

**Evans, Joyce**

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**From:** aaronkurlan@gmail.com  
**Sent:** Wednesday, March 2, 2022 9:47 PM  
**To:** BOS  
**Subject:** Balancing Act Housing option 1 vs. 2

Aaron Kurlan would like information about:  
Hello:

I'd like to voice my support for the even division among the county. The environmental division is ridiculous and grossly disproportionate to Supervisor District 1. I can't even fathom how that is possible to think that this area, particularly where about 2000 of the low income houses were put in the st. Vincent/marinwood/juvenile area is . What that would do to school district, the roads, the fire escape, already with the Kaiser expansion. While it is nice to think this area is that much more environmentally "safe" then other parts of the county that just can't be the case given the fire risks. The housing should be split around the county. If environment is used then Instead of 59% put to for lack of a better word screw an area it should Be closer to the 20% if not more then 30%. Thanks

## Evans, Joyce

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**From:** Amir Ebrahimi <ae.pascal@gmail.com>  
**Sent:** Wednesday, March 2, 2022 4:31 PM  
**To:** BOS  
**Subject:** Unrealistic housing mandates

As a constituent, I would like to request that the Marin Board of Supervisors take action, including legal options if necessary in response to housing mandates, restrict excess "buffer" units to 15% or less, and form collaborative resistance to the transfer of power from local jurisdictions to global investors. The current housing mandates being pushed on to local communities are haphazard in planning and are not in the best interests of the communities affected.

:: Amir / (415) 683-1661

**From:** [Adrian Jordan](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2  
**Date:** Sunday, March 13, 2022 6:53:08 PM

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Sunday March 13, 2022.

Hello,

It seems obvious that should there be additional low income housing, but it must be distributed equally across the county.

The destruction of middle class neighborhoods is perhaps the most un-American idea I have ever heard of, especially when taking into account that the majority of the proposed additional housing will be at market rate, not low income.

Of particular concern is the perhaps politically motivated classification of properties as “underutilized.” Recently purchased homes that have been extensively updated have been classified as older buildings that have not been improved in many years.

Homeowners should have been contacted before this designation was made rather than relying on an agency, the Marin County Assessor.

I call upon the Marin County Board of Supervisors to investigate the individuals who have erroneously made these classifications.

Furthermore, Los Ranchitos is zoned as “light agricultural” with many of the properties being used for this purpose. It is why many chose to purchase and live here. Therefore, it cannot be called underutilized when the land is being used for its intended purpose.

Sincerely,

Adrian & Julie Jordan  
26 Knoll Way, San Rafael.

**From:** [Adrian Jordan](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to Hybrid List  
**Date:** Monday, March 14, 2022 3:24:56 PM

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And YES to Alternative 1, NO to Alternative 2

We have written before in support of Alternative 1.

Allowing only a few hours to comment on the Hybrid plan is unconscionable. We are working people contributing to the county. We do not have the to defend our rights and property.

We protest the belief that the county staff can change plans on a minutes notice with disregard to public comment.

Sincerely,

Adrian Jordan

**From:** [Alan Markle](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2  
**Date:** Thursday, March 3, 2022 5:06:52 PM

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Dear Sir or Madam:

I strongly feel that rezoning Los Ranchitos is wrong and will cause much problem problems than solving the shortage of housing issue.

While we are zoned for 1 acre minimum, the actual use of the land is in many cases restricted. It is either too steep or too over utilized to be effectively developed. Also, all of the ancillary service that would be required for additional homes is not available. For instance the traffic situation is already at capacity, currently there are no sidewalks and the waste disposal infrastructure is designed for 107 home not 246 homes.

Please reconsider your idea of rezoning us.

Alan Markle

23Indian Rd  
San Rafael, Ca 94903

[amarkle@wmb2.com](mailto:amarkle@wmb2.com)

**From:** [Alex Stadtner](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Support for more housing in Lucas Valley  
**Date:** Monday, March 14, 2022 8:14:09 AM

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To Whom It May Concern,

The social and economic advantages of adding more affordable housing to Lucas Valley far outweigh any of the concerns being raised by NIMBYs in my neighborhood.

Please look at the big picture and consider Lucas Valley when you're planning for how to meet newly expanded housing mandates. Down in the flats by the juvenile detention facility, and anywhere close to the 101 corridor, seem like logical places for expansion.

I appreciate what you do for the county and wish you the best of health and sanity during these trying times.

Best of luck,  
Alex

Alex Stadtner  
415-971-3028

**From:** [Jennifer Blackman](#)  
**To:** [housingelement](#); [BOS](#); [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)  
**Cc:** [Rodoni, Dennis](#)  
**Subject:** Comment letter from the Alliance of Coastal Marin Villages - Housing Element Update (sites Meeting #2)  
**Date:** Monday, March 14, 2022 1:50:01 PM  
**Attachments:** [ACMV Comment letter - Housing Element 031422.pdf](#)

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All:

Attached please find a comment letter from the Alliance of Coastal Marin Villages (“ACMV”) concerning the Housing Element Update (sites Meeting #2) item on the March 15, 2022 meeting agenda of the Marin County Board of Supervisors and the Marin County Planning Commission.

Thank you for your consideration of these comments.

Best regards,

Jennifer Blackman  
Chair, Alliance of Coastal Marin Villages

# Alliance of Coastal Marin Villages

*Bolinas, Dillon Beach, Inverness, Inverness Park, Marshall, Muir Beach, Olema,  
Point Reyes Station, Stinson Beach, Tomales*

March 14, 2022

*Via email: [housingelement@marincounty.org](mailto:housingelement@marincounty.org), [bos@marincounty.org](mailto:bos@marincounty.org), [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)*

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, California 94903

Marin County Planning Commission  
3501 Civic Center Drive, Suite 328  
San Rafael, California 94903

Re: Marin County Housing Element Update (sites Meeting #2).

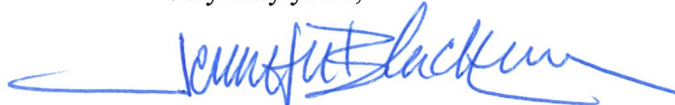
Dear Marin County Supervisors and Planning Commissioners:

Thank you for the opportunity to submit these comments in connection with the Housing Element Update (sites Meeting #2) item on your joint March 15, 2022 meeting agenda. This letter is submitted by the Alliance of Coastal Marin Villages ("ACMV"), which is composed of representatives from the ten villages in coastal Marin County that are in the Coastal Zone: Bolinas, Dillon Beach, Inverness, Inverness Park, Marshall, Muir Beach, Olema, Point Reyes Station, Stinson Beach and Tomales. The ACMV meets regularly to discuss and address issues of common concern, and on a quarterly basis with Marin County Supervisor Dennis Rodoni. On behalf of our villages, the ACMV also endeavors to closely follow Marin County and California Coastal Commission ("CCC") actions that have the potential to impact our communities, including but not limited to updates to the Marin County Local Coastal Program ("LCP"), the governing land use document for coastal West Marin.

While each of our village associations/special districts and their members/residents may provide comments of their own during the course of the Housing Element update, the ACMV wishes to emphasize the importance of considering the various community plans that have been adopted to guide development in our respective villages in connection with the County's update of the Housing element, and particularly its consideration of candidate housing sites. (See the *Marin County Community and Area Plans*, linked [here](#).) The community plans of the coastal villages were developed via extensive public processes and they contain well-considered, village-specific policies that are informed by an understanding of local conditions and that prioritize what to preserve and to promote in our communities. Moreover, many of the community plans provisions have been adopted as part of the LCP amendments last year which itself include substantial local input. (See the [Marin County Local Coastal Program Land Use Plan](#), at pp 49-70.) For these reasons, we respectfully urge you to fully consider our community plans in connection with your update of the Housing Element.

Thank you for considering these comments.

Very truly yours,



Jennifer Blackman  
Chair, Alliance of Coastal Marin Villages

cc: Dennis Rodoni, Marin County Supervisor: [drodoni@marincounty.org](mailto:drodoni@marincounty.org)



**From:** [Amy Kalish](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Amy Kalish](#); [David Kalish](#); [Emmet Kalish](#)  
**Subject:** Housing Element  
**Date:** Monday, March 14, 2022 2:47:43 PM

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Marin County Board of Supervisors and County of Marin,  
Community Development Agency, Planning Division  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903-4157

Attention: County Staff: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
Attention: Marin County Board of Supervisors ([BOS@marincounty.org](mailto:BOS@marincounty.org))  
Re: Marin County Housing and Safety Elements Update, 2023 – 2031 March 15,  
2022 BOS Meeting, Agenda Item 10

To the Board,

I write in frustration.

The “Housing Element Game” that supposedly offers choices of where to build out the unincorporated areas of Marin doesn’t mention any of the hazards present in the choices for development. The choices are generic and do not reflect our new reality: in Marin we live with incredible hazards from flood and fire, with very limited infrastructure and evacuation routes.

If I choose Tam Valley, I risk my own family’s possibility of fire evacuation from the unincorporated area, because there are only two routes out of town, already gridlocked. Tam Valley is one of those routes. Adding housing there directly impacts our ability to get to safety if the WUI catches fire, and it’s coming uphill. Our Fire Departments are working overtime to figure out evacuation procedures in case of emergencies. Google picked Mill Valley, because of our limitations, to develop its evacuation models.

If I choose a WUI San Pedro option, I endanger my sister’s family; San Pedro Rd is already clogged, with very limited evacuation routes, and very flammable.

Of course, I am also concerned with the rest of the population. But the choices made now also have very personal, dangerous consequences.

There are unprecedented hazards in the unincorporated areas that have been exacerbated since the last housing cycle. None of them, even drought, are taken into consideration while playing your “Housing Element Game.”

In December, MIG Planner Scott Davidson, said **“It won’t be possible to select only sites that are free of such environmental hazards.”**

Additionally, in this unprecedented drought cycle, it was stated at a February Joint Planning and Board of Supervisors’ meeting that is our **local** responsibility to **“find water”** to support the mandated increase in our population.

Intentionally building on flood plains, areas subject to sea rise flooding, intense weather events, and catastrophic fire events, is shortsighted and ridiculous.

Why are these areas even being considered? How are these life threatening issues NOT criteria for relief? This development push is clearly not for low income housing; most of the proposed development in the unincorporated areas (far from transit) will be expensive, market rate homes built on land grabbed through the doors opened by SB 9 and 10.

I volunteer with the Homestead Valley NRG. We had an evacuation drill yesterday. I seriously can’t envision the feeder streets on Mt. Tam emptying onto the narrow roads winding out of here, even at the current population level. I live in a FireWise neighborhood, and we are vigilant about managing the fire fuel that surrounds us. Yet many homeowners up here have lost their insurance or seen it triple in price.

If you add unbridled building on random pieces of land, without any review or environmental protection, you are working only for developers, not for the residents — human beings — who will suffer the consequences.

Put the housing in areas with infrastructure and open land that can handle it. They may even welcome it.

Remember Santa Rosa and Paradise? Those WUI towns had nice wide streets and roads to escape on. A luxury.

It’s your job to handle the housing mandates, But it’s also your job to look out for our safety.

