line, building edges, horizontal lap siding

Remodeled: Stucco facade destroys integrity of historic structure.

### Relationship of Textures

The texture of a building is an important factor in the overall appearance of a neighborhood. The predominant texture may be smooth (stucco), rough (brick with tooled joints), horizontal wood siding, or other textures. Whatever texture is used, its appearance must be considered in relation to the neighborhood to ensure a compatible blending with other styles.

The front facade of the Greek Revival commercial building (in foreground to the left) has been “modernized” with the addition of wood shingles or brick. These exterior coverings are not appropriate

for Greek Revival. Its next-door neighbor (smaller building to the right) retains the Greek Revival feeling with the original horizontal siding.

### Repetition of Details

Repetition of details, such as choice of exterior building materials, proportions of windows and doors, gingerbread porch posts and trim, window and door moldings, cornices, lintels, and arches, is extremely important in ensuring compatible appearance in new construction in historic areas.

There has been a general misunderstanding about 19th century styles because of the weather-beaten appearance of many vintage buildings. Greek Revival, Queen Anne, Italianate, and Stick architectural styles are precise in their detailing and consistency of proportions. There is a great difference between these precise, albeit weathered, architectural statements, and contemporary efforts to create vintage-style buildings by constructing badly proportioned, indistinctive, rough-shod buildings of rough-sawn plywood or board and batten style.

### Relationship of Colors

The proper application of a color scheme to a building or a series of buildings can highlight important features and increase their overall appearance. Accent or blending colors on building details is also desirable in creating compatibility with neighboring structures.

Use of exterior color is of particular importance in the case of a wood frame house where the combination of wall and trim colors usually decides its basic character.

A good color scheme should be neighborly as well as effective in itself, so that both the house and the environment benefit.

### Relationship of Landscaping and Physical Features

Landscaping should be placed to emphasize design and should enhance a structure rather than detracting from it or obscuring it. Physical features such as picket fences, building facades, beaches, lamp posts, and signs or combinations of these features provide continuity and cohesiveness to a neighborhood.

Efforts to achieve continuity should not be so restrictive that they force mere imitation. However, the design of new buildings in and adjacent to historic areas, and new additions to old buildings must be carefully executed to achieve harmony between old and new. The challenge, particularly in special

design districts, is to create contemporary buildings whose flavor and scale compliments, rather than imitates, the pre-determined images of the historic setting.

### Signs and Street Furniture

Commercial signs are an effective tool for enhancing historic quality and can be designed to harmonize with the structure. All too often, oversized or modernistic signs are used that detract from the overall charm. For this reason, strict design review for signs is recommended.

Similarly, street furniture (benches, light fixtures and litter containers) should be designed to embellish the historic grace and conform to existing architectural styles. Ingenuity may be required, but these details can provide cohesion and grace.

## HISTORIC REVIEW CHECKLIST

The Historic Review Checklist has been established to provide an initial determination of compatibility of new construction, alterations and additions in historic areas or for individual pre-1930 structures outside the boundaries of historic areas. This checklist should apply to all types of structures, including accessory buildings. Signs and street furniture should be compatible with the historic character of the community.

Please check the appropriate box in applicable categories.

YES      NO      CATEGORIES

### A. NEW CONSTRUCTION

- |       |       |                                                                                                                                                        |
|-------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 1. Is the roof shape similar to adjacent structures?                                                                                                   |
| _____ | _____ | 2. Is the building height consistent with surrounding structures?                                                                                      |
| _____ | _____ | 3. Do the front facades give similar directional expressions (vertical or horizontal)?                                                                 |
| _____ | _____ | 4. Are building setbacks similar to adjacent structures?                                                                                               |
| _____ | _____ | 5. Will new landscape features (including parks, gardens, fencing, benches, walkways and signs), be compatible with the character of the neighborhood? |
| _____ | _____ | 6. Is the design compatible in scale, design, materials and texture with surrounding structures?                                                       |
| _____ | _____ | 7. Will a contemporary design that is compatible with the mood and character of the surrounding neighborhood be used?                                  |
| _____ | _____ | 8. Will mechanical equipment such as air conditioners, skylights, satellite dishes and television antennas be placed in inconspicuous locations?       |

### B. ALTERATIONS AND ADDITIONS

- |       |       |                                                                                                                                                                 |
|-------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 1. Does the project preserve distinguishing original qualities or character of the structure or site and its environment?                                       |
| _____ | _____ | 2. Does the project retain or preserve any previous modifications that evidence the history and development of the structure or site?                           |
| _____ | _____ | 3. Does the project retain or preserve distinctive stylistic features or examples of skilled craftsmanship which characterize the building's structure or site? |

YES      NO      CATEGORIES

- |       |       |                                                                                                          |
|-------|-------|----------------------------------------------------------------------------------------------------------|
| _____ | _____ | 4. Has every reasonable effort been made to provide a compatible use for the property in this community? |
|-------|-------|----------------------------------------------------------------------------------------------------------|

\_\_\_ \_\_\_ 5. Does the project give consideration to harmonizing street furniture and signs?

**C. ALTERATIONS AND ADDITIONS, RESTORATION**

\_\_\_ \_\_\_ 1. Has the applicant applied for designation of a historic structure?

\_\_\_ \_\_\_ 2. Does the State Historic Building Code apply?

\_\_\_ \_\_\_ 3. Will the project retain the front of the building to preserve the architectural and historic character of the building?

\_\_\_ \_\_\_ 4. Will the project retain distinctive features such as the size, scale, mass and building materials, including roofs, porches and stairways that give the community its character?

\_\_\_ \_\_\_ 5. Will the project retain landscape features (including parks, gardens, fencing, benches, signs, walkways) that reflect the structure's development and history?

\_\_\_ \_\_\_ 6. Will the project place new additions without destroying focal point views?

\_\_\_ \_\_\_ 7. Will the project preserve or duplicate original details (such as cornices, brackets, windows, doors, shutters, siding, railing) of architectural significance?

\_\_\_ \_\_\_ 8. Will the project repair or stabilize weakened structural members and systems?

\_\_\_ \_\_\_ 9. Will the project retain original materials where possible?

\_\_\_ \_\_\_ 10. Will the project preserve the original roof shape and material?

\_\_\_ \_\_\_ 11. Will the project retain or replace, where necessary, architectural features in the roof such as dormer windows, chimneys, cornices and brackets?

\_\_\_ \_\_\_ 12. Will the project improve the thermal performance of the building through weather-stripping without damaging window and door frames?

\_\_\_ \_\_\_ 13. Will the project improve or repair drainage to prevent damage to the structure or foundation where necessary?



<u>YES</u>	<u>NO</u>	<u>CATEGORIES</u>
_____	_____	14. Will the project retain any previous modifications that evidence the history and development of the structure?
_____	_____	15. Will the project make alterations and new additions in such a manner that they can be removed in the future without impairing the essential form and integrity of the structure?

**D. RESTORATION**

_____	_____	1. Are deteriorated architectural features being repaired rather than replaced, where possible?
_____	_____	2. Where replacement of deteriorated architectural features is necessary, do new materials match the material being replaced in color, texture, composition and design?
_____	_____	3. Will cleaning methods undertaken damage the historic building materials?

