



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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DIRECTOR

April 12, 2022

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Marin County Board of Supervisors and
Planning Commission
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Housing Element Update (Sites Meeting #4)

Dear Supervisors and Commissioners,

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

RECOMMENDATION:

1. Review and comment on staff's recommendation for candidate housing sites that address the State-mandated Regional Housing Need Allocation (RHNA) for the 2022-2030 planning period

SUMMARY:

The Community Development Agency is in the process of updating the Housing and Safety Elements, which are integral parts of the Countywide Plan (CWP). The Housing Element update will establish a strategy for meeting housing needs for the 2022-2030 planning period. The Safety Element is also being updated to incorporate policies focused on responding to potential adverse impacts associated with climate change, as well as specific new State law requirements related to flood and fire hazards. To meet deadlines established by the State, the Board of Supervisors should adopt the forthcoming Housing Element no later than December 31, 2022 and submit it to the State for review and certification.

This report and related presentation continue previous discussions around the Housing Element site selection process:

- December 7, 2021: A set of guiding principles was adopted to direct the site selection process
- March 1, 2022: County staff provided a summary of community input and presented two (2) alternative sites list based on this feedback
- March 15, 2022: County staff presented a recommended sites list per direction given at the March 1st meeting

A revised candidate housing sites list based on direction received at the March 15, 2022 workshop has been prepared for today's workshop. Staff will incorporate comments into a list of candidate sites for purposes of initiating environmental review.

DISCUSSION:

Staff worked with MIG, Inc., the consultant retained by the County to support the Housing and Safety Element updates, to identify a list of recommended candidate

housing sites, factoring in state laws around site suitability and local knowledge. The iterations of site analysis including summaries of the previous workshops are detailed in Attachment 3.

The sites list presented today incorporates feedback received from the March 15, 2022 meeting, while still complying with state law. The changes are documented in the memo in Attachment 2.

BACKGROUND:

Marin County has initiated a planning process to identify how to meet housing needs for households at all income levels. State housing legislation dictates that the CWP must include land use plans and regulations that provide opportunities for, and do not unduly constrain, housing development.

Site Selection

Changes in state housing legislation have altered the landscape for residential development. In the last five years, approximately 70 pieces of housing related legislation have been signed into law. Among other things, these laws streamline residential development, permit increased densities and waivers of development standards when affordable units are included, reduce discretionary review, and hold local governments accountable for the production of a fair share of new housing development. Based on these changes, the County is facing a new paradigm and will need to approach residential development differently in order to have a certified housing element. A key component of the Housing Element Update is the identification of opportunity sites¹, which are suitable for residential development, including vacant sites and sites having the potential for redevelopment that can be developed for housing within the planning period². Environmental conditions (e.g., steep slopes, biological habitat, agricultural lands) and hazards (e.g., wildland fires, sea level rise, flooding) may constrain development opportunities and may require significant modifications to existing land use policies and development standards for the County to meet its RHNA requirements.

The housing element also has a new requirement to focus on addressing fair housing and patterns of segregation. The housing element statute requires that the County identify sites throughout the community, in a manner that is consistent with its duty to affirmatively further fair housing (AFFH). In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns. Site selection must also serve to provide access to high resource areas, such as high-quality jobs, schools and public transportation, and to serve to transform racially and ethnically concentrated areas of poverty into areas of opportunity.

¹ Opportunity sites are included in the sites inventory list of the Housing Element, which meet the minimum standards established by the California Department of Housing and Community Development (HCD). These sites are evaluated for their development potential.

² Government Code Section 65583(a)(3) and Section 65583.2.

State Law Considerations

When evaluating the appropriateness of sites for residential development at all income levels, physical features must be considered, such as susceptibility to flooding, slope instability or erosion, and other environmental considerations, in addition to location, which includes proximity to transit, job centers, and public or community services. The site selection process must also address State regulatory standards that apply when considering how a site can be counted toward the RHNA.

- 1) **Lot Size:** To be considered appropriate to accommodate lower-income units, a site must be between 0.5 and 10 acres in size. Lots that are larger than 10 acres or smaller than 0.5 acres may be considered for lower-income units (but will require evidence that they are adequate sites for lower income housing) and may also be considered for moderate and above-moderate income units.
- 2) **Default Density:** Sites zoned to allow at least 20 dwelling units per acre are “deemed appropriate” to support housing affordable to lower-income households (low-, very-low-, and extremely-low-income households). Although the law establishing this “default density” (AB 1537) will sunset in 2028, near the end of the 2023-2030 housing element planning period, the County may continue to use this density as the default density throughout the current housing element period. Nonetheless, the County may want to consider higher densities to accommodate the increased RHNA, which will require that fewer sites be designated for rezoning. Staff has included densities of 30 dwelling units per acre for some sites.
- 3) **Trends (Vacant Sites and ADUs):** Estimated development potential on vacant lands and for accessory dwelling units (ADUs) will be based on the density of actual residential developments and past production (construction) trends, as well as evidence of the affordability of ADUs.
- 4) **Recycling Prior Sites:** Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow “by-right” approvals if they are identified as suitable for lower income housing in the new housing element. By-right approval means that if a project provides at least 20 percent affordable units and requires no subdivision, the project is exempt from review under the California Environmental Quality Act, and only design review based on objective standards may be required.
- 5) **Development on Non-vacant Sites:** If a non-vacant site, which is a site with any improvement (e.g., buildings or other permanent structures, paved parking lots, income producing improvements such as crops, high voltage power lines, etc.) is identified for redevelopment (from an existing use to a residential use), the County must provide a detailed analysis demonstrating the site’s suitability for and the likelihood of residential development. If more than half of the required lower income sites are proposed on non-vacant land, then the existing uses are presumed to impede residential development unless there is substantial evidence that a site is likely to develop for housing in the next eight years. Property owner interest in transitioning the site to a residential or mixed-use development is one example of such substantial evidence.

- 6) **No Net Loss:** The purpose of the No Net Loss Law³ is to ensure that development opportunities remain available throughout the planning period to accommodate a jurisdiction's entire RHNA, especially for lower- and moderate-income households. Under this law, if the County approves a project with a different affordability level or residential density below that shown in the County's Housing Element, the County must make written findings showing that the reduction is consistent with the Countywide plan, including the Housing Element, and that either the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing need by income level, or other sites in the County are zoned appropriately to accommodate that income level. If neither of these findings can be made, the County must identify and make available additional sites within 180 days, typically through rezoning. If a site designated for lower or moderate-income units develops at a lower density or with fewer lower or moderate-income units than specified in the Housing Element, the County could be required to add additional sites, unless the sites list has additional sites for lower income units. Therefore, it is recommended that additional sites be included above the RHNA for lower and moderate-income categories to provide a "buffer". The state recommends a buffer of between 15 and 30%.

TIMELINE AND NEXT STEPS:

Following today's workshop, staff will proceed further with preparation of an Environmental Impact Report (EIR) to evaluate the impacts from the sites and proposed Housing Element policies and programs on the full scope of environmental resource topics covered under the California Environmental Quality Act (CEQA), including, but not limited to: biological and cultural resources, hazards, hydrology and water quality, public services, recreation, transportation, tribal cultural resources, and wildfire hazards. A final decision will not be made on sites until after the Final EIR has been considered and certified by the Board of Supervisors. The public draft EIR will be available for a 45-day review and comment period in Summer 2022. This Draft EIR review period will also include a public hearing to receive comments on the adequacy of the Draft EIR. Tentatively, release of the Final EIR and separate hearings before the Planning Commission and then Board of Supervisors to consider the Final EIR for certification would occur in late 2022.

More information related to the Housing and Safety Element updates, including the Draft Housing Element, will be presented at future workshops and at meetings of the Board of Supervisors and the Planning Commission in Spring 2022. Attachment 5 shows the schedule of activities necessary to meet the State's deadline and identifies the planned public outreach and required environmental review.

EQUITY IMPACT:

Under Assembly Bill 686, the Housing Element is required to include an assessment of fair housing to address barriers to fair housing choice and identify sites and programs that provide housing opportunity for lower income families and individuals near high quality schools, employment opportunities and public transportation. Assembly Bill 686 also requires local governments to identify meaningful goals to address the impacts of systemic issues such as residential

³ Government Code Section 65863

segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected groups. These requirements will be incorporated into the Housing Element, including the site selection recommendation.

FISCAL/STAFFING IMPACT:

There is no general fund impact, because funding to complete the Housing and Safety Elements available in CDA's budgets.