Thank you for your consideration,

Amy Kalish  
7 Walsh Dr. MV CA 94941  
415-383-9115

**From:** [Amy Powers](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Future housing sites for state mandated affordable housing  
**Date:** Sunday, March 13, 2022 2:57:09 PM

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I have been made aware recently of the state mandated affordable housing sites and the areas under consideration. While it seems that Lucas Valley/Marinwood seems to have a larger amount than other areas, I have a problem with some of the sites being proposed. From looking at the map I see Marinwood Market and St. Vincent's school areas listed. Also listed is 7 Mt. Lassen Drive, Jeannette Prandi Way and the Juvenile Hall area. These last three would be a bad area to build on for the reasons of:  
emergency- one road out,  
lack of amenities- transportation, grocery stores, etc.

It was my understanding that the master plan for the Juvenile Hall area prohibited any building in that area.  
I feel that any housing should be along the 101 corridor, therefore Marinwood Market area and the St. Vincent's area are ideal for this type of building. Thank you for your consideration,

Amy Powers  
Resident of Lucas Valley

**From:** [Amy Soria](#)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor  
**Date:** Sunday, March 13, 2022 7:23:52 PM

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To whom it may concern,

I am a resident on Atherton Ave and I do not support the development of the Atherton Corridor. This will effect the wildlife, the environment in the area, raise the fire risk, and over population in this area. This will increase the crime rate in the area and with law enforcement so far away, this will make it easier for crime to continue to occur. The traffic will increase and cause more accidents. We reside in this area to get away from over population. Again, I am against this development.

Atherton Ave Resident,  
Amy Soria

**From:** [Angie Jones](#)  
**To:** [housingelement](#)  
**Subject:** Re: NO NEW HOUSING IN WEST MARIN  
**Date:** Sunday, March 6, 2022 6:46:57 PM

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Something else I want to add....

Have you watched 'Fire in Paradise' ?

If not you should. Building out in the valley would be endangering all the residents that already live out here.

And....

Sir Francis Drake Blvd is already messy with too much traffic. How can any more houses, apartments be built when that road can't even handle an accident or high school graduation or power outages?

Sent from my iPhone

> On Mar 3, 2022, at 4:40 PM, Angie Jones <[angiejdesigns@gmail.com](mailto:angiejdesigns@gmail.com)> wrote:

>

> How can this beautiful area be considered for more housing? The traffic out here is already crazy. People live out here for a reason...it's QUIET! NOT A LOT of people.

> Then has the fire danger been considered? Only 3 ways out and if Fairfax is jammed up, and the ONLY way out is east we're screwed! And what about water usage? How can more housing be considered when we're in a drought, climate change, not to mention are you really going to put up that many septic systems?

>

> New housing should be in areas next to the freeway so people can be close to a way of safely getting out in case of disasters! Plus they could be on the sewer system.

>

> But still how can new housing be considered in such a high fire danger area, home owners insurance is already next to impossible to get!!! Have you thought of that? What.... make low income families buy into the CA Fair Plan!? That's insane too!

>

> I am ADAMANTLY against any new housing out in west marin.

**From:** [Anna Foulger](#)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor Building  
**Date:** Tuesday, March 15, 2022 2:48:19 PM

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Hello!

I am emailing to voice my concerns about the additional building here. Atherton Avenue is not suited for increased traffic. The road borders so much wildlife and open space, there are already SO many animals hit on this road! Marin County really boasts it's natural spaces but this building seems to infringe on animal's habitats and completely build on top of it. And will increase traffic on Atherton and Olive Avenue. Olive Avenue is already a dangerous road as well, people drive very fast through (above speed limit of 35 mph) even though there is the elementary school, in a residential area with no stop signs. There are many hit on Olive as well.

The ecosystem is fragile in our open spaces and there are already so many already built on locations where this can go!

From a fire-safe perspective as well there is only one way in and out there.

I think the building of affordable housing is *absolutely* very important, but it needs to be in a location already built on/ in town/ with less repercussions to an already flailing ecosystem.

Thank you very much for your time.

**From:** [Anne Sjhsam](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Re: Excessive # of new housing units for Lucas Valley  
**Date:** Thursday, March 3, 2022 9:11:18 PM

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Dear Board of Supervisors and Housing Element Representatives,

Please continue to advance the Countywide Distribution plan for Marin's affordable housing. It's just not fair to destroy the Lucas Valley community with excessive numbers of units.

Thank you for your time,  
Anne

On Sun, Feb 27, 2022 at 3:14 PM Anne Sjhsam <[anne.sjhsam@gmail.com](mailto:anne.sjhsam@gmail.com)> wrote:

Hello,

I'm writing to express concern about the proposal to put 1800 units of new housing at St Vincents in Lucas Valley. This number is incredibly high - it would overwhelm the Miller Creek School district.

There are many other sites proposed in Lucas Valley. I'm not saying no to all of them, but this has got to get more reasonable. Please don't destroy what is now a beautiful community. Marinwood is a special place. We can't absorb all this housing - some please, but nowhere close to the number of units proposed.

Kind regards,  
Anne Sjhsam

515 Quietwood Dr  
San Rafael, CA 94903

**From:** [Margaret Garrison](#)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridore  
**Date:** Tuesday, March 15, 2022 6:38:42 AM

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Please to whom it may concern:

I am a 22 year resident in Greenpoint and have a daughter who lives on Atherton. I go to her home daily to care for her 2 babies. Getting in and out of her house on Atherton is treacherous in the best of times. More traffic would be a disaster. In the past when highway 37 is closed and traffic rerouted to Atherton and Crest Road, large trucks and buses are nonstop and we are hostages in our homes who can't safely get in or out of our driveways. Please we would lose so many animals and birds, wetlands it's truly a badly thought out decision.

respectfully

Margaret Garrison

118 Crest Road

Novato Ca

94945

Sent from my iPhone



**From:** [Mosher, Ana Hilda](#)  
**To:** [housingelement](#)  
**Subject:** FW: development proposal on Atherton Ave Novato  
**Date:** Monday, March 14, 2022 11:01:41 AM  
**Attachments:** [Comments on Housing Element Update for March 15 2022 Meeting \(1\).pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hi Aline,

This comment came to the PC inbox.



. . . . .

**ANA HILDA MOSHER**  
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 6278T  
415 473 7880 F  
415 473 2255 TTY  
CRS Dial 711  
[amosher@marincounty.org](mailto:amosher@marincounty.org)

STAY CONNECTED:



**“Please consider the environment before printing this email or attachments”**

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**From:** Bambi Mengarelli <bambi.mengarelli@gmail.com>  
**Sent:** Sunday, March 13, 2022 12:15 PM  
**To:** BOS <BOS@marincounty.org>; Arnold, Judy <JArnold@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>  
**Cc:** John Mengarelli <jmengarelli@gmail.com>  
**Subject:** development proposal on Atherton Ave Novato

To Whom It May Concern,

Thank you for the opportunity to comment ahead of the March 14th meeting.

I understand the need for affordable housing in Marin and do not have a NIMBY attitude. I welcome a reasonable amount of housing in our area. Proposed development on the Atherton Corridor/San Drive is disproportionate and too dense, and puts an unfair burden on our neighborhood. Please hold the new builds to 20 housing units per acre, with a mix of low income and moderate housing.

I had the opportunity to communicate with Christopher Gilkerson as neighbors in District 5. He articulately and thoughtfully expressed the concerns we feel so I will refer to his letter rather than restate the information. I attach his letter for reference. The one point I would like to reiterate is the concern for egress in case of fire. We are in a very high risk fire area with a single egress road onto which will empty the entirety of every existing neighborhood. Please please be cautious about the amount of homes added to this corridor.

Bambi and John Mengarelli  
40 Trailview Court  
Novato

*Time you enjoy wasting is not wasted time.*

**March 11, 2022**

**To:** Marin County Board of Supervisors and Planning Commission  
3501 Civic Center Dr.  
San Rafael, CA 94903

**Re:** Comments for Housing Element Update (Sites Meeting #2)

**From:** Christopher Gilkerson  
Resident of District 5

***Submitted via email***

Dear Supervisors, Commissioners, and Staff:

I appreciate this opportunity to provide comments to be considered at the March 15, 2022 joint meeting of the Board of Supervisors and Planning Commission.

**These comments focus on the Atherton Corridor**, which is now defined by the properties at 761, 777, 791, and 805 Atherton Ave. These parcels are more or less contiguous and, therefore, present an opportunity to develop a well-planned environmentally friendly residential neighborhood that could include a reasonable number of lower income dwelling units while remaining consistent with the existing rural-urban character of the corridor. The “Hybrid Housing Sites” proposal dated March 8, 2022 (“Hybrid Proposal”) misses that mark.

Consideration of the comments below would help address equity issues and avoid issues that otherwise will arise later in the preparation of the required Environmental Impact Report following the April 12, 2022 workshop in which the Board of Supervisors will confirm candidate sites for that further study.

**1. The Hybrid Proposal Ignores Historical Inequality and Patterns of Segregation.**

The Decision not to follow the scenario to address “racial inequality and historical patterns of segregation” has led to pushing for more very low- and low-income housing in the areas of the County surrounding San Rafael and Novato which already have the highest concentration of lower income housing in the County. Under the address racial inequality scenario, the Atherton Corridor would have had only 50 new dwelling units. Under the current Hybrid Proposal, it would have 323 - all lower income. That is 30% of the County’s entire lower income housing obligation of 1,100 to be sited on approximately 15 acres of land. It would not equitably spread lower income housing throughout the County based on workforce needs and reduce commute times and their human and environmental toll. Neither would it be “Countywide Distribution.”

Although our community members who live and work in northern Marin need more lower income housing, not appreciably increasing its supply in other parts of the County will only create additional competition for such housing in the San Rafael and Novato areas over the next 8 years as overall demand for housing increases.

That said, the Atherton Corridor presents some opportunity for right-sized development that meets the requirements under state guidelines (including for lower income housing) as long as some changes are made to address the additional comments below.

### **1. Proposed Density Is Not in Proportion to Other Potential Sites in the County.**

Under the Hybrid Proposal for the Atherton Corridor, zoning would need to change from “Agriculture Limited” to high density residential to accommodate 30 dwelling units per acre for a total of 323 units, all of which would be for lower income.

Looking through the dozens of other proposed sites under the Hybrid Proposal, no other area combines such high density (30 per acre) with such a high number (323) of new units. Those 323 units would be sited over a narrow area of land (roughly ¼ mile along Atherton) on an existing, already busy connector road. In comparison, the site with the most proposed housing units, St. Vincent’s (also currently zoned Agriculture Limited), would be rezoned at only 20 units per acre and essentially would have direct access to Rt. 101 and not burden an existing connector road.

The burden on traffic would need to take into account the cumulative impact of the other proposed sites further east on Atherton including at Greenpoint Nursery, as well as the spillover traffic from Rt. 37 while that critical highway is rebuilt in the next 10 years (hopefully) to meet the challenge of sea-level rise. With the large amount of additional housing and potentially over 1,000 new residents, Atherton would require lane-widening, additional sidewalks and bike paths, and at least one and possible two new traffic lights along Atherton among addressing other impacts.

### **2. Atherton Corridor is Not “In-fill Development.”**

Befitting its current zoning as Agriculture Limited, the Atherton Corridor is partly rural, partly suburban. It is not urban. The Hybrid Proposal’s 323 units would more than double the housing along that small stretch of Atherton. In contrast, “In-fill development” is defined as new development that is sited on vacant or undeveloped land within an existing community enclosed already by other types of development. It implies that existing land is mostly built-out and what is being built would fill-in the gaps. That is not an accurate description of the Atherton Corridor. The Hybrid Proposal’s very high density for the Atherton Corridor is not consistent with the Board’s direction to focus on “in-fill development.”