**E. DEMOLITION**

_____	_____	1. Is the building of such architectural or historic interest that its removal would be to the detriment of public interest?
_____	_____	2. Is the building of such interest or significance that it could be designated as a National, State or local historic landmark?
_____	_____	3. Is the building of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense?
_____	_____	4. Would retention of the building help preserve and protect a historic place or area of historic interest in the county?
_____	_____	5. Would retention of the building promote the general welfare of the community by encouraging study of local history, architecture and design or by developing an understanding of the importance and value of the local culture and heritage?
_____	_____	6. Can the structure be converted to another use?
_____	_____	7. Is the structure in a state of major disrepair?
_____	_____	8. Has the local historical group or society been contacted?
_____	_____	9. Has the State Historic Preservation Office been contacted?

<u>YES</u>	<u>NO</u>	<u>CATEGORIES</u>
------------	-----------	-------------------

\_\_\_\_

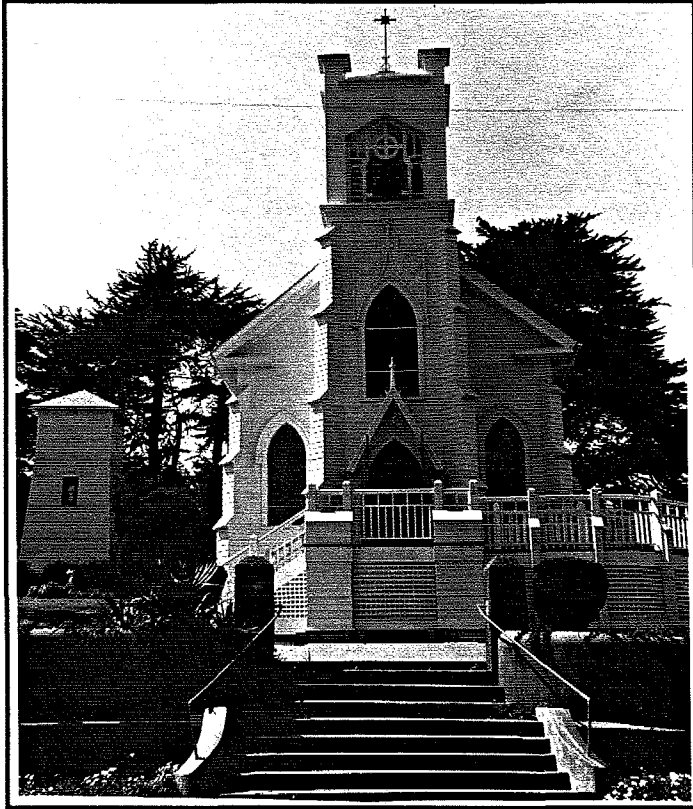
10. Has an attempt been made to locate a purchaser for the property?

\_\_\_\_

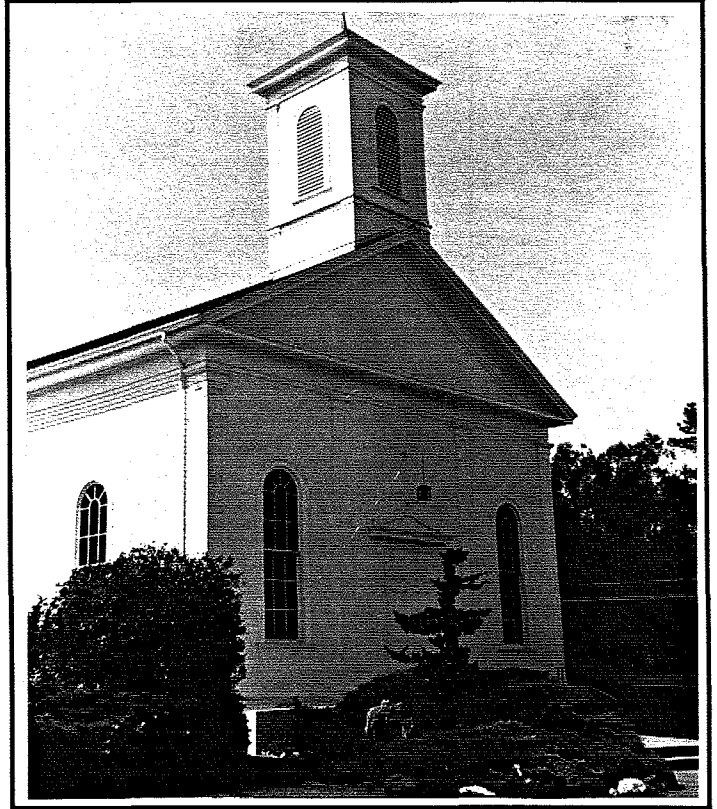
11. Has an alternative site for the structure been researched?

## PHOTOGRAPHIC EXAMPLES OF TOMALES ARCHITECTURE

The following photographs provide just a few examples of the many buildings within Tomales which are historically and architecturally significant. The overall purpose of the photographs is to create an awareness for early architectural styles of Tomales and to demonstrate the simple, attractive and historic quality of the architecture.



Church of Our Lady of the Assumption, 1860  
Gothic Revival style, National Register of Historic Places

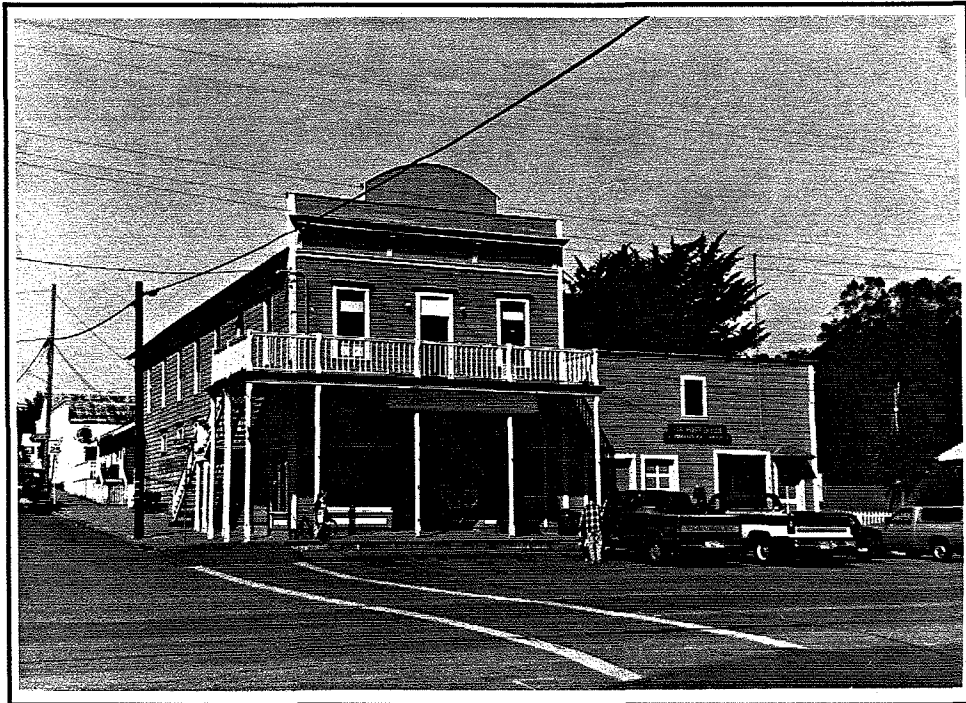


Presbyterian Church, 1868  
Greek Revival style, National Register of Historic Places