REVIEWED BY:

- | | |
|---|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Administrator's Office | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:

Leelee Thomas
Deputy Director

Thomas K. Lai
Director

Attachments

1. List of recommended sites for the 2022-2030 planning period
2. Site List Memo
3. Workshop Site Discussion Summary
4. Universal list of sites
5. Schedule

Recommended (Hybrid) Housing Sites

Revised: March 31, 2022

Supervisor Districts	Housing Units by RHNA Income Categories				Percentage of Total
	Lower	Moderate	Above Moderate	Total	
1	799	45	337	1,181	32.2%
2	303	99	72	474	12.9%
3	240	129	346	715	19.5%
4	398	201	122	721	19.6%
5	109	38	435	582	15.8%
Grand Total	1,849	512	1,312	3,673	100.0%
Accessory Dwelling Units	154	77	26	256	
Total	2,003	589	1,338	3,929	
RHNA	1,734	512	1,323	3,569	
Remaining (Short/Over)	269	77	15	360	
No Net Loss (SB 166) Sufficient Capacity Buffer	15%	15%	1%	10%	
California Department of Housing and Community Development (HCD) No Net Loss Recommended Buffer Goal	+15 to 30%	+15 to 30%	N/A		

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
Supervisor District 1								
Commercial Center Mixed Use								
Marinwood Plaza	164-471-64	121 Marinwood Ave, Marinwood	Planned Commercial (CP)	30	100	-	-	100
	164-471-65	155 Marinwood Ave, Marinwood						
	164-471-71	Marinwood Ave, Marinwood						
	164-471-72	Marinwood Ave, Marinwood						
	164-471-69	175 Marinwood Ave, Marinwood						
	164-471-70	197 Marinwood Ave, Marinwood						
Office (Across From Juvenile Hall)	164-481-10	7 Mt Lassen Dr, Lucas Valley	Planned Commercial (CP)	30	58	-	-	58
Public Site								
Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	Public Facilities (PF)	30	80	-	-	80
Religious								
Bernard Osher Marin Jewish Community Center	180-281-35	180 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	36	-	-	36
	180-281-21	200 N San Pedro Rd, Santa Venetia						
	180-281-25	210 N San Pedro Rd, Santa Venetia						
Carmelite Monastery of the Mother of God	164-290-80	530 Blackstone Dr, Santa Venetia	Residential Multiple Planned (RMP-0.1)	20	-	32	-	32
Church of Jesus Christ	180-272-03	220 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	35	-	-	35
Congregation Rodef Shalom Marin	180-281-34	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	-	13	-	13
St. Vincent's School for Boys	155-011-29	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2)	20	440	-	240	680
	155-011-32							
	155-011-09							
	155-011-24							
	155-011-25							
	155-011-28							
155-011-30								
School Site								
McPhail School	180-151-18	1565 Vendola Dr, Santa Venetia	Residential Single Family Planned (PF-RSP-4.36)		-	-	33	33
	180-161-09	N San Pedro Rd, Santa Venetia						
	180-161-10	N San Pedro Rd, Santa Venetia						
Old Gallinas Children Center	180-123-01	251 N San Pedro Rd, Santa Venetia	Residential Single Family Planned (PF-RSP-5.8)	30	50	-	-	50
Vacant								
Lucas Valley Environs Vacant	164-280-35	1501 Lucas Valley Road, Lucas Valley Environs	Agriculture and Conservation (A60)	7	-	-	26	26
Outnumbered, LLC	180-261-10	Oxford Drive, Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	28	28
Vacant Santa Venetia	179-332-19	179-332-19 (Edgehill Way), Santa Venetia	Residential Single Family (R1)	7	-	-	3	3
Vacant Santa Venetia	180-171-32	180-171-32 (N San Pedro Rd), Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	2	2
Vacant Bayhills Drive	180-333-01	Bayhills Drive, Santa Venetia	Residential Multiple Planned (RMP-1)	8	-	-	5	5

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
SubTotal					799	45	337	1,181
Supervisor District 2								
Commercial Center MU								
Oak Manor Commercial Center	174-011-33 174-011-36	2410 Sir Francis Drake Blvd, Unincorporated Fairfax 2400 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	-	36
Credit								
Albion Monolith	018-087-13 018-087-14	33 Albion St, California Park 37 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8	9
Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-1.0)	TBD	-	-	6	6
Religious								
Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-62)	30	-	14	-	14
Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-0.1)	20	-	4	-	4
School Site								
College of Marin Parking Lot (SFD)	071-132-11 071-132-12	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28	-	-	28
College of Marin Parking Lot (West)	074-092-11 074-181-18 074-092-17	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53
College of Marin (Commercial Frontage)	074-031-56 074-031-58 074-031-60	937 Sir Francis Drake Blvd, Kentfield 941 Sir Francis Drake Blvd, Kentfield 939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP) Residential Multiple Planned (RMP) Residential Multiple Planned (RMP)	30 30 30	- - -	10 5 5	- - -	10 5 5
Hidden Valley Elementary School Vacant Area	177-011-13	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP-2)	8	-	-	5	5
San Domenico School	176-300-30	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50	-	-	50
Underutilized								
Kentfield Commercial Underutilized	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8
	074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4
	074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	7	-	7
	074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4
	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6
	074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3
	074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	18
Sacramento/San Anselmo Properties	074-031-77	911 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6
	177-203-03	74 Sacramento Ave, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-	64
	177-203-04	404 San Francisco Blvd, Sleepy Hollow						
Sloat Garden Center	177-203-09	60 Sacramento Ave, Sleepy Hollow						
	071-191-47 071-191-48	700 Sir Francis Drake Blvd, Kentfield	Residential Single Family (R1)	30	31	-	-	31
Underutilized Residential								
25 Bayfield (Kentfield)	022-071-01	25 Bayview Rd, Kentfield	Residential Multiple Planned (RMP-6)	10	-	-	3	3
Vacant								
Cal Park (Woodland/Auburn)	018-075-28	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30	30	-	50	80
SubTotal					303	99	72	474
Supervisor District 3								
Commercial Center MU								
Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	50	50	100
Strawberry Village Center	043-321-02	110 E Strawberry Dr, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	-	-	100
	043-321-03	800 Redwood Hwy Frontage Rd, Strawberry						
Credit								
150 Shoreline	052-371-04 052-371-07	110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10
825 Drake	052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP-34)	TBD	74	-	-	74
Martha Company	059-251-05	Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP-0.2)	TBD	-	-	43	43
North Coast Seminary	043-261-25	201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-2.47)	TBD	-	-	89	89
	043-261-26	300 Storer Dr, Strawberry						
Public Site								
Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	Residential Multiple Planned (RMP-12.45)	30	-	12	-	12
Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd, Strawberry	Residential Multiple Planned (RMP-12.1)	30	46	-	-	46
Religious								

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories				
					Lower	Moderate	Above Moderate	Total	
Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA-B1)	20	20	-	-	20	
Cornerstone Community Church of God	052-140-38	626 Drake Ave	Residential Commercial Multiple Planned (RMPC)	20	-	4	-	4	
Underutilized									
Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC-RCR)	30	-	-	36	36	
Strawberry Commercial	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside Business (H1)	30	-	-	60	60	
	043-151-03	670 Redwood Hwy Frontage Rd, Strawberry							
	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry							
	043-151-31	690 Redwood Hwy Frontage Rd, Strawberry							
Vacant									
North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16	-	-	26	26	
Pan Pac Ocean Site	034-012-21	Eagle Rock Rd, Strawberry	Residential Multiple Planned (RMP-0.1)	16	-	-	32	32	
	034-012-27		Residential Multiple Planned (RMP-0.2)						
	034-012-28		Residential Multiple Planned (RMP-0.1)						
	034-012-29		Residential Multiple Planned (RMP-0.2)						
School Site									
MLK Academy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63	
					SubTotal	240	129	346	715
Supervisor District 4									
Credit									
Aspen Lots	192-102-22	430 Aspen Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2	
Downtown Project	193-061-03	31 Wharf Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	-	-	8	8	
Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2	
San Quentin Adjacent Vacant Property	018-152-12	E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-B2)	TBD	115	115	-	230	
Public Site									
Inverness County Site	112-220-08	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP-0.33)	20	-	-	13	13	
Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-60)	20	16	-	-	16	
Pt. Reyes County Vacant Site	119-260-03	9 Giacomini Rd, Pt. Reyes Station	Agriculture Residential Planned (ARP-60)	20	37	-	-	37	
	119-270-12		Residential Commercial Multiple Planned (C-RMPC)	20	-	-	-	20	
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	100 Commodore Webster Dr, Pt. Reyes Station	Planned Commercial (CP)	TBD	50	-	-	50	
Woodacre Fire Station	172-111-01, 02; 172-10	33 Castle Rock, Woodacre	Residential Single Family (R1-B2)	20	-	10	-	10	
Rehabilitation									
Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	25	-	-	25	
Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential (VCR)	20	-	-	2	2	
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential (VCR)	20	-	-	-	20	
	168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26	-	4	30	
Religious									
Olema Catholic Church	166-181-01	40189 State Route 1, Olema	Village Commercial Residential (C-VCR)	20	24	-	-	24	
Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20	-	15	-	15	
Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C-RA-B3)	20	-	3	-	3	
Tomales Catholic Church	102-080-23	26825 State Route 1, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	13	-	13	
Saint Cecilia Church	168-183-04	428 W. Cintura, Lagunitas	Residential Single Family (R1-B3)	30	16	-	-	16	
School Site									
Shoreline Unified School District	102-080-19	Shorline Highway, Pt. Reyes Station	Residential Single Family Planned (C-RSP-1.6)	20	44	-	-	44	
	102-080-20								
	102-080-21								
Tomales Joint Union High School District	102-080-14	26601 State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)	20	-	14	-	14	
	102-080-10	State Route 1, Tomales	Residential Single Family Planned (C-RSP-1.6)						
	102-080-13	State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)						
Underutilized Residential									
Olema	166-202-01	10002 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	10	-	10	
	166-213-02	9840 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	10	-	10	
	166-213-01	9870 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	-	5	5	
	166-202-04	9950 Sir Francis Drake Blvd, Olema	Village Commercial Residential (VCR)	20	-	11	-	11	
Pt. Reyes Village (5th St)	119-222-08	60 Fifth St, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	17	-	-	17	
Pt. Reyes Village Red/Green Barn	119-198-05	510 Mesa Rd, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	24	-	-	24	
Stinson Beach Commercial	195-193-35	3422 State Route 1, Stinson Beach	Village Commercial Residential (C-VCR)	20	-	-	5	5	
Tomales	102-051-07	200 Valley Ave, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	11	11	
	102-075-09	29 John St, Tomales							
Tomales Nursery	102-051-09	27235 State Route 1	Village Commercial Residential (C-VCR-B1)	20	-	-	6	6	
	102-051-08								