### **3. Atherton Corridor Does Not Have Ready Access to Services for Lower-Income Households.**

I applaud the direction to staff to ensure that housing sites designated for lower income are viable and likely to produce the needed housing, and to promote fair housing principles in site selection to make sure lower-income residents have easy access to community amenities. The fact is that the Atherton Corridor is not very convenient to grocery stores and other shopping and is isolated from facilities such as libraries and clinics. In part this is because both the ridgeline behind Atherton Corridor and Rt. 101 serve as barriers. Taking 805 Atherton as a center point, it is a 2.8 mile roundtrip walk or bike ride to Trader Joe’s – the closest grocery store, and to Pharmaca – the closest pharmacy. Interestingly, Google Maps will not produce a walking route that crosses the bridge overpass of Rt. 101 at Atherton because of the danger of walking over that bridge and past several freeway on- and off-ramps. Instead, Google Maps provides a walking route from 805 Atherton to the Novato-San Marin SMART rail stop that goes

around to Olive Avenue, past Trader Joe's, and then north up Redwood Avenue. That is a 4.2 mile roundtrip walk.

#### **4. Atherton Corridor Future Zoning Should Be More Consistent with the Environmental Hazard Scenario.**

Given the tree-lined ridge behind the Atherton Corridor (the south side of Atherton), and the fact that part of Atherton is on the Mt. Burdell earthquake fault, fire and seismic risk are two significant environmental hazards that should be considered. Under Alternative 2 dated February 28, 2022 titled "Environmental Hazards/Infill," Atherton Corridor would have had only 137 new dwelling units. Going from 137 to 323 is not environmentally wise for this area. Lower density including less floors per building would serve as a safeguard against those environmental hazards, which the Board and Planning Commission should seriously consider.

#### **Conclusion**

A more balanced "hybrid" approach would (1) be more equitable, (2) address the comments above, (3) meet the County's burden of assuring realistic viability of development, and (4) distribute different types of new housing throughout the County instead of concentrating it. To accomplish this, the proposed zoning for the Atherton Corridor should be revised to no more than 20 dwelling units per acre (instead of 30) with a mix of Lower Income and Moderate Housing. These changes likely would result in about 150 new units instead of 323.

Thank you for considering these comments.

Very truly yours,

*Christopher Gilkerson*

Christopher Gilkerson

**From:** [Barbara Brownson](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2.  
**Date:** Thursday, March 10, 2022 3:43:05 PM

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TO: Whomever is in charge of the Alternatives for Los Ranchitos

From: Barbara Brownson

Subject: DO NOT CHANGE OUR COMMUNITY

A YES VOTE for alternative ONE

This community is an asset to Marin. The land and trees reduce the carbon footprint. There is a public egress to open space. Without street lights, night viewing is extraordinary...

There is only one roadway out of the canyon, the Circle Road. There are seven roads spoking off Circle: Knoll Way, Farm, Oak Ridge, Indian, Oak View, Poco Paso, and Rainbow Roads

These roadways must all converge on to Los Ranchitos meeting Ranch, Glenside and Red Rock Roads, south bound. The new element is the railroad. It may block the exit going east.

My deepest fear is fire. In the time that I lived here, 2 homes were destroyed by fire on Knoll Way. The water pressure was not adequate for even new fire hydrants.

Where will the water for heaps of new homes emerge?

**From:** [Barbara Brownson](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to rezoning Los Ranchitos!  
**Date:** Monday, March 14, 2022 7:05:12 PM

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March 14,2022

To: Board of supervisors and other persons trying to change zones

From: Barbara Brownson

Subject: Changing Los Ranchitos Zoning

This is an incredible shock to the residents of the Los Ranchitos neighborhood. Not only are we to loose land , but our way of living is dramatically, adversely compromised.. Our way of Life may not appeal to others, but for health, both physical, mental, and social reasons, we are here. Our gardening neighbors share and contribute the fresh products, freely and gratefully with other neighbors as well as local seniors, and the St. Vincent Kitchen. As a former 4-H leader, I know the value young people gain in learning the responsibilities of caring for people and a variety of animals., and becoming leaders in their communities and schools.

I strongly ask you back off with this change of zoning. Los Ranchitos is unique, and it is contributing to all other the local communities . Diversity of life- styles add to the greater area of Marin , and of the State of California.

Be strong and fair, Supervisors, and leave some positive areas. alone.

**From:** [Bill Spagna](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Suzanne Gingras-Spagna](#)  
**Subject:** A concerned neighbor in Santa Venetia  
**Date:** Sunday, March 13, 2022 12:55:58 PM

---

Hello. My wife and I recently learned of the potential development of 186 housing units at Old Gallinas School and Ball Field, and we are very concerned and saddened by this possibility.

We have lived in nearby Northbridge neighborhood for over 10 years and have come to really appreciate this area for its close-knit community feel spanning several generations. In this era of widespread isolation and reclusiveness, we are encouraged by this area's friendly connectedness. This quality undoubtedly revolves around assets such as the facilities currently available at Old Gallinas School and Ball Field.

Simply put, our children need these spaces to help develop them into the next generation of caring members of an upstanding society. Our son plays baseball in Gallinas Valley Little League, which utilizes the ball field for the season's games. It is the finest field in the system, and it would be a terrible shame to see it used for anything but this long-standing American tradition. I encourage anyone who is considering converting this space to come watch a game during the upcoming season. You will bear witness to the strengths of this community and realize the terrible loss which would result by its removal. Please don't allow this loss to occur.

Sincerely,

Bill Spagna  
(415) 845-9243



**From:** [Bob Phin](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Tuesday, March 8, 2022 11:42:06 AM

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FROM: Janet and Bob We Vote YES to Alternative 1 • NO to Alternative 2

**From:** [Bonnie Lau](#)  
**To:** [housingelement](#)  
**Cc:** [christian douglas](#)  
**Subject:** Resident comment in favor of Alternative 1  
**Date:** Monday, March 14, 2022 2:13:15 PM

---

Hello,

We own the single-family home in Los Ranchitos at 101 Oak Ridge Road, San Rafael CA 94903.

We have been closely monitoring the Housing Element and proposals and strongly support **Alternative 1**. See below for our rationale that Alternative 1 is the best option. Alternative 2 is simply not fair, and frankly not feasible unless it removes Los Ranchitos sites altogether.

**General rationale for Alternative 1:**

- The numbers of additional housing and increases in density are distributed equally across the county, without any one district bearing a disproportionate burden. Alternate 2 burdens District 1 disproportionately.
- Properties in Los Ranchitos that are inappropriate for denser development would not be up-zoned; the limits of our steep terrain, high fire hazard in the WUI, and narrow streets, would be recognized and respected. Denser housing would be developed in locations where it could be better supported by efficiency of providing services.

**Specifically, for our property at 101 Oak Ridge Road, as well as adjacent properties on our hillside:**

- While on paper the lots in Los Ranchitos may "appear" underutilized, this is easily debunked when considering the terrain, fire hazards, narrow roads, limited & hilly parking, and emergency planning scenarios. Our property at 101 Oak Ridge Road, as well as those of our neighbors, is surrounded by woodlands with daily wildlife activity that would be disrupted, and have already been flagged for high fire risk. If the number of families and residents were to increase on Oak Ridge Road, in the event of a fire or other catastrophe, the narrow roads would create significant evacuation risks and hazards for the emergency personnel as well as residents.

Please consider the potential risk and damage that would be caused in Los Ranchitos by adding housing or upzoning. We strongly endorse Alternative 1.

Thank you,

Bonnie Lau and Christian Douglas  
101 Oak Ridge Road

**From:** [brian.nishinaga](#)  
**To:** [housingelement](#)  
**Subject:** Resident comment in favor of alternative 1  
**Date:** Monday, March 14, 2022 7:35:39 PM

---

Hello,

My family and I own our single-family home in Los Ranchitos, at 90 oak ridge Rd, San Rafael, CA 94903.

We have been closely monitoring the Housing Element and proposals and would like to provide our strongest support for Alternative 1. See below for our rationale that Alternative 1 is the best option. Alternative 2 is simply not fair, and frankly not feasible unless it removes Los Ranchitos sites altogether.

General rationale for Alternative 1:

- The numbers of additional housing and increases in density are distributed equally across the county, without any one district bearing a disproportionate burden. Alternate 2 burdens District 1 disproportionately.
- Properties in Los Ranchitos that are inappropriate for denser development would not be upzoned; the limits of our steep terrain, high fire hazard in the WUI, and narrow streets, would be recognized and respected. Denser housing would be developed in locations where it could be better supported by efficiency of providing services.

Specifically, for our property at 90 oak ridge Road, as well as adjacent properties on our hillside:

- While on paper the lots in Los Ranchitos may "appear" underutilized, this is easily debunked when considering the terrain, fire hazards, narrow roads, limited & hilly parking, and emergency planning scenarios. Our property, as well as those of our neighbors, is surrounded by woodlands with daily wildlife activity that would be disrupted, and have already been flagged for high fire risk. If the number of families and residents were to increase on oak ridge Road, in the event of a fire or other catastrophe, the narrow roads would create significant evacuation risks and hazards for the emergency personnel as well as residents.

Please consider the potential risk and damage that would be caused in Los Ranchitos by adding housing or upzoning. Alternative 1 seems the best path forward.

Thank you,

Brian and Jennifer Nishinaga  
90 oak Ridge Rd, San Rafael, CA 94903

**From:** [Brian Boates](#)  
**To:** [housingelement](#)  
**Subject:** Resident comment in favor of Alternative 1  
**Date:** Monday, March 14, 2022 11:02:03 AM

---

Hello,

I own our single-family home in Los Ranchitos, at 105 Oak Ridge Rd., San Rafael, CA 94903.

We have been monitoring the Housing Element proposals and would like to show support for Alternative 1. Alternative 2 is not fair, and frankly not feasible for a number of considerations.

General rationale for Alternative 1:

- The numbers of additional housing and increases in density are distributed equally across the county, without any one district bearing a disproportionate burden. Alternate 2 burdens District 1 disproportionately.
- Properties in Los Ranchitos that are inappropriate for denser development would not be up-zoned; the limits of our steep terrain, high fire hazard in the WUI, and narrow streets, would be recognized and respected. Denser housing would be developed in locations where it could be better supported by efficiency of providing services.

Specifically, for our property at 105 Oak Ridge Road, as well as adjacent properties on our hillside:

- While in theory the lots in Los Ranchitos may appear underutilized, this is clearly untrue when considering the steep/hilly terrain, fire hazards, narrow roads, limited & hilly parking, and emergency planning scenarios. Our property at 105 Oak Ridge Road, as well as those of our neighbors, is surrounded by woodlands with daily wildlife activity that would be significantly disrupted, and has already been flagged for high fire risk. If the number of families and residents were to increase, in the event of a fire or other catastrophe, the narrow roads would create significant evacuation risks and hazards for the emergency personnel as well as residents.

Please consider the potential risk and damage that would be caused in Los Ranchitos by adding housing or upzoning. Alternative 1 seems the best path forward.

Thank you,

Brian Boates @ 105 Oak Ridge Road

**From:** [BRIAN PEARCE](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2  
**Date:** Saturday, March 5, 2022 9:16:38 AM

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Sent from my iPhone. No!!!!!! It would ruin the entire area with density. Thank you.