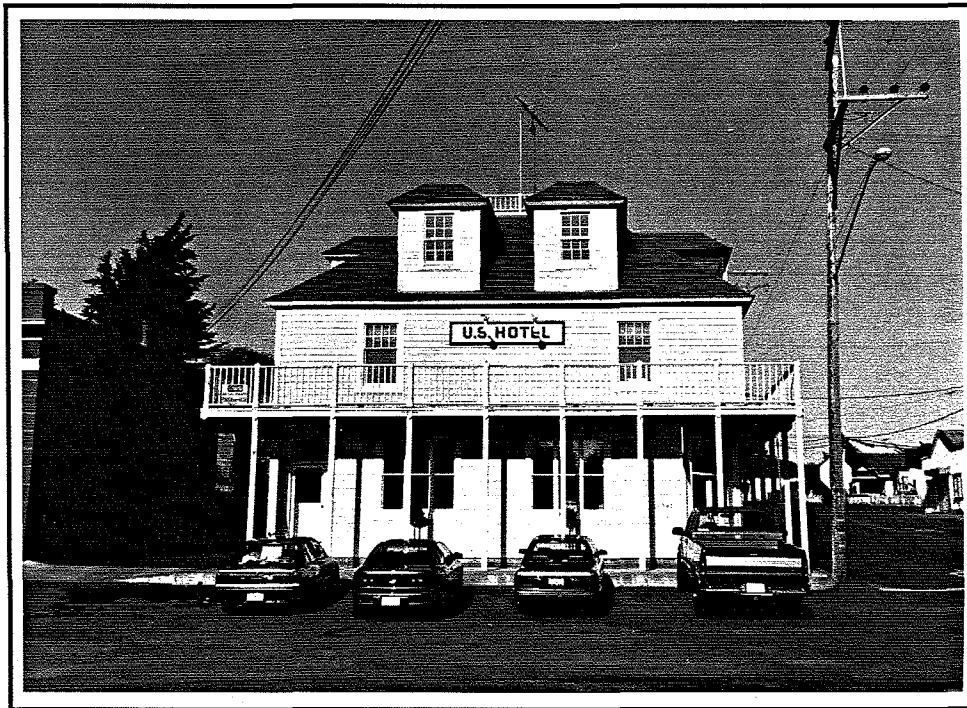


Tomales Town Hall, 1874  
Mission Revival style, National Register of Historic Places

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Diekman's General Store and U.S. Post Office (established in 1854), 1867  
Italianate style

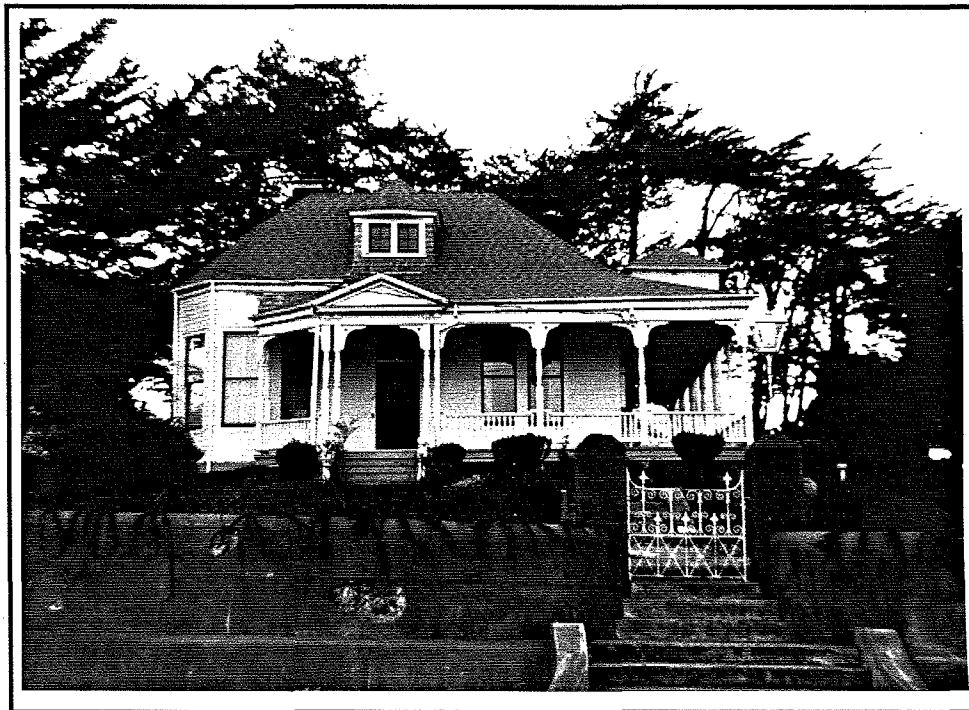


U.S. Hotel, rebuilt in 1989 to replicate original hotel built in 1887  
Greek revival style

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Tomales Inn, circa 1905  
Queen Anne style



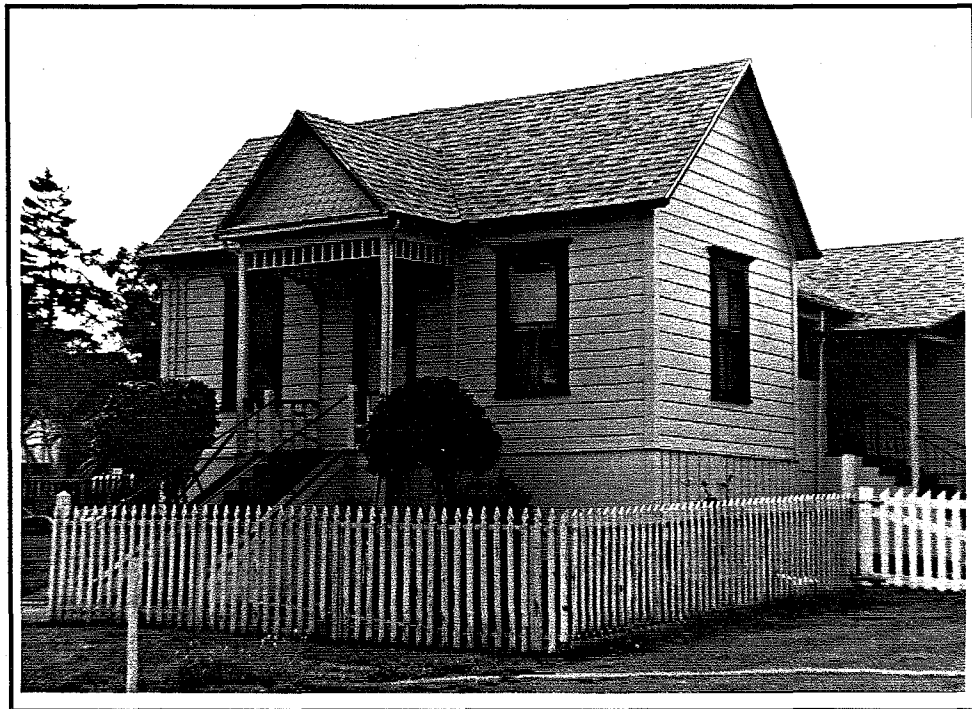
Rectory, Church of Our Lady of the Assumption, 1880  
Queen Anne style