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
Inverness Underutilized Residential	112-143-03	20 Balmoral Way, Inverness	Residential Single Family Planned (C-RSP-1)	7	-	-	14	14
	112-143-04	30 Balmoral Way, Inverness						
	112-143-05	40 Balmoral Way, Inverness						
	112-143-06	50 Balmoral Way, Inverness						
	112-144-28	55 Balmoral Way, Inverness						
	112-143-07	60 Balmoral Way, Inverness						
Stinson Beach Underutilized Residential	112-144-25	75 Balmoral Way, Inverness	Residential Single Family (C-R)	7	-	-	3	3
	195-193-15	128 Calle Del Mar, Stinson Beach						
	195-193-18	129 Calle Del Mar, Stinson Beach						
Residential next to Forest Knolls Trailer Park	168-131-04	6760 Sir Francis Drake Boulevard, Forest Knolls	Planned Commercial (CP) / Suburban Agricultural (RA-B4)	20			8	8
Vacant								
Stinson Beach Community Center - Vacant	195-211-05	10 Willow Ave, Stinson Beach	Residential Single Family (C-R1)	7	-	-	5	5
Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd, Nicasio	Residential Commercial Multiple Planned (RMPC-1)	20	-	-	4	4
Vacant Pt. Reyes Station	119-203-01	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	-	2	2
	119-203-03	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	-	2	2
Vacant Tomales	102-062-01	Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	4	4
	102-075-02	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	5	5
	102-075-06	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	6	6
	102-075-07	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	2	2
	102-041-44	290 Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	13	13
SubTotal					398	201	122	721
Supervisor District 5								
Underutilized Residential								
Atherton Corridor	143-101-35	761 Atherton Ave, North Novato	Agriculture Limited (A2-B4)	20	109	38	-	147
	143-101-37	777 Atherton Ave, North Novato						
	143-101-20	791 Atherton Ave, North Novato						
	143-101-17	805 Atherton Ave, North Novato						
Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-60)	16	-	-	53	53
Greenpoint Corridor	143-360-04	350 Atherton Ave, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	26	26
Greenpoint Corridor	143-171-66	618 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	5	5
Greenpoint Corridor	143-171-63	654 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	9	9
Greenpoint Corridor	143-171-70	50 H Lane, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	23	23
Blackpoint	157-031-12	5 Harbor Dr, Blackpoint	Village Commercial Residential (VCR)	20	-	-	1	1
Blackpoint	157-031-14	55 Harbor Drive, Blackpoint	Agricultural Residential Planned (ARP-2)	20	-	-	6	6
Blackpoint	157-031-02	35 Harbor Drive, Blackpoint	Village Commercial Residential (VCR)	20	-	-	2	2
Blackpoint	157-031-04, -06	11 Harbor Drive, Blackpoint	Village Commercial Residential (VCR), ARP-1.5	20	-	-	3	3
Vacant								
Buck Center Vacant Property	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	249
	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	-	225	
Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	58
SubTotal					109	38	435	582
Total					1,849	512	1,312	3,673

DISTRICT 1

Draft Recommended Sites List (04/12/22)									Previous Sites List Iteration (03/15/22)								Change					
Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	
Supervisor District 1									Supervisor District 1													
Commercial Center Mixed Use									Commercial Center Mixed Use													
Marinwood Plaza	164-471-64	121 Marinwood Ave, Marinwood	Planned Commercial (CP)	30	100	-	-	100	Marinwood Plaza	164-471-64	121 Marinwood Ave, Marinwood	Planned Commercial (CP)	30	100	-	-	100	-	-	-	-	-
	164-471-65	155 Marinwood Ave, Marinwood								164-471-65	155 Marinwood Ave, Marinwood											
	164-471-71	Marinwood Ave, Marinwood								164-471-71	Marinwood Ave, Marinwood											
	164-471-72	Marinwood Ave, Marinwood								164-471-72	Marinwood Ave, Marinwood											
	164-471-69	175 Marinwood Ave, Marinwood								164-471-69	175 Marinwood Ave, Marinwood											
	164-471-70	197 Marinwood Ave, Marinwood								164-471-70	197 Marinwood Ave, Marinwood											
Office (Across From Juvenile Hall)	164-481-10	7 Mt Lassen Dr, Lucas Valley	Planned Commercial (CP)	30	58	-	-	58	Office (Across From Juvenile Hall)	164-481-10	7 Mt Lassen Dr, Lucas Valley	Planned Commercial (CP)	30	58	-	-	58	-	-	-	-	-
Public Site									Public Site													
Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	Public Facilities (PF)	30	80	-	-	80	Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	Public Facilities (PF)	30	150	-	-	150	-	-70	-	-	-70
Religious									Religious													
Bernard Osher Marin Jewish Community Center	180-281-35	180 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	36	-	-	36	Bernard Osher Marin Jewish Community Center	180-281-35	180 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	36	-	-	36	-	-	-	-	-
	180-281-21	200 N San Pedro Rd, Santa Venetia								180-281-21	200 N San Pedro Rd, Santa Venetia											
	180-281-25	210 N San Pedro Rd, Santa Venetia	Admin and Professional (AP)							180-281-25	210 N San Pedro Rd, Santa Venetia	Admin and Professional (AP)										
Carmelite Monastery of the Mother of God	164-290-80	530 Blackstone Dr, Santa Venetia	Residential Multiple Planned (RMP-0.1)	20	-	32	-	32	Carmelite Monastery of the Mother of God	164-290-80	530 Blackstone Dr, Santa Venetia	Residential Multiple Planned (RMP-0.1)	20	-	32	-	32	-	-	-	-	-
Church of Jesus Christ	180-272-03	220 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	35	-	-	35	Church of Jesus Christ	180-272-03	220 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	35	-	-	35	-	-	-	-	-
Congregation Rodef Shalom Marin	180-281-34	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	-	13	-	13	Congregation Rodef Shalom Marin	180-281-34	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	-	13	-	13	-	-	-	-	-
St. Vincent's School for Boys	155-011-29	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2)	20	440	-	240	680	St. Vincent's School for Boys	155-011-29	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2)	20	500	300	-	800	-	-60	-300	240	-120
	155-011-32																					
	155-011-09																					
	155-011-24																					
	155-011-25																					
	155-011-28																					
155-011-30																						
School Site									School Site													
McPhail School	180-151-18	1565 Vendola Dr, Santa Venetia	Residential Single Family Planned (PF-RSP-4.36)	-	-	-	33	33	McPhail School	180-151-18	1565 Vendola Dr, Santa Venetia	Residential Single Family Planned (PF-RSP-4.36)	-	-	33	33	-	-	-	-	-	-
	180-161-09	N San Pedro Rd, Santa Venetia								180-161-09	N San Pedro Rd, Santa Venetia											
	180-161-10	N San Pedro Rd, Santa Venetia								180-161-10	N San Pedro Rd, Santa Venetia											
Old Gallinas Children Center	180-123-01	251 N San Pedro Rd, Santa Venetia	Residential Single Family Planned (PF-RSP-5.8)	30	50	-	-	50	Old Gallinas Children Center	180-123-01	251 N San Pedro Rd, Santa Venetia	Residential Single Family Planned (PF-RSP-5.8)	30	103	-	-	103	-	-53	-	-	-53
Vacant									Vacant													

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Lucas Valley Environs Vacant	164-280-35	1501 Lucas Valley Road, Lucas Valley Environs	Agriculture and Conservation (A60)	7	-	-	26	26	Lucas Valley Environs Vacant	164-280-35	1501 Lucas Valley Road, Lucas Valley Environs	Agriculture and Conservation (A60)	7	-	-	26	26	-	-	-	-	-
Outnumbered, LLC	180-261-10	Oxford Drive, Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	28	28	Outnumbered, LLC	180-261-10	Oxford Drive, Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	28	28	-	-	-	-	-
Vacant Santa Venetia	179-332-19	179-332-19 (Edgehill Way), Santa Venetia	Residential Single Family (R1)	7	-	-	3	3	Vacant Santa Venetia	179-332-19	179-332-19 (Edgehill Way), Santa Venetia	Residential Single Family (R1)	7	-	-	3	3	-	-	-	-	-
Vacant Santa Venetia	180-171-32	180-171-32 (N San Pedro Rd), Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	2	2	Vacant Santa Venetia	180-171-32	180-171-32 (N San Pedro Rd), Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	2	2	-	-	-	-	-
Vacant Bayhills Drive	180-333-01	Bayhills Drive, Santa Venetia	Residential Multiple Planned (RMP-1)	8	-	-	5	5	Vacant Bayhills Drive	180-333-01	Bayhills Drive, Santa Venetia	Residential Multiple Planned (RMP-1)	8	-	-	5	5	-	-	-	-	-
Underutilized Residential																						
										179-242-40	1 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1				Removed	
										179-261-89	10 Baytree Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-243-11	10 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-54	100 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-32	100 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-15	101 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-80	105 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-191-04	105 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-23	11 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-202-08	11 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-241-10	110 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-94	111 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-241-11	114 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-27	12 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-60	120 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-04	125 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										010-011-48	129 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-191-03	129 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-31	130 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-191-10	138 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-58	14 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-201-08	14 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-191-11	144 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed

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										179-231-06	15 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-57	15 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-63	15 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-231-07	16 Red Rock Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-191-01	160 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-201-03	17 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-202-10	17 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-77	17 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-75	19 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-79	19 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										010-091-28	199 Valley View Ave, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-241-13	2 Farm Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-191-07	20 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-202-11	20 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-59	20 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-84	20 Rainbow Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										010-091-29	200 Valley View Ave, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-181-17	22 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-201-09	22 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-231-11	22 Red Rock Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-22	23 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-202-14	23 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-83	25 Rainbow Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-91	25 Red Rock Way, Los Ranchitos	Residential Multiple Planned (RMP-0.5)	2	-	-	1	1					Removed
										179-181-03	26 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-62	27 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-201-01	29 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-261-22	29 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-21	29 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-242-24	3 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
										179-243-09	3 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed

Los Ranchitos

DISTRICT 1



																179-242-74	30 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1						Removed
																	179-181-13	30 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-242-07	30 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-05	32 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-31	35 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-243-02	35 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-181-07	37 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-242-25	4 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-201-07	4 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-211-07	40 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-242-33	40 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-03	41 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-242-50	42 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-242-20	43 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-241-03	44 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-29	46 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-243-04	5 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-211-09	50 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-45	51 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-243-16	55 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-33	55 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-241-04	56 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-202-20	6 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-241-05	60 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-211-14	61 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-48	62 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-211-17	63 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-87	65 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-211-12	65 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-242-18	65 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-211-18	67 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed
																	179-261-47	68 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)		2	-	-		1	1					Removed

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										179-261-96	69 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1								Removed	
										179-242-82	70 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-211-11	71 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-261-97	73 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-242-51	74 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-243-12	75 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-241-08	78 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-191-05	8 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-242-42	80 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-231-01	9 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-243-14	9 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-242-53	90 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-261-72	91 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-242-16	95 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
										179-261-75	97 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1									Removed
SubTotal				799	45	337	1,181	SubTotal				982	345	198	1,525	—	-183	-300	139	-344						

DRAFT

DISTRICT 2

Draft Recommended Sites List (04/12/22)									Previous Sites List Iteration (03/15/22)								Change					
Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	
Supervisor District 2									Supervisor District 2													
Commercial Center MU									Commercial Center MU													
Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	-	36	Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	-	36	-	-	-	-	-
	174-011-36	2400 Sir Francis Drake Blvd, Unincorporated Fairfax								174-011-36	2400 Sir Francis Drake Blvd, Unincorporated Fairfax							-	-	-	-	-
Credit									Credit													
Albion Monolith	018-087-13	33 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8	9	Albion Monolith	018-087-13	33 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8	9	-	-	-	-	-
	018-087-14	37 Albion St, California Park								018-087-14	37 Albion St, California Park							-	-	-	-	
Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-1.0)	TBD	-	-	6	6	Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-1.0)	TBD	-	-	6	6	-	-	-	-	-
Religious									Religious													
Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-B2)	30	-	14	-	14	Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-B2)	30	-	14	-	14	-	-	-	-	-
Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-0.1)	20	-	4	-	4	Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-0.1)	20	-	4	-	4	-	-	-	-	-
School Site									School Site													
College of Marin Parking	071-132-11	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28	-	-	28	College of Marin Parking Lot (SFD)	071-132-11	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28	-	-	28	-	-	-	-	-
	071-132-12									071-132-12								-	-	-	-	
College of Marin Parking Lot (West)	074-092-11	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53	College of Marin Parking Lot (West)	074-092-11	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53	-	-	-	-	-
	074-181-18									074-181-18								-	-	-	-	
College of Marin (Commercial Frontage)	074-031-56	937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10	-	10	College of Marin (Commercial Frontage)	074-031-56	937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10	-	10	-	-	-	-	-
	074-031-58	941 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-58	941 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	-	-	-	-	-
	074-031-60	939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-60	939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	-	-	-	-	-
Hidden Valley Elementary School Vacant Area	177-011-13	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP-2)	8	-	-	5	5	Hidden Valley Elementary School Vacant Area	177-011-13	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP-2)	8	-	-	5	5	-	-	-	-	-
San Domenico School	176-300-30	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50	-	-	50	San Domenico School	176-300-30	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50	-	-	50	-	-	-	-	-
Underutilized									Underutilized													

DISTRICT 2

Kentfield Commercial Underutilized	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8	Kentfield Commercial Underutilized	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8	-	-	-	-	
	074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	-	-	-	-	
	074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4		074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4	-	-	-	-	
	074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	7	-	7		074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	7	-	7	-	-	-	-	
	074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4		074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4	-	-	-	-	
	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6		074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6	-	-	-	-	
	074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	-	-	-	-	
	074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3		074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3	-	-	-	-	
	074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)		-	5	-	5		074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)		-	5	-	5	-	-	-	-	
	074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	18		074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	18	-	-	-	-	
074-031-77	911 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6	074-031-77	911 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6	-	-	-	-			
Sacramento/San Anselmo Properties	177-203-03	74 Sacramento Ave, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-	64	Sacramento/San Anselmo Properties	177-203-03	74 Sacramento Ave, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-	64	-	-	-	-	
	177-203-04	404 San Francisco Blvd, Sleepy Hollow								177-203-04	404 San Francisco Blvd, Sleepy Hollow											
	177-203-09	60 Sacramento Ave, Sleepy Hollow								177-203-09	60 Sacramento Ave, Sleepy Hollow											
Sloat Garden Center	071-191-47	700 Sir Francis Drake Blvd, Kentfield	Residential Single Family	30	31	-	-	31	Sloat Garden Center	071-191-47	700 Sir Francis Drake Blvd, Kentfield	Residential Single Family	30	31	-	-	31	-	-	-	-	
	071-191-48		700 Sir Francis Drake Blvd, Kentfield							071-191-48	700 Sir Francis Drake Blvd, Kentfield											
Underutilized Residential									Underutilized Residential													
25 Bayfield (Kentfield)	022-071-01	25 Bayview Rd, Kentfield	Residential Multiple Planned (RMP-6)	10	-			3	25 Bayfield (Kentfield)	022-071-01	25 Bayview Rd, Kentfield	Residential Multiple Planned (RMP-6)	10	-	3	-	3	-	-	-3	3	-
Vacant									Vacant													

DISTRICT 2

Cal Park (Woodland/Auburn)	018-075-28	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30	30	-	50	80	Cal Park (Woodland/Auburn)	018-075-28	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30	50	-	-	50	—	-20	—	50	30
SubTotal				303	99	72	474		SubTotal				323	102	19	444	—	-20	-3	53	30	

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DISTRICT 3

Draft Recommended Sites List (04/12/22)									Previous Sites List Iteration (03/15/22)								Change					
Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	
Supervisor District 3									Supervisor District 3													
Commercial Center MU									Commercial Center MU													
Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	50	50	100	Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	100	-	-	-50	50	-	-	
Strawberry Village Center	043-321-02	110 E Strawberry Dr, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	-	-	100	Strawberry Village Center	043-321-02	110 E Strawberry Dr, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	-	-	100	-	-	-	-	
	043-321-03	800 Redwood Hwy Frontage Rd, Strawberry	Residential Commercial Multiple Planned (RMPC)							043-321-03	800 Redwood Hwy Frontage Rd, Strawberry	Residential Commercial Multiple Planned (RMPC)										
Credit									Credit													
150 Shoreline	052-371-04 052-371-07	110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10	150 Shoreline	052-371-04 052-371-07	110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10	-	-	-	-	-
825 Drake	052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP-34)	TBD	74	-	-	74	825 Drake	052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP-34)	TBD	74	-	-	74	-	-	-	-	-
Martha Company	059-251-05	Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP-0.2)	TBD	-	-	43	43	Martha Company	059-251-05	Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP-0.2)	TBD	-	-	43	43	-	-	-	-	-
North Coast Seminary	043-261-25	201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-2.47)	TBD	-	-	89	89	North Coast Seminary	043-261-25	201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-2.47)	TBD	-	-	89	89	-	-	-	-	
	043-261-26	300 Storer Dr, Strawberry								043-261-26	300 Storer Dr, Strawberry											
Public Site									Public Site													
Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	Residential Multiple Planned (RMP-12.45)	30	-	12	-	12	Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	Residential Multiple Planned (RMP-12.45)	30	-	12	-	12	-	-	-	-	-
Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd, Strawberry	Residential Multiple Planned (RMP-12.1)	30	46	-	-	46	Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd, Strawberry	Residential Multiple Planned (RMP-12.1)	30	-	46	-	46	-	46	-46	-	-
Religious									Religious													
Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA-B1)	20	20	-	-	20	Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA-B1)	20	20	-	-	20	-	-	-	-	-
Cornerstone Community Church of God	052-140-38	626 Drake Ave	Residential Commercial Multiple Planned (RMPC)	20	-	4	-	4													Added (4)	
Underutilized									Underutilized													
Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC-RCR)	30	-	-	36	36	Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC-RCR)	30	36	-	-	36	-	-36	-	36	-
Strawberry Commercial	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside Business (H1)	30	-	-	60	60	Strawberry Commercial	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside Business (H1)	30	-	60	-	60	-	-	-60	60	-
	043-151-03	670 Redwood Hwy Frontage Rd, Strawberry								043-151-03	670 Redwood Hwy Frontage Rd, Strawberry											
	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry								043-151-09	680 Redwood Hwy Frontage Rd, Strawberry											
	043-151-31	690 Redwood Hwy Frontage Rd, Strawberry								043-151-31	690 Redwood Hwy Frontage Rd, Strawberry											
Vacant									Vacant													