**From:** [Bruce Fonarow](#)  
**To:** [housingelement](#)  
**Cc:** [Lisa Fonarow](#)  
**Subject:** Rezoning of Los Ranchitos  
**Date:** Thursday, March 10, 2022 2:40:16 PM

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To Whom It May Concern,

It is my wife's and my opinion that to rezone Los Ranchitos would be a mistake.

We would definitely prefer Alternative ! which leaves Los Ranchitos as it is currently.

To make housing more dense in this area would have several poor impacts.

Increased fire hazard due to more homes being serviced on the same narrow hillside roads. Difficult access in many cases for fire trucks.

Potential reduction in animal population as more dense housing may eliminate space previously dedicated to horses, goats, sheep, etc.

Obvious reduction in open feeling where 1 acre minimum is the norm.

Increase in traffic, congestion, noise, etc.

There are many other more appropriate locations for increased living units....Northgate mall area for one and the Smith Ranch Area for another.

We appreciate your time and hope you can see our point of view.

Thank you very much,

Bruce & Lisa Fonarow



**Bruce Fonarow**  
Principal | NMLS 289887 | DRE 602886  
Phone: (415) 925-5252 Ext. 225  
eFax: (415) 464-2333  
1101 Fifth Avenue, Suite 220, San Rafael, CA 94901  
bruce@acmis.net | www.acmis.net

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Bruce Fonarow, Principal | Phone: 415-925-5252 x225 | [bruce@acmis.net](mailto:bruce@acmis.net) | [www.acmis.net](http://www.acmis.net)  
[Click Here to Securely Upload Files](#)



**From:** [John Bruce Corcoran](#)  
**To:** [housingelement](#)  
**Subject:** Endorsement of Sustainable TamAlmonte's March 10, 2022 Letter  
**Date:** Monday, March 14, 2022 5:37:09 AM

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Dear Marin County Housing Element Taskforce,

I endorse Sustainable TamAlmonte's March 10, 2022 letter.

Sincerely,

Bruce Corcoran  
184 Great Circle Drive  
Mill Valley, CA 94941



**From:** [Bruce Raabe](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** SUBMIT COMMENTS BY 3:30 PM TODAY: March 15 Housing Element Sites Update  
**Date:** Monday, March 14, 2022 11:33:35 AM  
**Attachments:** [image001.png](#)

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We have lived in Kentfield for over 20 years (District 2). The traffic on College Ave and SFD Blvd between College Ave and Hwy 101 is almost always at a standstill. The massive SFD upgrade seems to have made it worse. Leaving Kent Woodlands around 3:30pm most any weekday now takes almost 30 minutes to get to the 101. Cars are backed up on Woodland Rd, College, and SFD. This was not the case just a few years ago.

Please do not consider more housing around COM or the SFD corridor as there is no capacity for more vehicles on these roads. This is especially true in the mornings and afternoons. Also, the safety implications of additional density in the already overly dense area should be a leading consideration as well.

Thank you,  
Bruce Raabe  
226 Woodland Rd  
Kentfield, CA 94904

Bruce Raabe  
CEO

**RELEVANT  
WEALTH**

[www.HaveCoffeeWithBruce.com](http://www.HaveCoffeeWithBruce.com)  
2 Belvedere Place, Suite 350  
Mill Valley, CA 94941  
415.925.4005 Direct  
415.609.8546 Cell

[CLICK TO SCHEDULE A ZOOM CALL WITH BRUCE](#)



E-mail may be reviewed for compliance purposes.

**From:** [Campbell Judge](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [housingelement](#)  
**Subject:** Re: proposed development in San Geronimo Valley  
**Date:** Monday, March 14, 2022 10:15:05 AM

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Hello Supervisor Rodoni and Deputy Director Thomas

I understand housing in Marin is a very important issue, and I believe any plans for future development should go with convenient public transportation. It doesn't make sense for future housing projects to not have reliable public transportation nearby.

Thank you,

Campbell Judge  
San Geronimo Resident  
415 606 4627

On Feb 27, 2022, at 9:41 AM, campbell judge <[campbell.judge@gmail.com](mailto:campbell.judge@gmail.com)> wrote:

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative sites to meet our affordable housing obligations.

Supervisor Rodoni- You have been a supporter of the environment and the ag culture of Marin. I know we need housing in Marin, but this is the wrong spot for 98 houses especially without any transit options for residents in that development.

All the best,

Campbell Judge  
San Geronimo Resident  
415 606 4627

**From:** [sokerhunt@aol.com](mailto:sokerhunt@aol.com)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** Housing  
**Date:** Monday, March 14, 2022 10:47:38 AM

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Dear People,

I attended the initial meeting concerning placement of 3500 homes in West Marin and was appalled at the whole idea of building everywhere. Years ago concerned citizens stopped the turning of SFD into a highway and building of subdivisions on the coast. Why are we going through this again? West Marin is rural and should remain so for the enjoyment of the entire Bay Area.

Who determined that 3500 units would be here? Was it because there are so few of us out here and you thought you would have fewer complaints to deal with. If you put them in Novato, you have to deal with more people.

I know many objections have already been raised but I am adding my voice.

We don't have the water to support that many houses.

We don't have a sewer system - that is an awful lots of septic systems to be built.

Wildfire are a real threat every year now.

Evacuation of San Geronimo Valley is now very difficult can you imagine it with that many more people.

We have no jobs out here which will lead to increase traffic and a need for public transportation.

Community plans are well thought out and to just dismiss them out of hand is very short sighted.

There are other alternatives which should take priority. Getting rid of short term rentals is a huge one. By continuing to help home owners build second units at least we would not be eating up open spaces.

I am angry and upset between PG&E cutting down all the trees (6 huge healthy firs across the street ) and turning them into land fill instead of harvesting them. (Yes, even cutting Redwood along San Geronimo

Valley road. But that is another story.) And the state and you trying to turn a rural into urban landscape.. What are you trying to do to our communities? We are homeowners and live here for a reason, don't destroy it.

Carol Soker  
Woodacre

**From:** [Carola HOWE](#)  
**To:** [housingelement](#)  
**Subject:** Support for Alternative 1 -  
**Date:** Thursday, March 10, 2022 2:31:41 PM

---

## Support for Alternative 1

- It is simply unfair to load so much of the requirement into District 1 (60%) while other districts make such smaller contributions to sharing the burden (about 10% each).

- Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood. This is why we purchased our home here.

- We have no sidewalks or curbs and very few streetlights in Los Ranchitos. Our lots are large enough for most vehicles to be parked in garages or on driveways. We have very little on-street parking, and increasing on-street parking would further narrow our roads and make entry and egress more difficult and dangerous in case of fire or other emergency.

Our landscaping and agricultural activities in Los Ranchitos have been greatly curtailed by the current drought. If there were even more housing units and residents here, where would water for them come from, and what would the addition of extra population do to water availability and pricing? In the face of more years of drought, it is environmentally irresponsible to consider additional housing in Marin. We are already short of water!

- Los Ranchitos *is* a valuable Wildland Urban Interface (WUI). Denser housing creates the risk of fire hazard in the WUI and more potential for damage and loss of life in the event of fire

- Don't we have enough concern about emergency vehicle entrance and evacuation egress from our neighborhood? How will even more residents be evacuated from our narrow hillside roads?

- The only way into and out of Los Ranchitos is Los Ranchitos Road. The addition of hundreds if not thousands of new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes.

- Since Los Ranchitos is currently zoned Agricultural, what will happen to barnyard animals kept here, especially if incoming residents and renters object to them?

PLEASE elect to support Alternative 1.

Carola Howe

9 Knoll Way  
San Rafael, CA 94003

**From:** [Carolyn Longstreth](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [BOS](#); [housingelement](#)  
**Subject:** Comment for March 15 BOS hearing  
**Date:** Sunday, March 13, 2022 8:57:50 PM  
**Attachments:** [BOS 3-15-22 Housing Element Comment.doc](#)

---

Hello Dennis and Supervisors:

Please see the attached comment. --Carolyn Longstreth

*Carolyn Longstreth  
415-669-7514 (H)  
415-233-2777 (C)  
PO Box 657, Inverness CA 94937*

*Carolyn K. Longstreth*

*P.O. Box 657, Inverness CA 94937  
(415) 669-7514; (415) 233-2777 [cell]  
cklongstreth@gmail.com*

March 14, 2022

Dennis Rodoni, Supervisor, County of Marin  
Board of Supervisors, County of Marin  
Cc: Housing Planning Division  
**housingelement@marincounty.org**

Dear Supervisor Rodoni and Board of Supervisors:

I live at 10 Balmoral Way in Inverness with my husband, John. I write to object to the proposal to focus all plans for additional housing in Inverness on Balmoral Way, an unpaved private road, one-block long. Based on recent conversations, I know that my neighbors agree with these comments, specifically, the Rosens, the Stitts, the Mazellas and Toby Hickman.

In addition to the comments and objections we raised in a letter dated February 27, please consider the following when finalizing the site list for new housing:

**1. Comments specific to Balmoral Way**

- a. The reasoning of the consultants, M.I.G. Inc., in targeting Balmoral Way as the only suitable site in Inverness for new housing, has not been disclosed. We request that any report prepared by the consultants be provided to us immediately. This non-disclosure deprives us of a meaningful opportunity to comment on their recommendation.
- b. The state guidelines stated in the Site Inventory Guidebook, issued by the California Department of Housing and Community Development, dated 6/10/2020, do not support the designation of Balmoral Way. Specifically, this short street **lacks the necessary infrastructure.**
  - i. New sites for housing should “ensure housing sites have infrastructure capable of supporting development.” This requirement stems from Government Code section 65583.2(b)(5)(B). Site Inventory Guidebook at 7, 40.

The provision states that “any parcels identified for rezoning [must] have sufficient water, sewer and dry utilities available and accessible to support housing development ... .” Site Inventory Guidebook at 40.



- ii. The first amenity that is **lacking on Balmoral Way is a suitable public road**. Ideally, public access to the sites should connect to the main artery in the area, Sir Francis Drake Blvd. Perhaps the consultants do not realize that Balmoral Way is a private, dead-end Road that terminates at a steep cliff. Indeed, there is insufficient space at the end for larger vehicles, such as fire engines and ambulances, to turn around. Currently, UPS and gas delivery trucks need to back down Balmoral in order to make deliveries.

Argyle Street, the only available route to Sir Francis Drake Blvd, is narrow and windy and already dangerous for two-way traffic.

- iii. The second **missing amenity is a sufficient supply of drinking water**. Inverness is served by a small local water company that collects our water on Mt. Vision. <https://www.invernesspud.org/>. We do not have access to water from North Marin Water District, Marin Water or other more abundant source. We were severely restricted in water use during the summer of 2021. Inverness Park and Point Reyes Station are served by North Marin Water District and thus, may at least have sufficient water for new housing.

- iv. The third obvious type of **missing infrastructure** type from Balmoral Way is **sewer service**.

According to the Site Inventory Guidebook, sites without public sewer systems are to be designated for above moderate-income households. Site Inventory Guidebook at 40. This would seem to be infeasible with 20 unit-per-acre zoning; thus, it is unlikely that Balmoral Way will yield as many as 26 new units.

- v. Another obstacle of utilizing Balmoral Way for new housing is the **infeasibility of providing the necessary infrastructure within the planning period**.