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Greek Revival style with Queen Anne details, circa 1890

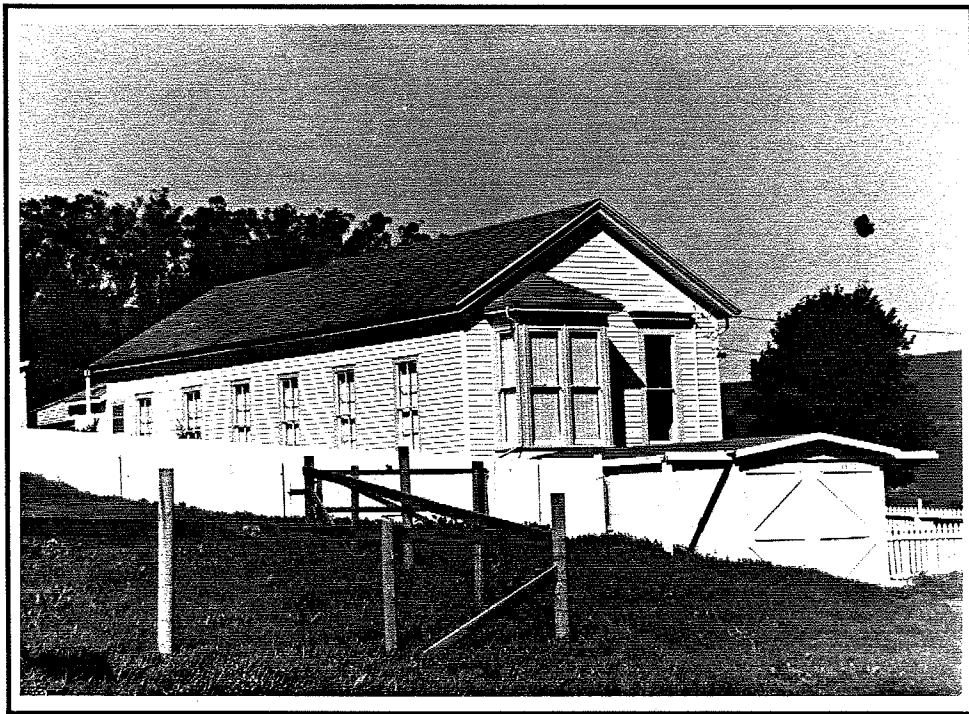


Greek Revival style with Queen Anne details, circa 1890

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Rebuilt in 1990 to replicate original residence built in 1880  
Greek Revival style, won award from the National Trust for Historic Preservation



Greek Revival style

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Greek Revival style



Greek Revival style

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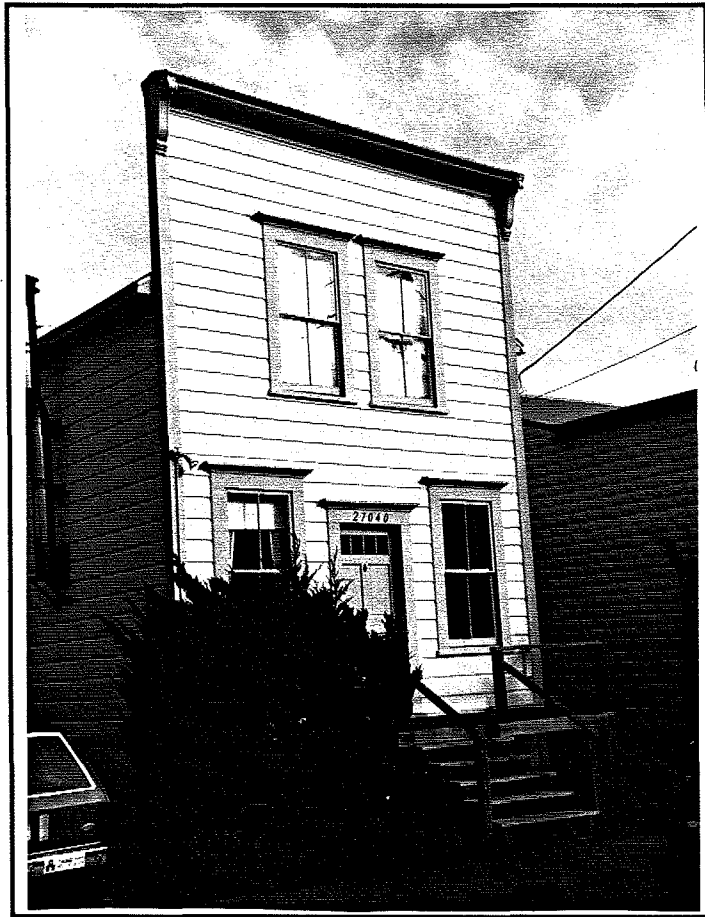
Greek Revival style