DISTRICT 3

North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16	-	-	26	26	North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16	-	-	26	26	-	-	-	-	-	
Pan Pac Ocean Site	034-012-21	Eagle Rock Rd, Strawberry	Residential Multiple Planned (RMP-0.1)	16	-	-	32	32	Pan Pac Ocean Site	034-012-21	Eagle Rock Rd, Strawberry	Residential Multiple Planned (RMP-0.1)	16	-	-	32	32	33	34	35	36	37	
	034-012-27		Residential Multiple Planned (RMP-0.2)							034-012-27		Residential Multiple Planned (RMP-0.2)											
	034-012-28		Residential Multiple Planned (RMP-0.1)							034-012-28		Residential Multiple Planned (RMP-0.1)											
	034-012-29		Residential Multiple Planned (RMP-0.2)							034-012-29		Residential Multiple Planned (RMP-0.2)											
School Site									School Site														
MLK Academy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63	MLK Academy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63	-	-	-	-	-	
SubTotal				240	129	346	715	SubTotal				230	281	200	711		10	-152	146	4			

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DISTRICT 4

Draft Recommended Sites List (04/12/22)									Previous Sites List Iteration (03/15/22)								Change					
Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	
Supervisor District 4									Supervisor District 4													
Credit									Credit													
Aspen Lots	192-102-22	430 Aspen Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2	Aspen Lots	192-102-22	430 Aspen Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2	-	-	-	-	-
Downtown Project	193-061-03	31 Wharf Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	-	-	8	8	Downtown Project	193-061-03	31 Wharf Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	-	-	8	8	-	-	-	-	-
Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2	Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2	-	-	-	-	-
San Quentin Adjacent Vacant Property	018-152-12	E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-B2)	TBD	115	115	-	230	San Quentin Adjacent Vacant Property	018-152-12	E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-B2)	TBD	115	115	-	230	-	-	-	-	-
Public Site									Public Site													
Inverness County Site	112-220-08	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP-0.33)	20	-	-	13	13	Inverness County Site	112-220-08	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP-0.33)	20	-	13	-	13	-	-	-13	13	-
	112-220-09		Residential Single Family Planned (C-RSP-0.33)	20	-	-	13	13		112-220-09		Residential Single Family Planned (C-RSP-0.33)	20	-	13	-	13	-	13	-	-	-
Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-Agriculture)	20	16	-	-	16	Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-Agriculture)	20	16	-	-	16	-	-	-	-	-
Pt. Reyes County Vacant Site	119-260-03	9 Giacomini Rd, Pt. Reyes Station	Residential Planned (ARP-Residential)	20	37	-	-	37	Pt. Reyes County Vacant Site	119-260-03	9 Giacomini Rd, Pt. Reyes Station	Residential Planned (ARP-Residential)	20	37	-	-	37	-	-	-	-	-
	119-270-12		Commercial Multiple	20	-	-	-	-		119-270-12		Commercial Multiple	20	-	-	-	-	-	-	-	-	-
Pt. Reyes Coast Guard Rehabilitation/C	119-240-73	100 Commodore Webster Dr, Pt. Reyes Station	Planned Commercial (CP)	TBD	50	-	-	50	Pt. Reyes Coast Guard Rehabilitation/Co	119-240-73	100 Commodore Webster Dr, Pt. Reyes Station	Planned Commercial (CP)	TBD	50	-	-	50	-	-	-	-	-
Woodacre Fire Station	172-111-01, 02; 1	33 Castle Rock, Woodacre	Residential Single Family (R1-B2)	20	-	10	-	10													Added (10)	
Rehabilitation									Rehabilitation													
Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-Village Residential)	20	25	-	-	25	Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-Village Residential)	20	25	-	-	25	-	-	-	-	-
Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential	20	-	-	2	2	Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential	20	-	2	-	2	-	-	-2	2	-
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential	20	-	-	-	-	Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential	20	-	-	-	-	-	-	-	-	-
	168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26	-	4	30		168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26	4	-	30	-	-	-4	4	-
Religious									Religious													
Olema Catholic Church	166-181-01	10189 State Route 1, Olema	Village Commercial Residential (C-Residential)	20	24	-	-	24	Olema Catholic Church	166-181-01	10189 State Route 1, Olema	Village Commercial Residential (C-Residential)	20	24	-	-	24	-	-	-	-	-
Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20	-	15	-	15	Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20	-	15	-	15	-	-	-	-	-
Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C-RA-B3)	20	-	3	-	3	Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C-RA-B3)	20	-	3	-	3	-	-	-	-	-

DISTRICT 4

Inverness Underutilized Residential	112-143-04	30 Balmoral Way, Inverness	Residential Single Family Planned (C-RSP-1)	7	-	-	14	14	Inverness Underutilized Residential	112-143-04	30 Balmoral Way, Inverness	Residential Single Family Planned (C-RSP-1)	7	-	-	14	14	-	-	-	-	-		
	112-143-05	40 Balmoral Way, Inverness								112-143-05	40 Balmoral Way, Inverness													
	112-143-06	50 Balmoral Way, Inverness								112-143-06	50 Balmoral Way, Inverness													
	112-144-28	55 Balmoral Way, Inverness								112-144-28	55 Balmoral Way, Inverness													
	112-143-07	60 Balmoral Way, Inverness								112-143-07	60 Balmoral Way, Inverness													
	112-144-25	75 Balmoral Way, Inverness								112-144-25	75 Balmoral Way, Inverness													
Stinson Beach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	Residential Single Family (C-R)	7	-	-	3	3	Stinson Beach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	Residential Single Family (C-R)	7	-	-	3	3	-	-	-	-	-		
	195-193-18	129 Calle Del Mar, Stinson Beach								195-193-18	129 Calle Del Mar, Stinson Beach													
Residential next to Forest Knolls Trailer Park	168-131-04	6760 Sir Francis Drake Boulevard, Forest Knolls	Planned Commercial (CP) /	20			8	8															Added (8)	
Vacant								Vacant																
									Bowman Canyon	125-150-09		Agriculture and Conservation (A60)		6	-	-	152	152					Removed	
										125-150-23	Novato Blvd, North Novato													
										125-150-36														
Stinson Beach Community Center - Vacant	195-211-05	10 Willow Ave, Stinson Beach	Residential Single Family (C-R1)	7	-	-	5	5	Stinson Beach Community Center - Vacant	195-211-05	10 Willow Ave, Stinson Beach	Residential Single Family (C-R1)	7	-	-	5	5	-	-	-	-	-	-	
Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd, Nicasio	Residential Commercial Multiple Village	20	-	-	4	4	Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd, Nicasio	Residential Commercial Multiple Village	20	-	4	-	4	-	-	-4	4	-	-	
Vacant Pt. Reyes Station	119-203-01	Mesa Rd, Pt. Reyes Station	Commercial Residential (C-Village)	20	-	-	2	2	Vacant Pt. Reyes Station	119-203-01	Mesa Rd, Pt. Reyes Station	Commercial Residential (C-Village)	20	-	2	-	2	-	-	-2	2	-	-	
	119-203-03	Mesa Rd, Pt. Reyes Station	Commercial Residential (C-Village)	20	-	-	2	2	Vacant Pt. Reyes Station	119-203-03	Mesa Rd, Pt. Reyes Station	Commercial Residential (C-Village)	20	-	2	-	2	-	-	-2	2	-	-	
Vacant Tomales	102-062-01	Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-1)	7	-	-	4	4	Vacant Tomales	102-062-01	Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-1)	7	-	-	4	4	-	-	-	-	-	-	-
	102-075-02	Shoreline Hwy, Tomales	Commercial Residential (C-Village)	20	-	-	5	5		102-075-02	Shoreline Hwy, Tomales	Commercial Residential (C-Village)	20	-	5	-	5	-	-	-5	5	-	-	
	102-075-06	Shoreline Hwy, Tomales	Commercial Residential (C-Village)	20	-	-	6	6		102-075-06	Shoreline Hwy, Tomales	Commercial Residential (C-Village)	20	-	6	-	6	-	-	-6	6	-	-	
	102-075-07	Shoreline Hwy, Tomales	Commercial Residential (C-Village)	20	-	-	2	2		102-075-07	Shoreline Hwy, Tomales	Commercial Residential (C-Village)	20	-	2	-	2	-	-	-2	2	-	-	
	102-041-44	290 Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-1)	7	-	-	13	13		102-041-44	290 Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-1)	7	-	-	13	13	-	-	-	-	-	-	-
SubTotal				398	201	122	721	SubTotal					427	256	199	882	-29	-55	-77	-161				