The legislation cited above allows the County to designate a site that currently lacks infrastructure only if such resources “are included in an **existing general program or other mandatory program or plan...to secure sufficient water, sewer and dry utilities to support housing development on the site in time to make housing development realistic during the planning period [emphasis added]**.” The legislation further states that **if it is not possible to provide such infrastructure within the planning period, “the site is not suitable for inclusion in the site inventory....”**

Marin’s planning period ends in 2030, less than 8 years away. Accordingly, to designate Balmoral Way for new housing will require the County to immediately begin plans to upgrade the road and provide additional water and sewer. Is it feasible to formulate and implement such plans by 2030?

- vi. Balmoral Way **does not appear to comply with rules for designating “non vacant” sites.** Site Inventory Guidebook at 24.

All of the lots on Balmoral Way are “non vacant.” Therefore, the **housing element must describe the realistic development potential of each site within the planning period** [emphasis added]. An accompanying analysis is required to address the current market demand for the existing use, development trends, market conditions and availability of regulatory and/or other incentives. As an example of a suitable non-vacant site, the Guidebook cites one “developed with a 1960’s strip commercial center with few tenants and expiring leases.” Site Inventory Guidebook at 25.

No analysis of these topics has been disclosed to the public, if indeed, any exists. This alone would seem to be an adequate reason to remove Balmoral Way from the list of housing sites.

In any event, the current market demand for the type of housing that currently exists is strong. All the residences on Balmoral are owner-occupied, several by retirees in their 70’s and 80’s. While some turnover in ownership is foreseeable, the consultants have provided no evidence of interest in developing the lots at higher density.

- c. State mandates aside, the **Adopted Guiding Principles for Site Selection approved by the Marin County Board of Supervisors** also **do not support the designation of Balmoral Way** for new housing. See Attachment 2, Staff Report to the Board of supervisors dated March 1, 2022.

- i. The Guiding Principles for Site Selection state that sites **should be “close to services, jobs, transportation and amenities.”**

Retail services in Inverness are geared for tourism; more general services are available in Pt. Reyes Station, 4 miles away. Public transportation in Inverness consists of the West Marin Stagecoach, which does not make sufficiently frequent stops to afford adequate transportation to meet the needs of the new residents. There are hourly wage jobs in the area and admittedly, a strong demand for

lower-income housing for such workers but again, lacking sewer service, any new housing sites on Balmoral Way must be for upper income brackets. Site Inventory Guidebook at 40.

- ii. The County's Guiding Principles for Site Selection also require it to consider **environmental hazards** and to plan for adequate routes for **hazard evacuation**.

The residential lots on Balmoral Way drop steeply off to the northwest to the floodplain for Second Valley Creek, which has a history of major flooding. It is well known that climate change is expected to bring increased flooding risk in some years. This significantly reduces the amount of land available on Balmoral Way for housing. And with Sir Francis Drake Blvd, a low-lying road that may also flood, providing the only ingress and egress for the neighborhood, this criteria is not met.

## **2. General Comments on the Housing Element Update**

- a. The County is now choosing between two alternative plans: (1), evenly distributing the housing sites among the five supervisorial districts and (2) avoiding natural hazards and focusing on an infill strategy that avoids areas with two or more environmental hazards. Staff Report dated 3/15/22 at 2.

While the first alternative has an intuitive fairness about it, it is unfortunately, unrealistic, at least as far as West Marin is concerned. Most of West Marin lacks the amenities and infrastructure to support the amount of housing planned in the dispersed scenario. As explained above, if the County chooses the first path, it will be obligated to substantially upgrade public services in West Marin at significant cost.

This circumstance supports the adoption of the second alternative, avoiding sites with two or more environmental hazards. Many areas in West Marin do face two or more environmental hazards; these include not only flooding and fire but also earthquake with the close proximity of the San Andreas Fault

- b. If West Marin must help meet the County's goals for new housing, there are perhaps suitable sites on Vallejo in Inverness Park, on Route 1 in Olema south of Francis Drake Blvd, and in the San Geronimo Valley, perhaps the former golf course or west of the Lagunitas School.
- c. The FAQ document states that environmental review will take place after the site list is finalized. Is this to be a Program EIR that covers all 3569 new sites? If so, precious little analysis will be undertaken on specific environmental

issues, such as the potential for flooding along Second Valley Creek in Inverness. Public confidence in such “review” will be low.

- d. A final concern with the Housing Element Update process is that it appears to be doubling as a rezoning procedure. The FAQ page states that selected sites will be rezoned to allow 20 units per acre. The public needs to be informed as to how exactly this rezoning will occur. Will it be automatic with approval of the site list? Are individual homeowners or developers required to initiate a separate process as part of a development application? What are the existing standards for rezoning and are they being met by the current process?

Thank you for considering our comments.

Sincerely,

A handwritten signature in black ink that reads "Carolyn K. Longstreth". The signature is written in a cursive, flowing style.

Carolyn K. Longstreth, 10 Balmoral Way, Inverness

**From:** [Catherine](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Erika Parrino](#)  
**Subject:** Do not support development 034-12-26  
**Date:** Monday, March 14, 2022 11:57:50 AM

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Hello, we do not support development of parcel 034-12-26 into housing. It's in the middle of the Tiburon Open Space and would displace more wildlife, create more fire hazard and put a lot more traffic on the crumbling roads. Please choose sites on developed/under-utilized lots not on wildlife open spaces.

Thank you,  
Catherine Cole & Erika Parrino  
28 Thomas Dr. MV CA

**From:** [Chris Gralapp](#)  
**To:** [housingelement](#)  
**Subject:** Housing element comments  
**Date:** Saturday, March 12, 2022 4:08:27 PM

---

3/12/22

Housing Element  
3501 Civic Center Drive  
San Rafael, CA 94903

Dear Housing Element,

I appreciate the opportunity to comment on the Housing Element alternatives.

I have been a homeowner in Fairfax since 2003, and a renter before that since 1988. I love the small town feel here, and the sense of community we share.

The Wall property has me concerned. This 99 -acre parcel is precious habitat that helps create a significant wildlife corridor linking several open spaces. It has never seemed an appropriate place for development, because of its steep terrain, and potential for erosion. I can see distinct erosion scars on the hill above St.Rita's and it will only get worse with development of monster homes up there.

Also, the San Geronimo Golf Course parcel is lovely, it is gently reverting to a more natural state, and a big housing development would mar and disrupt what could also become a terrific wildlife corridor. Once these areas are fragmented, the integrity of corridors is lost, and habitat is destroyed forever.

Water is the elephant in the room--we have precious little of it to serve the population we already have--why put even more pressure on this scarce resource?

And why are we encouraging so much growth? I don't get why we need more and more development there. Concentrate new housing in established town limits, and leave green belt buffers around them.

- **Exclude any parcels for development that are within 100-feet of a creek, shoreline, wetland, floodplain, and other sensitive habitat areas where significant risks with wastewater treatment through septic systems could create pollution and public health issues. Even larger setbacks would be better.**
- Development should not be proposed in areas that are Special Flood Hazard Areas (defined by FEMA as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1- V30).
- Exclude any parcels that are zoned as A-60 and do not plan to rezone A-60 parcels. This was a hard-fought battle in the 1970s to create A-60 zoning to protect important agricultural lands and open space. Rezoning A-60 is a slippery slope.

- Exclude high-density single-family home, apartments, and condominium development from areas that are outside of the County defined High Growth Geographies as they are not near transportation corridors or job centers and will increase the number of vehicle miles traveled that will undermine the County's Climate Action Plans and require costly upgrades to roads and infrastructure to accommodate the increased single car trips.

Thank you,

Chris Galapp  
Fairfax

--

>^..^<

**Chris Galapp**, MA, CMI, FAMI

Medical/Scientific Illustration

415.454.6567

[chrisgalapp.com](http://chrisgalapp.com)

--

>^..^<

**Chris Galapp**, MA, CMI, FAMI

Medical/Scientific Illustration

415.454.6567

[chrisgalapp.com](http://chrisgalapp.com)

**From:** [Chris Hulls](#)  
**To:** [BOS](#); [Rodoni, Dennis](#); [housingelement](#)  
**Subject:** Housing Element Concerns  
**Date:** Monday, March 14, 2022 12:54:54 PM  
**Attachments:** [Screen Shot 2022-02-07 at 10.26.04 AM.png](#)  
[Screen Shot 2022-02-07 at 10.30.59 AM.png](#)

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Dear Dennis and the Board of Supervisors,

I'm writing to express some concerns about the housing element feedback process. I, along with many Point Reyes neighbors near Lorraine Ave and Mesa Road, had significant concerns about some of the areas selected for development in the element, namely the Green Barn which is on our block.

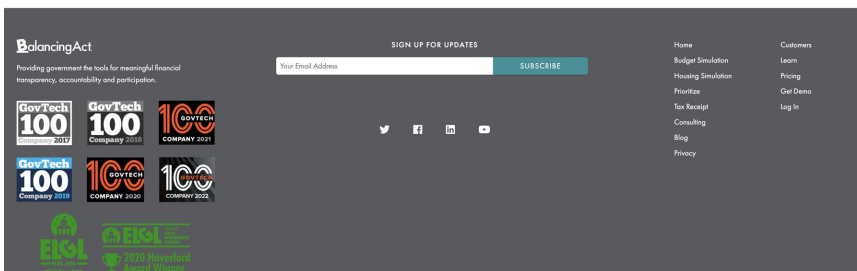
When we tried to submit feedback via the housing element site within the comment period, the map system was down for an extended period of time. When we also tried to report this via the county contact form, it was also not working. Screenshots are attached below. Some people were able to get in feedback before the outage, but it was a small minority of those who attempted to provide it.

When I brought this up to the Point Reyes Village Association, they concurred the feedback process was problematic and would be surfacing this to the BOS. It appears that this unfortunately wasn't taken into account as there was no extension given for public feedback even though the site was broken. This seems problematic both legally and ethically.

How can I best elevate both the issue of the site being down (and residents thus not being able to comment) and also the issues with replacing the Green Barn, which is a highly historic building, with housing?

Thanks,

Chris Hulls  
415 497 7260  
Point Reyes





Error sending the email: Checking the session state; session timeout is 30 minutes

Object reference not set to an instance of an object. There is a problem with sending your email through our site. Please try again later. We apologize for the inconvenience. If you have filled out the message text we have provided it below so you may copy it and submit it at a later time.

Hi, The Balancing Act tool has been broken for the last week. I have been checking everyday but I get an error each time I try to contribute. I'm concerned residents will not be able to share their perspectives. Can this link be fixed and the deadline extended? Thank you, Chris

Close

**From:** [Christin Anderson](#)  
**To:** [housingelement](#)  
**Subject:** housing development in West Marin on Drake BLVD  
**Date:** Tuesday, March 8, 2022 1:48:30 PM

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Hello County Housing Committee, Will you take into consideration that this land has been zoned agricultural for a very long time? Will there be a robust community review?

thank you

Christin Anderson

**From:** [Christine Van Dyke](#)  
**To:** [Arnold, Judy](#)  
**Subject:** Housing Sites unincorporated Novato  
**Date:** Thursday, March 10, 2022 3:02:03 PM

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Dear Ms. Arnold,

I wanted to reach out to you about the housing sites proposed on Olive Ave in Novato and a major concern for that area. It is a seasonal wetlands area for migratory birds and wildlife. Years back the Audubon Society tried to purchase that land to dedicate it similar to the adjacent Simmons Slough and the price offered wasn't enough for the Balestrieri family. I'd like to encourage you to go in the morning or at dusk and see the amount of water and wildlife and assess the feasibility of this as residential apartment buildings with lots of vehicles impacting this unique environment and ecosystem.