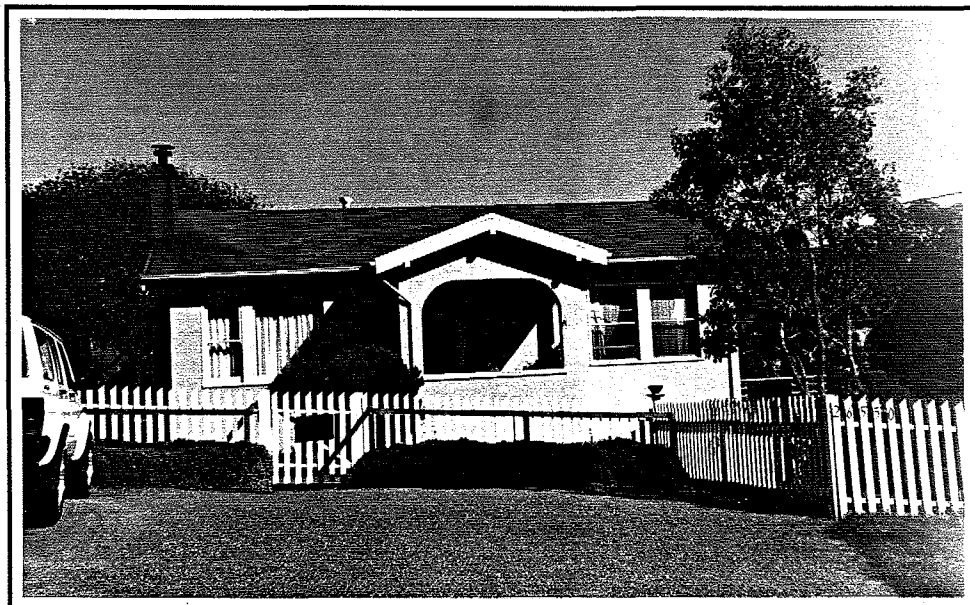
Greek Revival style

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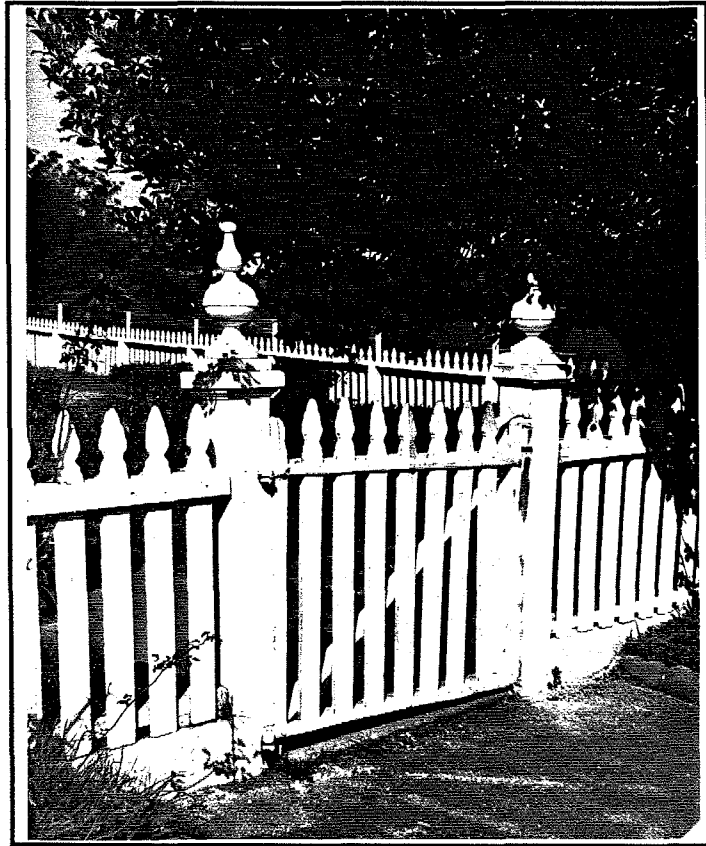


Italianate style

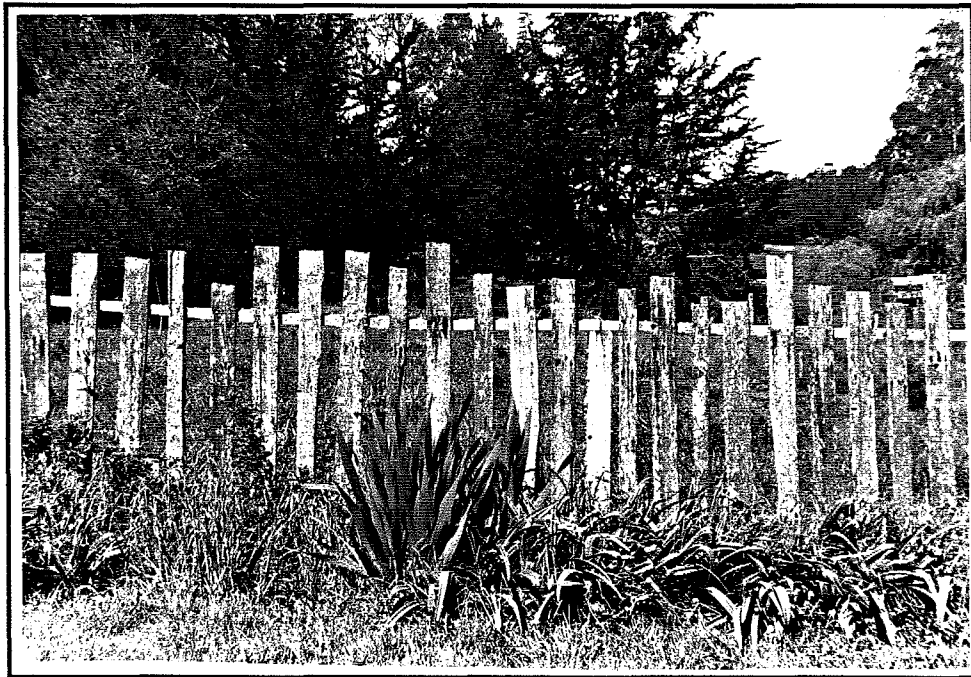


California Bungalow style, 1924

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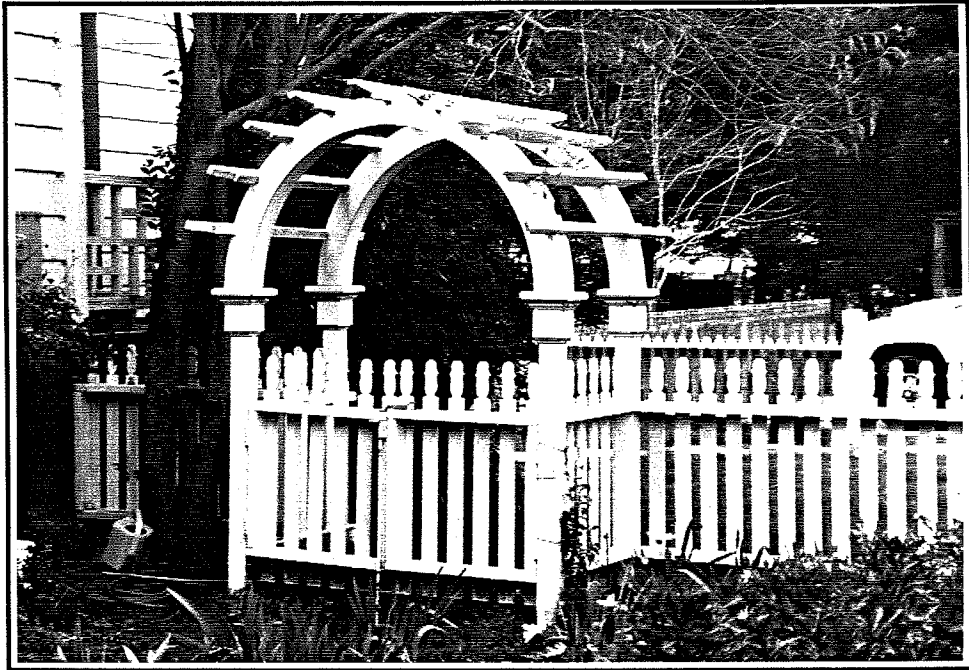