DISTRICT 5

Draft Recommended Sites List (04/12/22)									Previous Sites List Iteration (03/15/22)								Change							
Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above-Moderate	Total			
Supervisor District 5									Supervisor District 5															
Underutilized Residential									Underutilized Residential															
Atherton Corridor	143-101-35	761 Atherton Ave, North Novato	Agriculture Limited (A2-B4)	20	109	38	-	147	Atherton Corridor	143-101-35	761 Atherton Ave, North Novato	Agriculture Limited (A2-B4)	30	323	-	-	323	-10	-214	38	-	-176		
	143-101-37	777 Atherton Ave, North Novato								143-101-37	777 Atherton Ave, North Novato													
	143-101-20	791 Atherton Ave, North Novato								143-101-20	791 Atherton Ave, North Novato													
	143-101-17	805 Atherton Ave, North Novato								143-101-17	805 Atherton Ave, North Novato													
Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-60)	16	-	-	53	53	Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-60)	16	-	53	-	-	-	53	-	-	-53	53	-
Greenpoint Corridor	143-360-04	350 Atherton Ave, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	26	26																Added (26)
Greenpoint Corridor	143-171-66	618 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	5	5																Added (5)
Greenpoint Corridor	143-171-63	654 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	9	9																Added (9)
Greenpoint Corridor	143-171-70	50 H Lane, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	23	23																Added (23)
Blackpoint	157-031-12	5 Harbor Dr, Blackpoint	Village Commercial Residential (VCR)	20	-	-	1	1																Added (1)
Blackpoint	157-031-14	55 Harbor Drive, Blackpoint	Agricultural Residential Planned (ARP-2)	20	-	-	6	6																Added (6)
Blackpoint	157-031-02	35 Harbor Drive, Blackpoint	Village Commercial Residential (VCR)	20	-	-	2	2																Added (2)
Blackpoint	157-031-04, -06	11 Harbor Drive, Blackpoint	Village Commercial Residential (VCR), ARP-1.5	20	-	-	3	3																Added (3)
Vacant									Vacant															
Buck Center Vacant Property	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	249	Buck Center Vacant Property	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	104	-	-	-	-	-	145	
	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	-	225			125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	80	-								-
Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	58	Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	58	-	-	-	-	-	-	-
SubTotal					109	38	435	582	SubTotal					323	133	82	538		-214	-95	353	44		



Attachment 3: Workshop Site Discussion Summary

Staff worked with MIG, Inc., the consultant retained by the County to work on the Housing and Safety Element updates, to identify a list of recommended candidate housing sites, factoring in state laws around site suitability and local knowledge.

→ I. Universe of sites (all candidate housing sites)

The initial step in the site identification process was to study over 150 possible candidate housing sites within the County (Attachment 3). These sites were identified as collectively containing a development potential of over 6,332 units, yielding more than the RHNA allocation of 3,569 units. This was done to provide the public and decision makers with choices and flexibility in selecting sites that aligned with a range of goals, priorities and principles.

→ II. Four site scenarios based on the Guiding Principles

The next step in narrowing down candidate housing sites list was the development of four housing sites scenarios using the Guiding Principles for Site Selection, which were presented and considered at the December 7, 2021, joint session with the Board of Supervisors and Planning Commission. These Guiding Principles translated into and created the following four housing sites scenarios:

1. Ensure Countywide Distribution,
2. Address Racial Equity and Historic Patterns of Segregation,
3. Encourage Infill and Redevelopment Opportunities, and
4. Consider Environmental Hazards.

Each scenario includes housing site strategies for surplus school, County, and State lands; religious institutions; vacant lands; and commercial and residential sites not currently used to their full potential. Although each scenario emphasizes the importance of a specific principle, all aspects of the guiding principles were embedded in the four scenarios. Some of the scenarios have sites with fewer or no units, depending on what guiding principle was favored. This was possible because the universe of sites was much larger than the RHNA allocation. County staff explained these scenarios when they presented in communities around the County, also known as the "Sites Roadshow." In addition, these scenarios were available on the website and used in the Balancing Act tool as a way for the public to provide feedback on what was important to them as well as evaluate tradeoffs needed to meet the RHNA.

→ III. Two alternatives

Based on the feedback received from the public, staff further narrowed down the sites list to present two alternatives for consideration by the Board, Planning Commission, and the public on March 1, 2022:

- Ensuring that units were distributed Countywide, which attempts to equally distribute housing within comparably populated areas using Supervisorial Districts as a proxy.
- Avoiding natural hazards and focusing an infill strategy by avoiding areas with two or more environmental hazards, such as fire and flooding, and promoting infill development.

→ IV. Recommended sites list

The proposed sites list discussed at the March 15, 2022 meeting incorporated feedback received from the Board and Planning Commission Workshop at the March 1, 2021 workshop and additional refinements based on a number of goals that were highlighted as important considerations:

- Strive for site distribution throughout the County, taking into consideration the RHNA of cities and towns;
- Consider the vision of the Countywide Plan (CWP) and its policies that focus on in-fill development and smart growth planning;
- Ensure that housing sites designated for lower and moderate income are viable and likely to produce needed housing during the planning period; and
- Incorporate means of affirmatively furthering fair housing in site selection to insure lower and moderate-income households have access to affordable housing, excellent schools, and healthy community amenities.

The CWP incorporates sound environmental and planning principles that have guided land use patterns in Marin County for almost 50 years. The Plan recognizes the 606 square miles of land and water composing Marin County as a cohesive environmental unit made up of regions called corridors, which are designated to focus development and to protect environmental resources. As noted in the CWP, investment in housing has historically focused on the construction of low density and expensive single-family houses, with limited connection to older neighborhoods and downtowns. This type of development has consumed relatively large amounts of land to house a small number of residents, is affordable only to those with high incomes, and generates a significant proportion of vehicle trips countywide. The CWP outlines smart growth goals including encouraging development in existing communities, and development of medium to higher density housing along current and future transit corridors, mixed-used development, and development in downtown areas. Overall, the CWP identifies the potential for approximately 15,200 new homes countywide, both in single-family and multifamily developments. The CWP also identifies “The greatest potential for housing development is in the Richardson Bay, Las Gallinas, and Novato planning areas.”

In addition to taking into account the CWP’s goals and approach to land development, Board members, Commissioners and the public requested eliminating or reducing proposed housing on many of the sites under consideration. However, if all these recommendations were applied to the candidate sites list, the County would not be able to meet RHNA goals to achieve a certified housing element. The proposed sites list attempts to balance priorities while ensuring compliance with State law and the goals of encouraging and facilitating housing for households with lower and moderate incomes.

County of Marin 2023-2031 Housing Element

Draft Candidate Housing Sites

Revised: February 16, 2022

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
Commercial Center Mixed Use	390	60	60	510
Almonte	72	-	-	72
160 Shoreline Hwy	72	-	-	72
Lucas Valley	58	-	-	58
7 Mt Lassen Dr	58	-	-	58
Marin City	60	60	60	180
190 Donahue St	60	60	60	180
Marinwood	136	-	-	136
121 Marinwood Ave	16	-	-	16
164-471-71 (Marinwood Ave)	7	-	-	7
164-471-72 (Marinwood Ave)	13	-	-	13
175 Marinwood Ave	43	-	-	43
197 Marinwood Ave	57	-	-	57
Strawberry	28	-	-	28
800 Redwood Hwy Frontage Rd	28	-	-	28
Unincorporated Fairfax	36	-	-	36
2400 Sir Francis Drake Blvd	11	-	-	11
2410 Sir Francis Drake Blvd	25	-	-	25
Public Site	434	124	12	570
Inverness	-	-	12	12
13270 Sir Francis Drake Blvd	-	-	12	12
Lucas Valley	254	-	-	254
2 Jeannette Prandi Way	254	-	-	254
Nicasio	16	-	-	16
5600 Nicasio Valley Rd	16	-	-	16
Pt. Reyes Station	37	9	-	46
2 Toby St	-	9	-	9
9 Giacomini Rd	37	-	-	37
Tamalpais	12	-	-	12
052-041-27 (Shoreline Hwy)	12	-	-	12
Rehabilitation/Conversion	101	6	-	107
Forest Knolls	-	2	-	2
6900 Sir Francis Drake Blvd	-	2	-	2
Lagunitas	26	4	-	30
7120 Sir Francis Drake Blvd	16	-	-	16
7282 Sir Francis Drake Blvd	10	4	-	14
Pt. Reyes Station	75	-	-	75
100 Commodore Webster Dr	50	-	-	50
54 B St	25	-	-	25
Religious Institutions	715	710	600	2,025
Kentfield	-	14	-	14
215 Bon Air Rd	-	14	-	14
Marin City	-	32	-	32
101 Donahue St	-	13	-	13
626 Drake Ave	-	4	-	4
639 Drake Ave	-	15	-	15
Marinwood	-	32	-	32
530 Blackstone Dr	-	32	-	32