Please follow up with me after you visit.

Best,  
Christine Van Dyke  
A concerned GreenPoint constituent

**From:** [gilkerson1000@msn.com](mailto:gilkerson1000@msn.com)  
**To:** [housingelement](#)  
**Subject:** Housing Element Comment Letter for March 15 meeting  
**Date:** Friday, March 11, 2022 9:27:34 AM  
**Attachments:** [Comments on Housing Element Update for March 15 2022 Meeting.docx](#)

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Hello Aline and Staff. Please accept the attached comment letter on the proposed Hybrid Housing Sites and distribute it today to the Board of Supervisors and Planning Commission for timely consideration before the March 15 meeting.

Please let me know if you have any questions. Thank you.

Best regards,  
Christopher Gilkerson

**March 11, 2022**

**To:** Marin County Board of Supervisors and Planning Commission  
3501 Civic Center Dr.  
San Rafael, CA 94903

**Re:** Comments for Housing Element Update (Sites Meeting #2)

**From:** Christopher Gilkerson  
Resident of District 5

***Submitted via email***

Dear Supervisors, Commissioners, and Staff:

I appreciate this opportunity to provide comments to be considered at the March 15, 2022 joint meeting of the Board of Supervisors and Planning Commission.

**These comments focus on the Atherton Corridor**, which is now defined by the properties at 761, 777, 791, and 805 Atherton Ave. These parcels are more or less contiguous and, therefore, present an opportunity to develop a well-planned environmentally friendly residential neighborhood that could include a reasonable number of lower income dwelling units while remaining consistent with the existing rural-urban character of the corridor. The “Hybrid Housing Sites” proposal dated March 8, 2022 (“Hybrid Proposal”) misses that mark.

Consideration of the comments below would help address equity issues and avoid issues that otherwise will arise later in the preparation of the required Environmental Impact Report following the April 12, 2022 workshop in which the Board of Supervisors will confirm candidate sites for that further study.

**1. The Hybrid Proposal Ignores Historical Inequality and Patters of Segregation.**

The Decision not to follow the scenario to address “racial inequality and historical patterns of segregation” has led to pushing for more very low- and low-income housing in the areas of the County surrounding San Rafael and Novato which already have the highest concentration of lower income housing in the County. Under the address racial inequality scenario, the Atherton Corridor would have had only 50 new dwelling units. Under the current Hybrid Proposal, it would have 323 - all lower income. That is 30% of the County’s entire lower income housing obligation of 1,100 to be sited on approximately 15 acres of land. It would not equitably spread lower income housing throughout the County based on workforce needs and reduce commute times and their human and environmental toll. Neither would it be “Countywide Distribution.”

Although our community members who live and work in northern Marin need more lower income housing, not appreciably increasing its supply in other parts of the County will only create additional competition for such housing in the San Rafael and Novato areas over the next 8 years as overall demand for housing increases.

That said, the Atherton Corridor presents some opportunity for right-sized development that meets the requirements under state guidelines (including for lower income housing) as long as some changes are made to address the additional comments below.

### **1. Proposed Density Is Not in Proportion to Other Potential Sites in the County.**

Under the Hybrid Proposal for the Atherton Corridor, zoning would need to change from “Agriculture Limited” to high density residential to accommodate 30 dwelling units per acre for a total of 323 units, all of which would be for lower income.

Looking through the dozens of other proposed sites under the Hybrid Proposal, no other area combines such high density (30 per acre) with such a high number (323) of new units. Those 323 units would be sited over a narrow area of land (roughly ¼ mile along Atherton) on an existing, already busy connector road. In comparison, the site with the most proposed housing units, St. Vincent’s (also currently zoned Agriculture Limited), would be rezoned at only 20 units per acre and essentially would have direct access to Rt. 101 and not burden an existing connector road.

The burden on traffic would need to take into account the cumulative impact of the other proposed sites further east on Atherton including at Greenpoint Nursery, as well as the spillover traffic from Rt. 37 while that critical highway is rebuilt in the next 10 years (hopefully) to meet the challenge of sea-level rise. With the large amount of additional housing and potentially over 1,000 new residents, Atherton would require lane-widening, additional sidewalks and bike paths, and at least one and possible two new traffic lights along Atherton among addressing other impacts.

### **2. Atherton Corridor is Not “In-fill Development.”**

Befitting its current zoning as Agriculture Limited, the Atherton Corridor is partly rural, partly suburban. It is not urban. The Hybrid Proposal’s 323 units would more than double the housing along that small stretch of Atherton. In contrast, “In-fill development” is defined as new development that is sited on vacant or undeveloped land within an existing community enclosed already by other types of development. It implies that existing land is mostly built-out and what is being built would fill-in the gaps. That is not an accurate description of the Atherton Corridor. The Hybrid Proposal’s very high density for the Atherton Corridor is not consistent with the Board’s direction to focus on “in-fill development.”

### **3. Atherton Corridor Does Not Have Ready Access to Services for Lower-Income Households.**

I applaud the direction to staff to ensure that housing sites designated for lower income are viable and likely to produce the needed housing, and to promote fair housing principles in site selection to make sure lower-income residents have easy access to community amenities. The fact is that the Atherton Corridor is not very convenient to grocery stores and other shopping and is isolated from facilities such as libraries and clinics. In part this is because both the ridgeline behind Atherton Corridor and Rt. 101 serve as barriers. Taking 805 Atherton as a center point, it is a 2.8 mile roundtrip walk or bike ride to Trader Joe’s – the closest grocery store, and to Pharmaca – the closest pharmacy. Interestingly, Google Maps will not produce a walking route that crosses the bridge overpass of Rt. 101 at Atherton because of the danger of walking over that bridge and past several freeway on- and off-ramps. Instead, Google Maps provides a walking route from 805 Atherton to the Novato-San Marin SMART rail stop that goes

around to Olive Avenue, past Trader Joe's, and then north up Redwood Avenue. That is a 4.2 mile roundtrip walk.

#### **4. Atherton Corridor Future Zoning Should Be More Consistent with the Environmental Hazard Scenario.**

Given the tree-lined ridge behind the Atherton Corridor (the south side of Atherton), and the fact that part of Atherton is on the Mt. Burdell earthquake fault, fire and seismic risk are two significant environmental hazards that should be considered. Under Alternative 2 dated February 28, 2022 titled "Environmental Hazards/Infill," Atherton Corridor would have had only 137 new dwelling units. Going from 137 to 323 is not environmentally wise for this area. Lower density including less floors per building would serve as a safeguard against those environmental hazards, which the Board and Planning Commission should seriously consider.

#### **Conclusion**

A more balanced "hybrid" approach would (1) be more equitable, (2) address the comments above, (3) meet the County's burden of assuring realistic viability of development, and (4) distribute different types of new housing throughout the County instead of concentrating it. To accomplish this, the proposed zoning for the Atherton Corridor should be revised to no more than 20 dwelling units per acre (instead of 30) with a mix of Lower Income and Moderate Housing. These changes likely would result in about 150 new units instead of 323.

Thank you for considering these comments.

Very truly yours,

*Christopher Gilkerson*

Christopher Gilkerson

**From:** [Claire Dougherty](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 10:56:01 PM

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Hello, we are homeowners in the Los Ranchitos neighborhood. We've lived here 10 years, and chose this neighborhood for the large lots and rural environment.

I understand there is a possibility that our special neighborhood might be considered for subdividing. This is NOT what we want. The properties in this small, quiet subdivision are extremely rare due to the one-acre minimum-size lots. To live here is to have the feeling of being out in the country, with very little night light and not much traffic. There are horses, goats, chickens, bees, and open undeveloped spaces. At any time, you might see horses walking down the road, or children playing outside, or neighbors walking around the circle since there is so little traffic. We all cherish the nature of this very special neighborhood.

Circle Road is bordered by Los Ranchitos, a major artery running north and south, which will no doubt get much busier with the traffic from new development at Northgate Mall. This is not an issue; we support more housing at Northgate and surrounding communities. We do not, however, support chopping up our lots which would ruin the rural feel with its density. It would be a travesty to allow a homeowner or developer to split these lots. We do not want street lights, sidewalks, more traffic and more light pollution. Anyone who experiences this area immediately recognizes that it is a little gem of a neighborhood-- one that feels like Nicasio, but in mid Marin, right next to 101.

Please do not initiate a change that will allow our neighborhood to dramatically change. This is not even about reduced property values due to density; it's much more about keeping the integrity of this neighborhood intact, as it was originally conceived.

Best Wishes,  
Claire and Patrick Dougherty  
121 Circle Rd  
San Rafael



**From:** [cbaudoin@gmail.com](mailto:cbaudoin@gmail.com)  
**To:** [housingelement](#)  
**Subject:** Housing Elements -- Lucas Valley Juvenile Hall area  
**Date:** Friday, March 11, 2022 7:24:52 PM

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Claude Baudoin would like information about:  
Hello and thanks for the opportunity to comment.

I am not a NIMBY person, and I appreciate the need for housing opportunities and equity. But the area of the Juvenile Hall bounded by Lucas Valley Rd., Mt. Lassen Rd., Huckleberry Dr., and the open space seem to present some issues:

- it would affect a large grassy recreation area used by the existing community along Lucas Valley Rd
- it would not provide new residents access to services, unless they drive (the nearest grocery store is about 2 miles away -- Big Rock Market is just a convenience store and parked cars already spill out onto the road at times)
- the only public transportation in that area is a very infrequent bus service, therefore car traffic would increase on Mt. Lassen and Huckleberry.
- we had a small mudslide and a grass fire in the adjacent hills in the last couple of years, and the grass fire was right next to the area being considered.

Please take these factors under consideration in your site selection process.

3/3/22

Marin IJ Re: Housing Mandate

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In 1993, the St. Vincent Boys School and the Silveira family dairy farm asked San Rafael how they could develop their lands, so San Rafael called for an Architectural Land Use Competition for answers.

Our team formed out of three architectural practices, an environmental artist/educator , and a building contractor bent on sustainability. Understanding how our waste stream is sickening the earth, we set out to explore what a truly sustainable community would look like, appropriately located on the 101 corridor, from the days of advanced planning.

Too bad San Rafael turned its jurisdiction to Marin County, who, preferring no development, kept “Dovetail” (humanity with nature) under wraps. “A Community in Balance” is available in the Mill Valley Library.

Otherwise this new sustainable town would have 2000 artfully affordable homes for 5000 to live/work/play/learn in a complete environment, a community in balance with the nature of its place. No impact to the outside, walkable and compact inside.

Given today’s global warming crisis, all new developments need to be sustainable. Housing must be added in walkable places. Shopping centers can become villages. Compactness brings open space.

So, for the St. Vincent/ Silveira site, the County can cite 2000 homes toward the state mandated listing.

Sincerely,  
Dart Cherk  
Mill Valley

DOVETAIL SUSTAINABLE COMMUNITY DESIGN

DART CHERK ARCHITECT 522 CASCADE DR MILL VALLEY CA 94941 (415) 388 8622 edcherk@gmail.com

**From:** [Dean Jones](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** Additional Marin County housing  
**Date:** Monday, March 14, 2022 2:35:53 PM

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Dear Mr. Rodini and the Marin County Board of Supervisors.