Common Tomales fencing

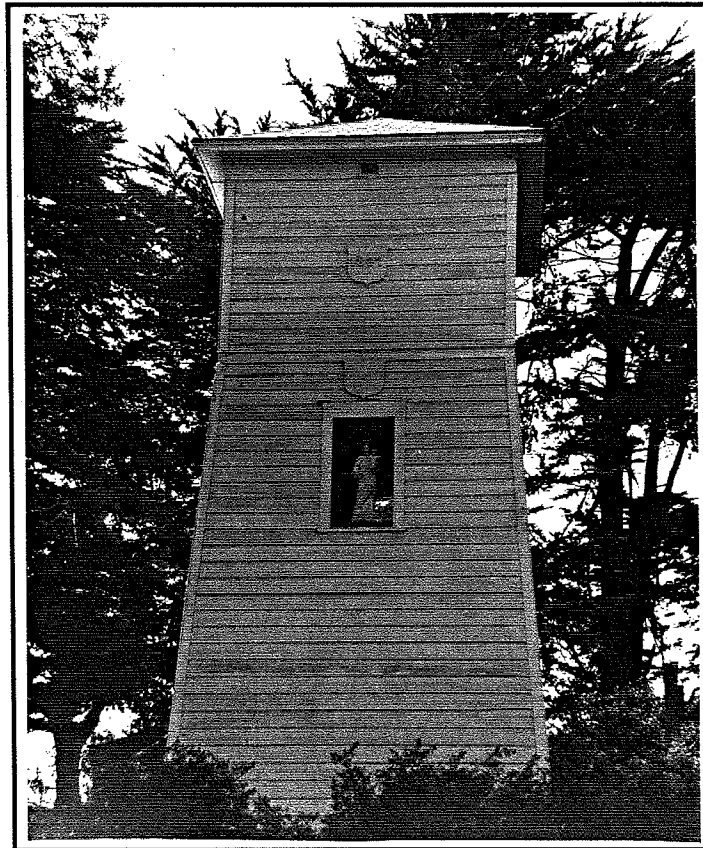


Common Tomales fencing

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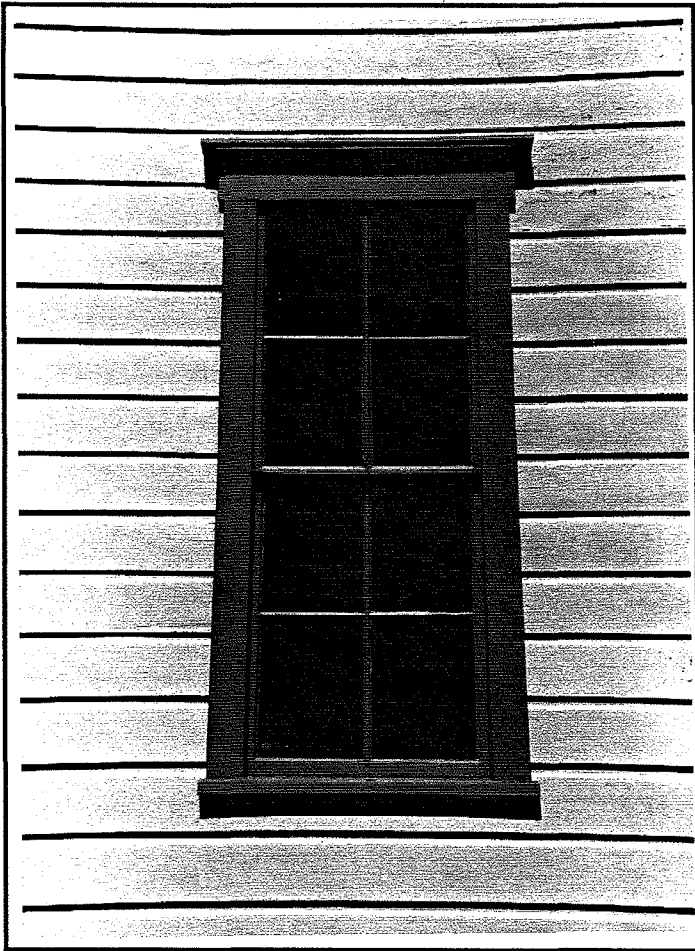


Trellis example

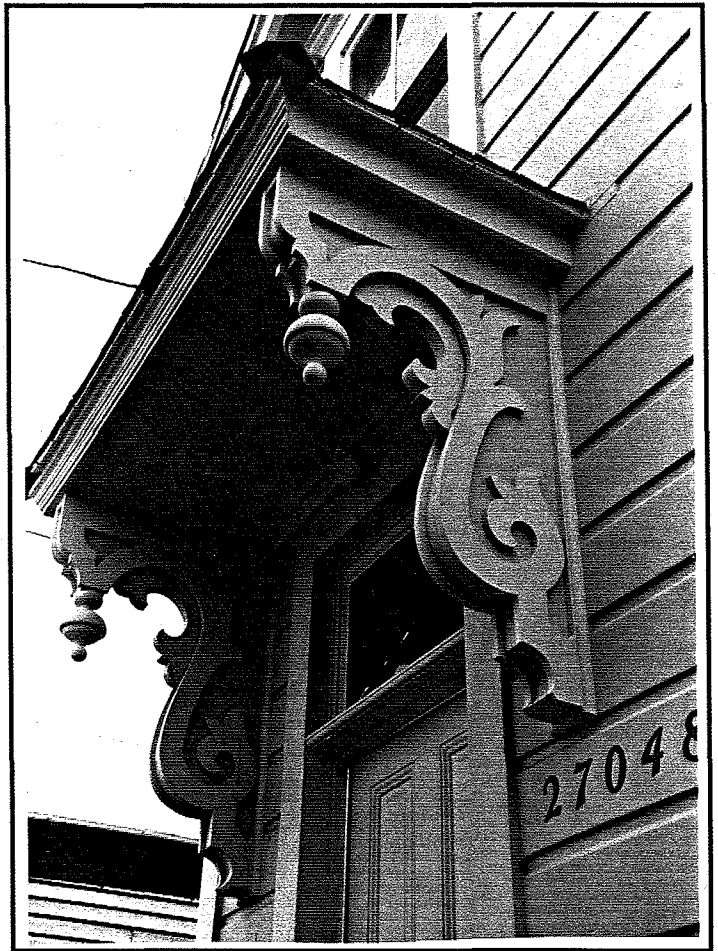


Water tower example

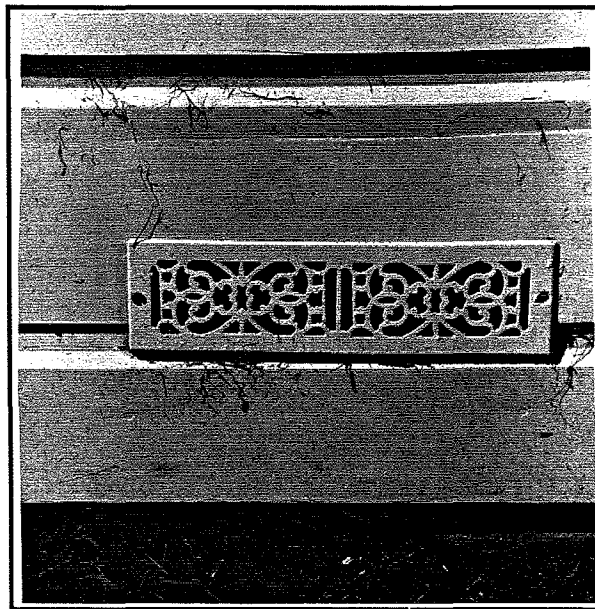
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Window detail