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
Olema	24	-	-	24
10189 State Route 1	24	-	-	24
Pt. Reyes Station	-	3	-	3
11445 State Route 1	-	3	-	3
San Geronimo Village	-	4	-	4
6001 Sir Francis Drake Blvd	-	4	-	4
Santa Venetia	71	13	-	84
170 N San Pedro Rd	-	13	-	13
180 N San Pedro Rd	10	-	-	10
200 N San Pedro Rd	13	-	-	13
210 N San Pedro Rd	13	-	-	13
220 N San Pedro Rd	35	-	-	35
Sleepy Hollow	-	4	-	4
100 Sacramento Ave	-	4	-	4
St. Vincent'S	600	600	600	1,800
1 St Vincents Dr	600	600	600	1,800
Tamalpais	20	-	-	20
205 Tennessee Valley Rd	20	-	-	20
Tomales	-	8	-	8
26825 State Route 1	-	8	-	8
School Site	440	72	117	629
Kentfield	108	-	-	108
071-132-11 (Sir Francis Drake Blvd)	21	-	-	21
071-132-12 (Sir Francis Drake Blvd)	7	-	-	7
139 Kent Ave	80	-	-	80
San Geronimo Valley	-	-	98	98
172-350-22	-	-	98	98
Santa Venetia	186	59	12	257
1565 Vendola Dr	-	55	-	55
180-161-09 (N San Pedro Rd)	-	4	-	4
180-161-10 (N San Pedro Rd)	-	-	12	12
251 N San Pedro Rd	186	-	-	186
Sleepy Hollow	90	-	5	95
1500 Butterfield Rd	90	-	-	90
177-011-13 (Fawn Dr)	-	-	5	5
Tomales	56	13	2	71
102-080-10 (State Route 1)	13	-	1	14
102-080-13 (State Route 1)	-	7	-	7
102-080-19 (State Route 1)	35	-	-	35
102-080-20 (State Route 1)	8	-	1	9
102-080-21 (State Route 1)	-	6	-	6
Underutilized Nonresidential (Commercial/Office/Other)	415	356	29	800
Almonte	36	-	-	36
260 Redwood Hwy Frontage Rd	36	-	-	36
Bolinas	9	-	-	9
1 Olema Bolinas Rd	9	-	-	9
Inverness	-	148	-	148
12781 Sir Francis Drake Blvd	-	8	-	8
12784 Sir Francis Drake Blvd	-	10	-	10
12785 Sir Francis Drake Blvd	-	8	-	8
12786 Sir Francis Drake Blvd	-	10	-	10
12852 Sir Francis Drake Blvd	-	16	-	16
13271 Sir Francis Drake	-	96	-	96
Kentfield	129	67	-	196
074-031-37 (College Ave)	12	-	-	12

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
074-031-63 (Sir Francis Drake Blvd)	-	4	-	4
074-031-69 (Sir Francis Drake Blvd)	-	3	-	3
1111 Sir Francis Drake Blvd	21	-	-	21
1125 Sir Francis Drake Blvd	16	-	-	16
1129 Sir Francis Drake Blvd	13	-	-	13
700 Sir Francis Drake Blvd	31	-	-	31
848 College Ave	7	-	-	7
850 College Ave	11	-	-	11
901 Sir Francis Drake Blvd	18	-	-	18
907 Sir Francis Drake Blvd	-	5	-	5
911 Sir Francis Drake Blvd	-	6	-	6
913 Sir Francis Drake Blvd	-	7	-	7
921 Sir Francis Drake Blvd	-	6	-	6
923 Sir Francis Drake Blvd	-	4	-	4
928 Sir Francis Drake Blvd	-	4	-	4
929 Sir Francis Drake Blvd	-	8	-	8
935 Sir Francis Drake Blvd	-	5	-	5
937 Sir Francis Drake Blvd	-	4	-	4
939 Sir Francis Drake Blvd	-	3	-	3
941 Sir Francis Drake Blvd	-	3	-	3
943 Sir Francis Drake Blvd	-	5	-	5
Nicasio	9	-	-	9
4299 Nicasio Valley Rd	9	-	-	9
Olema	64	11	-	75
10002 State Route 1	10	-	-	10
10021 State Route 1	9	-	-	9
10045 State Route 1	-	6	-	6
10095 State Route 1	13	-	-	13
88 Bear Valley Rd	11	-	-	11
9840 State Route 1	10	-	-	10
9870 State Route 1	-	5	-	5
9950 Sir Francis Drake Blvd	11	-	-	11
Pt. Reyes Station	67	-	-	67
10905 State Route 1	26	-	-	26
510 Mesa Rd	24	-	-	24
60 Fifth St	17	-	-	17
San Geronimo Valley	-	-	29	29
5800 Sir Francis Drake Blvd	-	-	29	29
Santa Venetia	-	28	-	28
290 N San Pedro Rd	-	5	-	5
294 N San Pedro Rd	-	3	-	3
296 N San Pedro Rd	-	3	-	3
70 San Pablo Ave	-	5	-	5
77 San Pablo Ave	-	12	-	12
Sleepy Hollow	56	8	-	64
177-220-41 (San Francisco Blvd)	7	-	-	7
4 Sacramento Ave	16	-	-	16
404 San Francisco Blvd	18	-	-	18
60 Sacramento Ave	15	8	-	23
Stinson Beach	-	19	-	19
108 Arenal Ave	-	8	-	8
195-193-35	-	5	-	5
28 Arenal Ave	-	6	-	6
Strawberry	-	50	-	50
23 Reed Blvd	-	9	-	9

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
664 Redwood Hwy Frontage Rd	-	6	-	6
670 Redwood Hwy Frontage Rd	-	4	-	4
680 Redwood Hwy Frontage Rd	-	5	-	5
690 Redwood Hwy Frontage Rd	-	26	-	26
Tamalpais	45	8	-	53
217 Shoreline Hwy	21	-	-	21
223 Shoreline Hwy	24	-	-	24
375 Shoreline Hwy	-	8	-	8
Tomales	-	17	-	17
200 Valley Ave	-	6	-	6
27235 State Route 1	-	3	-	3
27275 State Route 1	-	3	-	3
29 John St	-	5	-	5
Underutilized Residential	516	61	168	745
Blackpoint	-	50	-	50
275 Olive Ave	-	50	-	50
Bolinas	-	7	-	7
32 Wharf Rd	-	7	-	7
Inverness	-	-	26	26
10 Balmoral Way	-	-	2	2
112-143-09 (Balmoral Way)	-	-	6	6
20 Balmoral Way	-	-	2	2
30 Balmoral Way	-	-	2	2
40 Balmoral Way	-	-	2	2
45 Balmoral Way	-	-	2	2
5 Balmoral Way	-	-	2	2
50 Balmoral Way	-	-	2	2
55 Balmoral Way	-	-	2	2
60 Balmoral Way	-	-	2	2
75 Balmoral Way	-	-	2	2
Kentfield	-	4	-	4
022-071-05 (Tamalpais Rd)	-	1	-	1
25 Bayview Rd	-	3	-	3
Los Ranchitos	-	-	139	139
74 Oak Ridge Rd	-	-	1	1
130 Oak View Dr	-	-	1	1
38 Circle Rd	-	-	1	1
29 Glenside Way	-	-	2	2
32 Ranch Rd	-	-	1	1
29 Oak Ridge Rd	-	-	1	1
29 Circle Rd	-	-	1	1
60 Circle Rd	-	-	1	1
114 Circle Rd	-	-	1	1
10 Poco Paso	-	-	1	1
63 Los Ranchitos Rd	-	-	1	1
110 Circle Rd	-	-	1	1
78 Circle Rd	-	-	1	1
105 Oak Ridge Rd	-	-	1	1
35 Circle Rd	-	-	1	1
56 Circle Rd	-	-	1	1
120 Oak Ridge Rd	-	-	1	1
11 Oak Ridge Rd	-	-	1	1
8 Circle Rd	-	-	1	1
6 Debes Ranch Rd	-	-	1	1
20 Debes Ranch Rd	-	-	1	1

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
15 Indian Rd	-	-	1	1
138 Circle Rd	-	-	1	1
25 Circle Rd	-	-	1	1
22 Red Rock Way	-	-	2	2
67 Ranchitos Rd	-	-	1	1
61 Los Ranchitos Rd	-	-	1	1
40 Glenside Way	-	-	1	1
25 Red Rock Way	-	-	2	2
10 Red Rock Way	-	-	1	1
100 Oak Ridge Rd	-	-	1	1
33 Circle Rd	-	-	1	1
15 Glenside Way	-	-	1	1
62 Ranch Rd	-	-	1	1
200 Valley View Ave	-	-	1	1
199 Valley View Ave	-	-	1	1
97 Glenside Way	-	-	1	1
65 Los Ranchitos Rd	-	-	1	1
68 Ranch Rd	-	-	1	1
9 Poco Paso	-	-	1	1
129 Oak View Dr	-	-	3	3
105 Glenside Way	-	-	1	1
71 Ranchitos Rd	-	-	1	1
16 Red Rock Way	-	-	1	1
9 Glenside Way	-	-	1	1
42 Oak Ridge Rd	-	-	2	2
23 Knoll Way	-	-	1	1
48 Ranch Rd	-	-	1	1
37 Knoll Way	-	-	1	1
30 Knoll Way	-	-	1	1
30 Indian Rd	-	-	2	2
3 Poco Paso	-	-	1	1
79 Oak Ridge Rd	-	-	1	1
23 Oak Ridge Rd	-	-	1	1
50 Glenside Way	-	-	1	1
125 Circle Rd	-	-	2	2
27 Ranch Rd	-	-	1	1
1 Knoll Way	-	-	1	1
4 Ranch Rd	-	-	1	1
3 Oak Ridge Rd	-	-	1	1
74 Circle Rd	-	-	1	1
2 Farm Rd	-	-	1	1
91 Circle Rd	-	-	1	1
43 Oak Ridge Rd	-	-	1	1
90 Oak Ridge Rd	-	-	1	1
30 Oak Ridge Rd	-	-	2	2
23 Ranch Rd	-	-	1	1
17 Circle Rd	-	-	1	1
129 Ranchitos Rd	-	-	1	1
19 Farm Rd	-	-	1	1
44 Circle Rd	-	-	1	1
19 Knoll Way	-	-	1	1
15 Knoll Way	-	-	2	2
25 Farm Rd	-	-	1	1
20 Circle Rd	-	-	1	1
41 Circle Rd	-	-	1	1