My name is Dean Jones. I am a resident of San Geronimo.

Regarding the housing mandate, I would ask that you seriously consider putting the additional housing along the 101 corridor.

Doing so would give consideration to a number of issues, three of which I will list below:

1. This option is consistent with Marin County's own Development Plan.
2. This option is sound from an environmental standpoint. There will not be any increase the amount automobile pollution by adding additional housing and traffic in rural areas.
3. This option, from a safety standpoint, would not impose additional traffic on existing rural two lane roads, especially in the San Geronimo Valley. (See below.)

With regards to additional housing units in the San Geronimo Valley there are only three two lane roads out of the Valley. Nicasio Valley Road to the North and Sir Francis Drake to the East and West. There are around four thousand residents living in the Valley. During the Samuel P. Taylor Park fire Sir Francis Drake to the West was closed to traffic. If any of the three roads are blocked, due to wild-fires, to traffic back-up or accidents, there is no other way out of the Valley for residents to escape a potential inferno.

There was a fire that swept through the Valley in the mid-thirty's. The fire burned all the way up to Kent Lake. If there was another fire from the West that was driven by high winds, like the Sonoma fires, there would be no way for four thousand people to get out of the Valley.

**From a life- safety standpoint, please DO NOT put additional housing units in**

**the San Geronimo Valley.**

**Thank you.**

Sincerely,  
Dean Jones

**From:** [Link](#)  
**To:** [housingelement](#)  
**Subject:** I endorse Tam Almonte letter re housing element  
**Date:** Friday, March 11, 2022 2:29:24 PM

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Climate change is real, building hundreds of units in a flood area is foolish.

Also traffic is at a standstill on a daily basis.

Fire evacuation drills are a joke-if we just keep building. We all know there is no way people will escape raging fire using the single lanes in our neighborhoods.

Honestly, say no to the Sacramento overlords.

You represent your constituents - that is why you were elected.

You should not be so quick to jump when Sacramento pols tell you to.

Push back.

Join with communities in lawsuits challenging overreach. Who pays for the infrastructure?

debra link  
mill valley

**From:** [diane m kelley](#)  
**To:** [housingelement](#)  
**Subject:** Planned housing, Atherton Ave  
**Date:** Sunday, March 13, 2022 9:32:34 PM

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My objection is solely due to the wildlife corridor and effects therein.  
I understand the need for lower cost housing but would propose going West rather than East, where there are more options with larger amounts of open space available (and less wetlands). More housing going East on Atherton is going to be incredibly disruptive to an already over-challenged ecosystem.  
Thanks for your consideration.

Sincerely,  
Diane Kelley MD  
40 Saddle Wood Dr, Novato  
[Sent from the all new AOL app for iOS](#)

**From:** [Donna Donna](#)  
**To:** [housingelement](#)  
**Subject:** Housing Element for unincorporated Marin  
**Date:** Monday, March 7, 2022 6:46:12 PM

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The plan as drawn up showing many lots in San Geronimo Valley doesn't make sense. We have strict environmental processes, a one lane road in each direction going to all the way from Point Reyes to San Anselmo before turning into a 2 lane road each way. The whole valley is on septic and full of ephemeral streams. In the case of wildfires additional homes could make the escape for valley residents more dangerous. . A better plan would involve apartments and townhouses placed along the 101 freeway corridor. Next to transport with room for parking.

thank you

Donna  
Valley Resident.



**From:** [Donna Bellucci Rich](#)  
**To:** [housingelement](#)  
**Subject:** Atherton corridor  
**Date:** Monday, March 14, 2022 11:23:57 AM

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Hello

I am in opposition of the housing element in the Atherton corridor for the following reasons:

#### Environmental

Most properties in the Atherton corridor are on septic. It will be a huge cost to provide sewer to all the homes that are proposed.

Water is a precious commodity. How is this being addressed?

How close are these sites to wetlands?

#### Traffic

With the increase in housing Atherton Ave. will need traffic lights, infrastructure additions, new drainage, probably road widening. Traffic from Vallejo is only increasing.

#### Wildlife

There is an abundance of wildlife in the area including fox, bob cats, deer, raccoons, possums, skunks and much more. We have hawks, red winged black birds and other birds nesting in the area.

#### Rush Creek Preserve

We are very close to Rush Creek with, I would suspect, endangered species.

Many properties have farm animals... sheep, goats, pigs, horses, cattle, rabbits, roosters and chickens along with water fowl, etc. Say a larger development goes in next to one of the proposed sites there will be complaints from the new neighbors about farm smells, roosters crowding, etc. Will this still be allowed?

Please do not change our area. 1 AUD is acceptable per property.

Sincerely,  
Donna Rich  
Gary Rich

**From:** [Dorothy McQuown](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Subject:** Housing Elements Update  
**Date:** Sunday, March 13, 2022 8:23:56 PM

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As a long time Tam Valley resident I am very much concerned about proposed projects in the area which is prone to many future environmental problems and traffic disasters in the event of fires in our neighborhoods and woodlands. I am writing to ENDORSE the two recent SUSTAINABLE TAMALMONTE letters to you regarding these serious issues.

Please consider seriously these comments in your next planning meeting.

Yours respectfully, Dorothy McQuown, Ph.D.

Sent from my iPad

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Proposed housing in Marinwood/Lucas Valley  
**Date:** Tuesday, March 15, 2022 8:47:22 AM

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**From:** druppanner@gmail.com <druppanner@gmail.com>  
**Sent:** Monday, March 14, 2022 9:54 PM  
**To:** Connolly, Damon <DConnolly@marincounty.org>  
**Subject:** Proposed housing in Marinwood/Lucas Valley

Dorothy Ruppanner would like information about:

Please reconsider the number of proposed housing units for our area. Having commuted on 101 for 13 years, an increase in housing will significantly increase the traffic burden. Smart train does not have a stop in either Marinwood nor Lucas Valley. Additionally, having been evacuated last fall I have seen first hand how difficult it is for residents to leave the area in a crisis .

**From:** [Christian Douglas](#)  
**To:** [housingelement](#)  
**Subject:** Resident Comment - In Favor of Alternative 1  
**Date:** Monday, March 14, 2022 1:51:33 PM

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Dear Sir/Madam,

We live in a single family home at 101 Oak Ridge Road, Los Ranchitos.

We feel Alternative 1 seems the only logical solution to the increased housing need in Marin County. Understanding the inherent complexities of our particular land/neighborhood simply deems the denser housing option, with Alternative 2, a non-starter.

We live on a narrow and very steep street in the heart of the WUI. We are already deeply concerned about our wellbeing in the event of a fire or big weather event. Adding more homes could be catastrophic. The level of infrastructure required to develop this land would inevitable cause massive destruction to an already fragile native ecology. Preservation of such land should be priority above all else. Our 'Rebels with a Cause' County has been heralded as the gold standard for environmental preservation during the attempted open space take-over in the 60's. We sincerely hope this legacy continue through protection of Los Ranchitos residences, with a focus on using alternative and more evenly distributed sites in Marin.

Thank you

Douglas Family  
101 Oak Ridge Road

**From:** [Douglas Lee](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 7:52:12 PM

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No to rezoning Los Ranchitos

Most properties are on hillsides and or don't have access to drive to backyards

Fire dept requires 16' clearance to get to back yard.

Properties close to seasonal creeks.

Can the additional houses support the sewer system that we all paid for

Local streets can not support the added traffic.

And where are they going to get Water since where in a drought.

County should put housing in there own property.

Big question is " What is Affordable housing, when the average home costs 1.525 million

Per IJ. and who can afford that on a starting salary

By rezoning, it will make developers richer and quality of Los Ranchitos go down.

Sent from my iPad

**From:** [doug989tmm@gmail.com](mailto:doug989tmm@gmail.com)  
**To:** [housingelement; BOS@marincounty.org](mailto:housingelement; BOS@marincounty.org)  
**Subject:** FW: Lucas Valley Building / Housing Plan  
**Date:** Monday, March 14, 2022 1:23:18 PM  
**Importance:** High

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Attention: Ken Driscoll

Dear Ken:

I write to express my complete support of Ken Driscoll's (Lucas Valley Homeowners Association) letter to Damien Connolly (included in the LVHA Valley Vibration dated March 2022). As an environmental professional with extensive experience in the State of California, I believe Ken has raised all relevant and appropriate considerations which should be applied in qualifying or disqualifying sites for development consideration. The list of issues he provided was complete, thoroughly explained, and justified.

A soft issue not raised was the fact that adding housing in Upper Lucas Valley will increase avoidable bus emissions, and miniscule potential contribution to climate change. Currently, Upper Lucas Valley is not served by buses, as Ken pointed out. Most low income people will need to rely on public transportation to shop, receive medical and other services, and to work. To make an Upper Lucas Valley low income residence viable, bus service would be needed to connect people with the Smart Train and grocery at Marinwood. A reasonable service might run four or six times a day, 365 days a year, adding exhaust to greenhouse gas emissions (unless buses are electric, which is not in the immediate future). Those emissions are avoidable costs to the environment, if the low income facility is located at Marinwood -within reasonable walking distance to the Smart Train.

I believe it will be critical to locate the new facility in easy transportation access to grocery, other shopping, medical services, employment, and community services. For that reason alone (let alone other, critical considerations), I believe the only reasonable location for the proposed facility is the current Marinwood market area. All other locations are discounted for rational and reasonable reasons based on not only the existing neighborhoods but also the limited personal transportation that the new residents would have.

In advance, thank you for continuing to make this issue a priority. There are good and simple solutions available -other than Upper Lucas Valley. It is important to select one of them and get on with the planning and approval, followed by permitting and construction.

Respectfully submitted,

Douglas W. Charlton, PhD, PG  
Principal

MIH WATER INC.

[dcharlton@mihwater.com](mailto:dcharlton@mihwater.com)

720-673-7484

**From:** [Aldo Mazzella](#)  
**To:** [Rodoni, Dennis](#); [BOS](#); [housingelement](#)  
**Cc:** [aldomazzella](#)  
**Subject:** Comment for March 15 BOS hearing  
**Date:** Monday, March 14, 2022 10:10:40 AM

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Dennis Rodoni, Supervisor, County of Marin

March 14, 2022

I wish to comment on the proposed low cost housing on Balmoral Way, Inverness. My wife , Carol, and I own property on Balmoral Way .

When we built our house at 60 Balmoral Way in 1983, it was built to a maximum Marin County allowable 2 bedroom unit due to the limited space for the septic system. This runs the entire length of our property along Balmoral Way. The back side of our property is very steep ( about 30 degrees slope) and goes down to second valley , where a year round creek runs.

Where does the County proposed two more units be built, on top of the existing leach field and holding tanks? Where will the new unit's septic system be place? Will it be in an area which the county in 1983 indicated a septic system could not be located? If that is the case, then we spend over \$100,000 ( in today dollars) that was unnecessary.

Most of the existing houses on Balmoral Way are in a similar situation.

There is no public transportation in Inverness and there is very limited public transportaion to Inverness. Most of the lots on Balmoral have at best two parking spots, some have none and park on the street. Where are the additional cars going to park?

For your information the item listed as parcel 112-143-09 is not on Balmoral Way. It is on a paper road called Aberdeen Way. A road would have to be constructed to access that property. A year round creek runs through that area, it is swampy. Numerous different species of animals live in that area. **That area has been designated as open space approved by the County a number of years ago , when it was agreed that the tennis court could be built along Vision Road.** Any changes to that designation and you can probably expect a challenge.