Portico detail

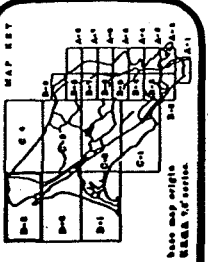
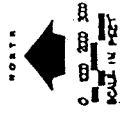
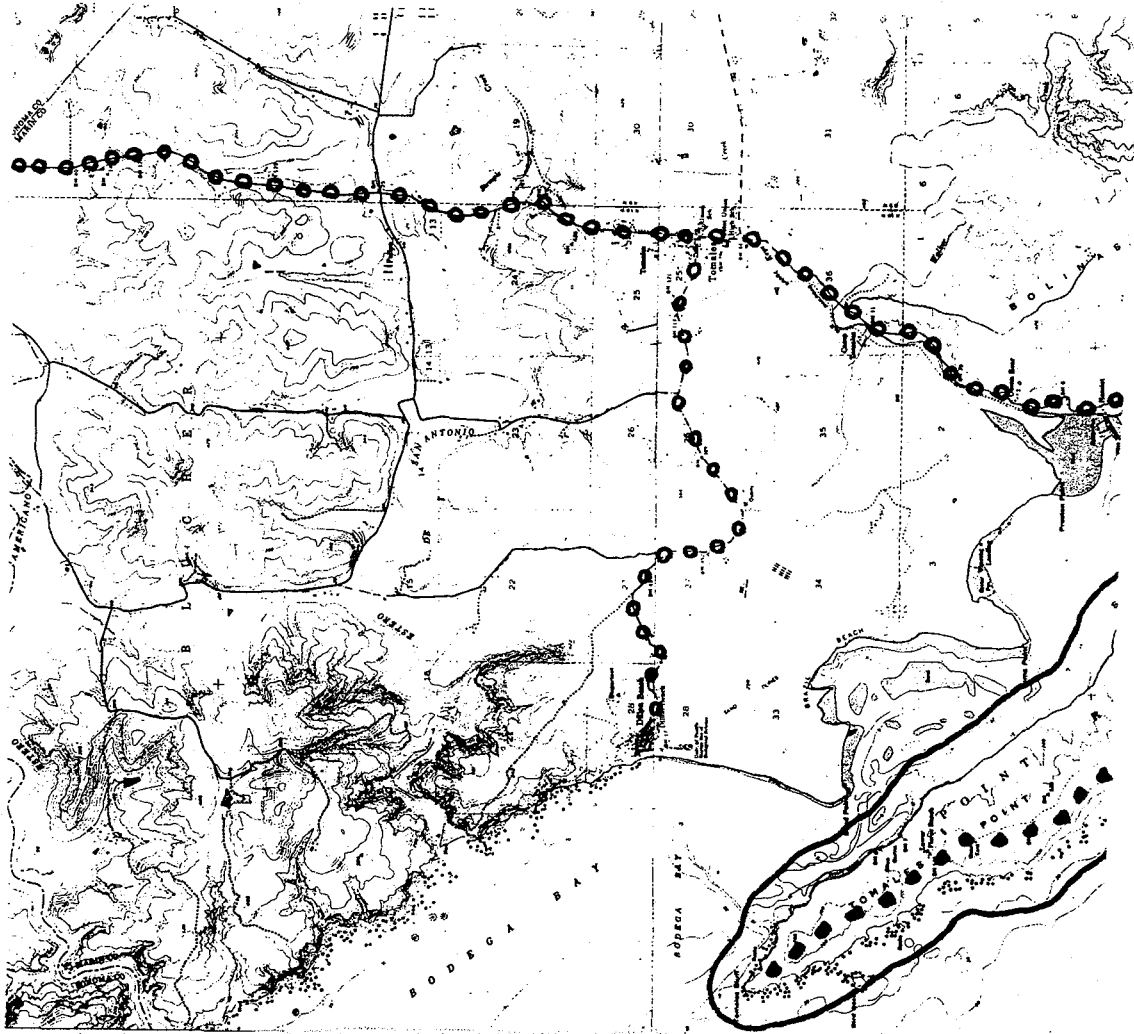


Foundation grate detail

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APPENDIX E



Legend:

Trail Type	Trail Proposed	Trail to be Secured	Trail to be Open to Public
HIKING ONLY	—	—	—
EQUESTRIAN/HIKING	—	—	—
COMBINED USE	—	—	—
PAVED PATH	—	—	—

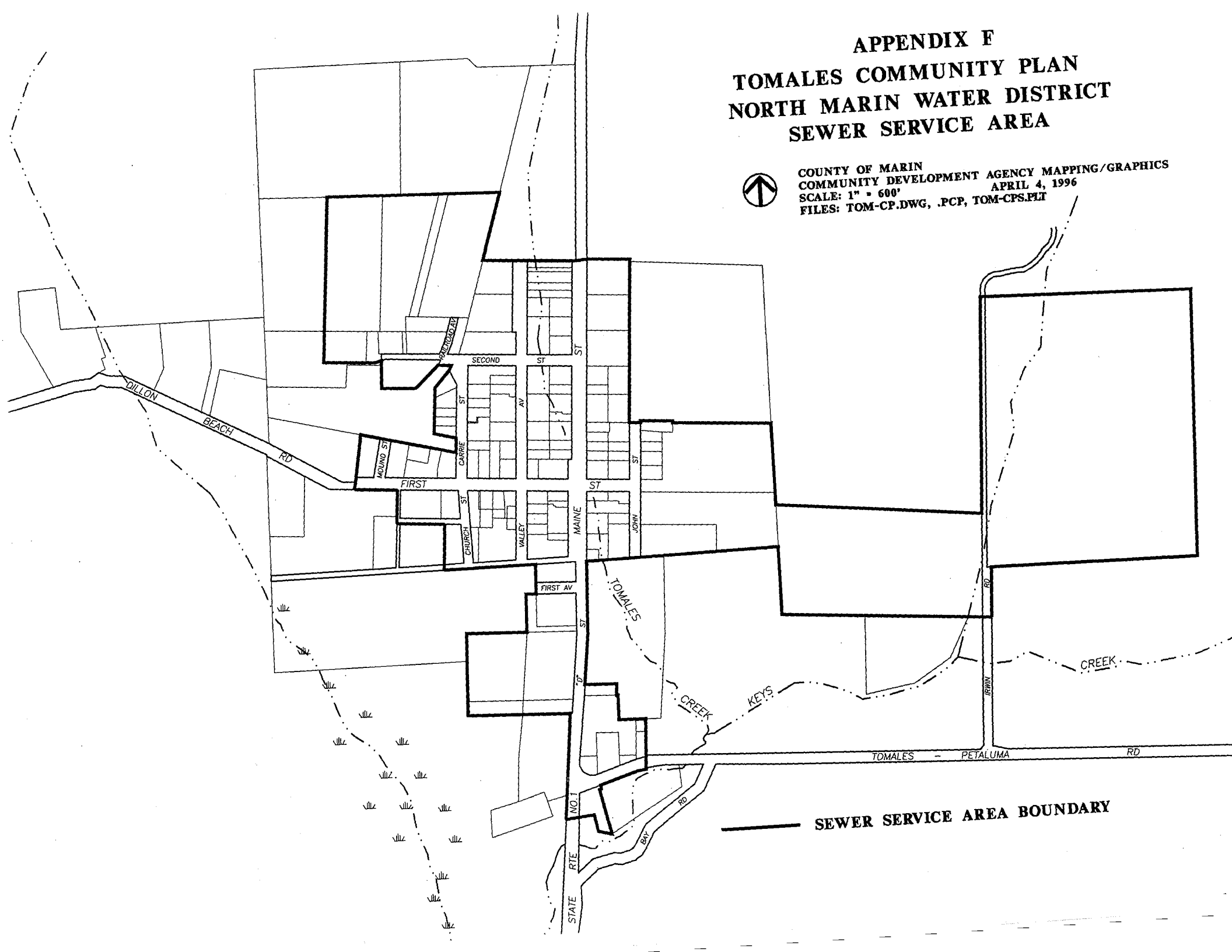
**MARIN COUNTYWIDE TRAILS PLAN**  
**PREPARED FOR THE COUNTY OF MARIN AND THE CITIES OF MARIN COUNTY**  
 BY BRIAN WYTHESSER, LANDSCAPE ARCHITECT - PLANNING CONSULTANT  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 REVISED 12/11