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
70 Oak Ridge Rd	-	-	2	2
121 Circle Rd	-	-	1	1
20 Rainbow Rd	-	-	5	5
22 Knoll Way	-	-	1	1
20 Oak View Dr	-	-	1	1
160 Circle Rd	-	-	1	1
16 Farm Rd	-	-	1	1
4 Indian Rd	-	-	1	1
75 Oak View Dr	-	-	2	2
101 Oak Ridge Rd	-	-	1	1
17 Debes Ranch Rd	-	-	1	1
28 Circle Rd	-	-	1	1
65 Oak Ridge Rd	-	-	1	1
25 Knoll Way	-	-	1	1
17 Knoll Way	-	-	1	1
55 Ranch Rd	-	-	1	1
95 Oak Ridge Rd	-	-	1	1
25 Rainbow Rd	-	-	1	1
14 Ranch Rd	-	-	1	1
26 Knoll Way	-	-	1	1
23 Farm Rd	-	-	1	1
105 Ranchitos Rd	-	-	1	1
67 Glenside Way	-	-	1	1
12 Indian Rd	-	-	1	1
15 Debes Ranch Rd	-	-	1	1
111 Glenside Way	-	-	1	1
16 Baytree Rd	-	-	1	1
10 Baytree Rd	-	-	1	1
46 Ranch Rd	-	-	1	1
5 Oak View Dr	-	-	1	1
19 Indian Rd	-	-	1	1
55 Circle Rd	-	-	1	1
14 Oak View Dr	-	-	1	1
51 Circle Rd	-	-	1	1
40 Oak View Dr	-	-	1	1
11 Ranch Rd	-	-	1	1
56 Glenside Way	-	-	1	1
35 Oak View Dr	-	-	1	1
91 Glenside Way	-	-	1	1
100 Oak View Dr	-	-	1	1
80 Oak Ridge Rd	-	-	1	1
22 Ranch Rd	-	-	1	1
65 Glenside Way	-	-	1	1
144 Circle Rd	-	-	1	1
73 Ranch Rd	-	-	2	2
69 Ranch Rd	-	-	1	1
Atherton Corridor	516	-	-	516
1 Equestrian Ct	22	-	-	22
2 Equestrian Ct	22	-	-	22
20 Bay Tree Hollow	20	-	-	20
4 Equestrian Ct	19	-	-	19
5 Equestrian Ct	19	-	-	19
6 Equestrian Ct	19	-	-	19
7 Equestrian Ct	20	-	-	20
761 Atherton Ave	22	-	-	22

Draft Sites Inventory: Candidate Housing Sites Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
777 Atherton Ave	83	-	-	83
791 Atherton Ave	101	-	-	101
805 Atherton Ave	117	-	-	117
859 Atherton Ave	36	-	-	36
863 Atherton Ave	16	-	-	16
Stinson Beach	-	-	3	3
122 Calle Del Mar	-	-	2	2
128 Calle Del Mar	-	-	1	1
Vacant	92	239	615	946
Blackpoint	-	100	28	128
300 Olive Ave	-	100	28	128
Bolinas	-	40	-	40
193-020-38	-	40	-	40
California Park	50	-	-	50
018-075-28 (Woodland Ave)	25	-	-	25
018-086-18 (Woodland Ave)	20	-	-	20
329 Auburn St	5	-	-	5
Lucas Valley Environs	-	-	26	26
1501 Lucas Valley Road	-	-	26	26
Marin City	-	-	25	25
052-140-33 (Alta Ave)	-	-	25	25
Nicasio	-	4	-	4
4449 Nicasio Valley Rd	-	4	-	4
North Novato	-	66	338	404
125-150-09 (Novato Blvd)	-	-	57	57
125-150-18 (Novato Blvd)	-	-	14	14
125-150-20 (Novato Blvd)	-	-	27	27
125-150-23 (Novato Blvd)	-	-	49	49
125-150-34 (Novato Blvd)	-	-	48	48
125-150-36 (Novato Blvd)	-	-	119	119
125-180-79 (Redwood Hwy)	-	-	24	24
125-180-85 (Redwood Hwy)	-	66	-	66
Pt. Reyes Station	22	16	62	100
10979 State Route 1	-	6	-	6
11598 State Route 1	-	-	59	59
119-198-09 (B St)	-	-	3	3
119-203-01 (Mesa Rd)	-	2	-	2
119-203-03 (Mesa Rd)	-	2	-	2
119-233-03 (Shoreline Hwy)	22	-	-	22
119-235-09 (Shoreline Hwy)	-	6	-	6
Santa Venetia	-	-	53	53
179-332-19 (Edgehill Way)	-	-	3	3
180-171-31 (N San Pedro Rd)	-	-	3	3
180-171-32 (N San Pedro Rd)	-	-	2	2
180-261-10 (Oxford Dr)	-	-	45	45
Stinson Beach	-	-	5	5
10 Willow Ave	-	-	5	5
Strawberry	-	-	58	58
034-012-21 (Eagle Rock Rd)	-	-	3	3
034-012-27 (Eagle Rock Rd)	-	-	17	17
034-012-28 (Eagle Rock Rd)	-	-	2	2
034-012-29 (Eagle Rock Rd)	-	-	10	10
70 N Knoll Rd	-	-	26	26
Tamalpais	20	-	3	23
049-231-09 (Marin Dr)	-	-	3	3

Draft Sites Inventory: Candidate Housing Sites	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
Location Identifier (Community/Address or Assessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
204 Flamingo Rd	20	-	-	20
Totals	-	13	17	30
102-062-01 (Dillon Beach Rd)	-	-	4	4
102-075-02 (Shoreline Hwy)	-	5	-	5
102-075-06 (Shoreline Hwy)	-	6	-	6
102-075-07 (Shoreline Hwy)	-	2	-	2
290 Dillon Beach Rd	-	-	13	13
Total	3,103	1,628	1,601	6,332

Project Schedule
Marin County 2023 - 2031 Housing and Safety Elements Update
As of 23 March 2022

	2021										2022										2023		
	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
Housing Element Update																							
Project Initiation (Task 1)	[Blue Bar]																						
Housing & Special Needs Assessment (Task 3)	[Blue Bar]																						
Housing Constraints Analysis																							
Housing Element Constraints Analysis - Non-Location (Task 4.1)																							
AFFH Assessment (Task 4.1)																							
Existing Conditions & Constraints Atlas - Population & Locations (Task 4.2)																							
Biological Constraints Analysis (Task 4.2.3)																							
Existing Housing Element (Task 5)																							
Sites Inventory & Selection																							
Preliminary Sites Inventory (Task 6.1)																							
Development Feasibility and Site Selection (Tasks 6.1.1 - 3)																							
Site Options & Strategies (Task 6.2)																							
Draft Sites Inventory (Task 6.3)																							
County Plan Amendments, Land Use & Rezoning																							
Housing Plan Review & Update (Goals, Polices, Programs, Obi) (Task 7.1)																							
Draft Land Use Diagram & Buildout Numbers (Task 8.1)																							
Built Environment and Diagram Update (Task 8.2)																							
Development Code & Map Amendment (Task 8.3)																							
											30 Day Public Review					90 Day HCD Review					Limited time to revise HE, based on comments		
Public Draft Housing Element (Task 9)	[Blue Bar]																						
Final Housing Element & Adoption (Task 10)	[Blue Bar]																						
Safety Element Update																							
Current Safety Element Review (Task 11.1)	[Orange Bar]																						
Vulnerability Assessment (Task 11.2)	[Orange Bar]																						
Administrative Draft Safety Element (Task 11.3)																							
CAL Fire Consult & Board of Forestry & Fire Protection Review (Task 11.4)																							
Public Draft Safety Element (Task 11.5)																							
Final Safety Element & Adoption (Task 11.6)	[Orange Bar]																						
Environmental Review (CEQA)																							
EIR Initiation, Coordination, & Notice of Preparation (Tasks 12.1 & 2)											NOP 45- to 60- Day Public Review												
Baseline Conditions (Task 12.3)	[Green Bar]																						
Project Description (Task 12.3) & Administrative Draft Program EIR (Task 12.4)											45 Day Public Review (7/19 - 9/2)												
Public Draft Program EIR (Task 12.5)	[Green Bar]																						
Final EIR & Responses to Comments (Task 12.6)	[Green Bar]																						
Workshops and Meetings/Community Engagement (Task 2)																							
Community Workshops	★ ★										★ ★ ★ ★ ★ SE Policies & Programs												
Design Review Board Meetings	● ● ● ● ●																						
Community Service Districts Meetings	● ● ● ● ●																						
CEQA/Environmental Review Meetings	● ● ● ● ●																						
County Planning Commission Meetings	● ● ● ● ●																						
County Board of Supervisor Meetings	● ● ● ● ●										● ● ● ● ●										● ● ●		

[Blue Bar] Consultant Work/County Staff Effort
 [Orange Bar] Public Review

Note: HE Certification by HCD follows HE Adoption
 EIR, HE & SE Recommendation
 EIR Certification/ HE & SE Adoption