NOTES:  
 1. PROPOSED TRAIL ALONG REX I. COE SLIDE, MAY BE LOCATED ALONG  
 UNDEVELOPED ROAD, PROVIDED OR MAY BE LOCATED AT OTHER  
 A. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.  
 B. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.  
 C. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.  
 D. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.  
 E. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.  
 F. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.  
 G. LOCATED AT POINT SAN GERONIMO, MARIN COUNTY, CALIFORNIA.

# APPENDIX F TOMALES COMMUNITY PLAN NORTH MARIN WATER DISTRICT SEWER SERVICE AREA



COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS  
SCALE: 1" = 600'  
APRIL 4, 1996  
FILES: TOM-CP.DWG, .PCP, TOM-CPS.PLT



## APPENDIX G

### RECOMMENDED STEPS FOR A FEASIBILITY STUDY FOR POTENTIAL REGIONAL USES OF THE FORMER HIGH SCHOOL SITE

Policy CU-9.1 of the Community Plan recommends the creation of a formal citizens group with area-wide representation to carry out a feasibility study, in cooperation with the Shoreline Unified School District, for potential regional uses of the former high school site, currently identified as Assessor's Parcel Numbers 102-080-04, -05, -06 and -07. Responsibilities of this group should include the following:

1. The cost of renovations and alterations should be determined that are necessary to satisfy both building safety requirements and requirements for alternative uses of buildings and grounds.
2. The actual market for facilities to accommodate regional recreational, educational, and cultural community functions should be researched. This could require a lengthy process of communication with numerous institutions, jurisdictions and individuals.
3. An investigation should be conducted of possible funding and support sources for initial seed money or other forms of initial support and for subsequent subsidies, if necessary.
4. Long-term maintenance and operating costs should be projected.
5. Alternative long-range schemes should be developed to assure availability of the site by purchase, leasing or by other means.
6. Alternative site plans and facility designs should be developed, possibly through the auspices of an established community design center, a university architecture department or other entities offering free or low-cost professional services to community projects.
7. A financing plan for a first phase of operation should be developed if the long-range feasibility of the project can be demonstrated.
8. Potential regional uses should be evaluated for desirability as part of the feasibility study, including but not limited to:
  - a. major conferences that require both meeting space and overnight facilities;
  - b. special educational courses and seminars offered by universities and colleges through short or long-term rental or leasing arrangements;
  - c. overnight hostel services for bicyclists, hikers and other visitors to the Northwest Marin area;
  - d. rental studio space for artists and craftspersons, as offered in similar centers elsewhere;
  - e. space for regional cultural events, including exhibitions, performing arts events and special courses in the arts;
  - f. space for community health and social services as provided by both the public and private sectors;

- g. experimental technological programs in agricultural adaptation, solar energy and similar areas of concern; and
- h. permanent or periodic retailing of products associated with Northwest Marin, including crafts, agricultural products, etc.

## APPENDIX H

### RECOMMENDED TOMALES PLANT LIST

The following list suggests a number of plant species recommended for the Tomales Planning Area. This list is not conclusive and serves only as a guideline for landscape architects or designers to follow when selecting plants for landscape plans related to projects within the Planning Area. Native plants are identified with an asterisk (\*).

SCIENTIFIC NAME	COMMON NAME
<b><u>Trees</u></b>	
<i>Acer macrophyllum</i>	big leaf maple*
<i>Aesculus californica</i>	California buckeye*
	apple
<i>Cupressus macrocarpa</i>	Monterey cypress*
<i>Juglans hindsii</i>	California black walnut*
<i>Quercus agrifolia</i>	coast live oak*
<i>Sequoia sempervirens</i>	coast redwood*
<i>Umbellularia californica</i>	California bay*
<b><u>Shrubs</u></b>	
<i>Arbutus unedo</i>	strawberry tree
<i>Arctostaphylos spp.</i>	manzanita*
<i>Buddleia spp.</i>	butterfly bush
<i>Ceanothos spp.</i>	wild lilac*
<i>Chaenomeles</i>	flowering quince
<i>Cistus spp.</i>	rockrose
<i>Diplacus aurantiacus</i>	sticky monkey flower*
<i>Forsythia spp.</i>	Forsythia
<i>Leptospermum scoparium</i>	New Zealand tea tree
<i>Lonicera spp.</i>	honeysuckle
<i>Myrica californica</i>	Pacific wax myrtle*
<i>Rhamnus californica</i>	coffeeberry*
<i>Ribes sanguineum glutinosum</i>	pink winter currant*
<i>Rosa 'Climbing Cecile Brunner'</i>	Climbing Cecile Brunner rose
<i>Wisteria spp.</i>	wisteria
<b><u>Perennials</u></b>	
<i>Amaryllis belladonna</i>	naked lady
<i>Clematis spp.</i>	Clematis
<i>Erigeron spp.</i>	fleabane
<i>Eschscholzia californica</i>	California poppy*
<i>Geranium spp.</i>	cranesbill
SCIENTIFIC NAME	COMMON NAME

**Pernennials -(cont'd.)**

*Heuchera micrantha*

*Iris spp.*

*Lavandula spp.*

*Penstemon spp.*

*Rosa* 'Heirloom'

*Verbena spp.*

alum root\*

Pacific Coast irises\*

lavender

ornamental grasses

beard tongue

Heirloom rose

Verbena

## **APPENDIX I**

### **COUNTYWIDE SECOND UNIT ORDINANCE (MARIN COUNTY CODE, CHAPTER 22.98)**

It is a primary goal of the Countywide Plan to achieve a balanced community with housing available for households of all sizes and income levels. Accordingly, the County adopted a Countywide Second Unit Ordinance that permits second units in certain single-family zoning districts. Subject to Second Unit Use Permit approval, second units are permitted in the Tomales Planning Area on all land recommended to be zoned C-RSP or on land zoned C-ARP where the maximum permitted residential density is either one unit per two acres or one unit per five acres. For ease of reference, the Countywide Second Unit Ordinance (Marin County Code, Chapter 22.98) is reproduced herein in its entirety. This Marin County Code excerpt provides information on the process, necessary application materials, and mandatory findings in order for the County to approve a second unit on property.

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