Homeowners insurance in the area has gone up about 400 % in the past year, ranging about \$4000 to \$8000/ year per unit due to wildfire risk caused by the wildfires in the Point Reyes National Seashore. Is this cost compatible with low cost housing?

Last , but not least is the available water supply. Inverness water relies on the running creeks for its supply. In my opinion, the area has all ready been built over its capacity to provide water to all the existing homes in dry years. We are still currently under a water ration mandate.

In the 1970's when we experience a drought worst than the one we are currently undergoing, no water rationing was required, but there were a lot less homes.and people. Where is the additional water supply capacity going to come from?

I would urge you to reconsider the addition of low cost housing units on the properties on Balmoral Way, Inverness.

Why is the property that George Lucas owned in the Big Rock area on Lucas Valley Road and was willing to develop for low cost housing not even mentioned on these plans?

Sincerely,



Dr. Aldo Mazzella

**From:** [Edward Briggs](#)  
**To:** [housingelement](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 11:42:01 AM

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3/14/2022 Monday

BOS & agency:

1. (a) As a resident of Marin County since 1970, (b) who has kept a bit on top of land development issues, (c) watches CDA and Planning Commission meetings, (d) City meetings, etc.,

I strongly object to the inclusion of Los Ranchitos on Hyrbid List and for rezoning.

I won't detail all the reasons, but it will totally change the atmosphere of the neighborhood.

Edward L. Briggs

This email, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify the individual sending the message, and permanently delete the original and any copy of any email and any printout thereof.

**From:** [Eleanor Robertson](#)  
**To:** [housingelement](#)  
**Subject:** Proposed Development of Old Gallinas School and Ball Field  
**Date:** Thursday, March 10, 2022 10:32:43 AM

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I strenuously object to the development of Old Gallinas School and Ball Field for future housing development. The already congested and dangerous (speed limit excesses) North San Pedro Road can't handle any more traffic during daylight hours and the proposed development would make a bad situation much worse. Additionally, the ball field is the only one in this area where our youngsters can play sports and run around and it provides a semi-rural area for family activities. Also, the proposed plan attempts to cram too many units into this relatively small area. I would ask you to remove this site from further consideration for development.

Sincerely,

Eleanor Russell Robertson

24 Lowell Avenue

San Rafael CA 94903

415-491-1980

**From:** [Elizabeth Bonini](#)  
**To:** [housingelement](#)  
**Subject:** questions for housing meeting  
**Date:** Monday, March 14, 2022 4:03:44 PM

---

**Many cities have Offered incentive plans such as:**

**-waivers of and reduced infrastructure fees,**

**-pre approved and permit ready ADU plans,**

**-reduced parking and other requirements,**

**will the county be offering these to it's community members to reach theses housing goals?**

**Allowing the community members of small towns to create the answers to the problem will give a higher rate of success.**

**Thank you**

**Elizabeth Bonini**

**Property owner Tomales**

Sent from my iPhone

**From:** [dbross1@aol.com](mailto:dbross1@aol.com)  
**To:** [housingelement](#)  
**Subject:** Housing Element Comment  
**Date:** Saturday, March 12, 2022 3:30:29 PM

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Elizabeth Ross would like information about:

I would like to echo the comments provided by a Christopher Gilkerson regarding the Atherton corridor sites under consideration. Christopher's well-explained reasoning to reduce the proposed density for Atherton are spot on. Thank you for your consideration.

**From:** [Elle McCue](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 5:51:55 PM

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Sent from my iPhone

**From:** [Emilie Lygren](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** comments related to the hybrid housing plan  
**Date:** Monday, March 14, 2022 2:09:29 PM

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To the Housing Element and the Honorable Board of Marin County Supervisors

I am writing first to appreciate you for the thoughtful and thorough work you are doing to consider how to move forward with housing plans across Marin County. Getting more affordable housing in the county is an important priority.

As a resident and property owner in Los Ranchitos, I wanted to first share some positive thoughts about the hybrid plan recently proposed, and to see if there are some modifications still possible to the proposed rezoning in Los Ranchitos.

As a landowner in Los Ranchitos, I have recently permitted an existing ADU on my property and rent it at an affordable rate. Should there be 2 dwelling units allotted per acre in the future, I would also be interested in building another house on my property and again renting it at an affordable rate to increase the housing in the area. My property is large enough that adding another building would still allow there to be plenty of defensible space around the residences (which is critical with the increased incidence of wildfires) and ample room for native plant landscaping to support the presence of wildlife. I think this is true of many properties in the neighborhood as well. Adding the capacity for multifamily housing is a way to create more affordable housing and opportunities for

At the same time, rezoning every single property in Los Ranchitos seems impractical and could present some problems. Many properties are up narrow roads and have steep lots, which would be hard to build on and would pose evacuation challenges in the event of a fire or other natural disaster. Water is already a precious commodity in the county, and while the proposed redevelopment of the Northgate Mall is technically a part of the city of San Rafael, this will lead to many more families and properties needing water very close by. I also share the concerns of many of my neighbors: that new zoning laws and the subdivision of lots could lead to developers purchasing lots in the years to come and building larger apartment complexes, which would dramatically change the flavor of the neighborhood and would exacerbate some of the other issues above. (My understanding is that the rezoning to allow for 2 dwelling units in Los Ranchitos would then make it possible for there to be 2 freestanding houses + an ADU and JADU on each acre, so there would not be apartment complexes sprouting up everywhere all of a sudden).

**I would love to see an option moving forward that allows for some re-zoning and development to happen in Los Ranchitos in order to increase the affordable housing here.** For example, is there a scenario where around half (but not all) of the properties in Los Ranchitos were re-zoned to allow for 2 dwelling units per acre?

I will also attend the meeting tomorrow night, and will share my comments and questions with the board at that time.

Thank you,

Emilie Lygren  
Property owner  
3 Oak Ridge Road  
Los Ranchitos, San Rafael



**From:** [Emily Morganti](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Choose Alternative 1 for housing in unincorporated Marin  
**Date:** Monday, March 14, 2022 10:18:02 AM

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To whom it may concern,

I live at 11 Oak Ridge Road in the Los Ranchitos neighborhood. My lot is one of the 139 proposed to be re-zoned for high-density housing in Housing Element's Alternative 2.

Los Ranchitos is an established neighborhood of single-family houses on hilly dead-end streets. Like many of the lots here, my lot is a steep slope with no options for building another housing unit. Our streets, which have no sidewalks and only one way in/out, are not set up for the influx of traffic and street parking that would result from the neighborhood doubling in size. I have no intention of redeveloping my property for high-density housing, or of selling it to someone who would.

If you're actually trying to solve the housing problem, zoning a rural residential neighborhood for multi-family housing with the expectation that nearly everyone in that neighborhood will rebuild or sell to a developer in the near future is an unrealistic solution. It puts an unfair burden on the homeowners of Los Ranchitos and on District 1, which would carry 60% of the proposed rezoning. By comparison, Alternative 1 equally distributes new housing options across the county, with no burden on any particular district or neighborhood. Please choose Alternative 1.

In the event that Alternative 2 is chosen, please drop Los Ranchitos from the list of properties to be rezoned. Alternative 2 includes 4,227 sites, while the RHNA requirement is only 3,569. This equates to a buffer of 658 properties, meaning the 139 Los Ranchitos properties can be removed entirely without impacting the solution.

Thank you for considering my feedback.

Emily Morganti  
11 Oak Ridge Road

**From:** [Morgan Patton](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Cc:** [Kutter, Rhonda](#)  
**Subject:** Unincorporated Marin County Housing Element 2023-2031  
**Date:** Monday, March 14, 2022 4:00:19 PM  
**Attachments:** [2022.03.14. EAC - Marin County Housing Element Comments to BOS \(final\).pdf](#)

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Dear Supervisors,

Please find the Environmental Action Committee of West Marin's comments regarding the Housing Element update in advance of tomorrow's Supervisors Meeting.

Sincerely,

Morgan Patton | Executive Director

**Environmental Action Committee of West Marin (EAC)**

PO Box 609 | Point Reyes Station, CA | 94956

Office: (415) 663-9312

Cell: (415) 912-8188

Email: [morgan@eacmarin.org](mailto:morgan@eacmarin.org)

Availability: Tuesday - Saturday



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March 14, 2022

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

*Submitted via email: housingelement@marincounty.org,  
bos@marincounty.org, drodoni@marincounty.org*

**RE: Unincorporated Marin County Housing Element 2023-2031**

Dear Marin County Supervisors,

Since 1971, the Environmental Action Committee of West Marin (EAC) has worked to protect the unique lands, waters, and biodiversity of unincorporated coastal West Marin County. Since our inception, we have advocated to protect the irreplaceable natural resources and environment, while balancing the needs of our coastal communities and villages.

Over the last fifty years, we have worked to support A-60 zoning to protect Marin’s agricultural lands; supported collaborative efforts to address water quality issues, preventing sewage from being discharged into our watersheds; worked collaboratively within our coastal communities and with the County to identify sustainable pathways for development and growth; participated extensively in the Local Coastal Program Amendment update; and supported countywide efforts to adapt, mitigate, and build community resilience to the effects of the climate crisis.

Since 1973, the Marin Countywide Plan has called for the protection and development of communities characterized by accessibility, mixed use, and amenities for shopping, services, and public spaces. The prevailing character of

new development in Marin County continues to be focused on single use, urban sprawl, and vehicle dependence. Future growth in Marin should be planned in accordance with standards for protection of the environment and the availability of services and resources.<sup>1</sup>

EAC understands that we have a severe housing crisis in Marin County for low- and moderate-income residents, and we are supportive of affordable housing projects that are sited in appropriate areas for development (focused on infill, near transportation corridors and community services, and that do not degrade freshwater systems or sensitive habitat areas).

This community discussion on housing does not need to be framed as environmentalists verse housing advocates. Rather, our communities are all experiencing the same challenges, and through effective public engagement and meetings, we could find ways to appropriately site and develop much needed residential housing together.

Today, EAC submits our comments in response to the housing alternatives that were released to the public on March 1, 2022, and the hybrid list of sites published on March 8, 2022. Our comments are focused on West Marin, an area we define by the coastal watersheds that discharge to the Pacific Ocean, Tomales Bay, and Bolinas Lagoon including the villages of Tomales, Dillion Beach, Inverness, Marshall, Point Reyes Station, Nicasio, Olema, San Geronimo Valley, Bolinas, Stinson Beach, and Muir Beach. These comments follow up on our prior comments.

### **A-60 Zoning**

- The County of Marin should remove from consideration all locations currently zoned as A-60. A-60 Zoning was established to protect Marin’s agricultural lands from suburban development and urban sprawl in the 1970s, and the County defended this zoning in litigation all the way to the Supreme Court.
- A-60 zoning should be left in place as any rezoning is a slippery slope that allows for chipping away agricultural parcels one at a time. In eight years, the County of Marin will receive another Regional Housing Needs Allocation (RHNA), and decisions made today to undermine the intentions of A-60 zoning to allow for subdivision and development will only justify additional rezoning of other A-60 parcels in the future and result in sprawl beyond the urban growth boundaries.
- We request the A-60 sites listed on the hybrid map: Buck Center (104 units), Lucas Valley (26 units), and Bowman Canyon (152 units) are removed from consideration. All these units are for moderate and above-moderate housing suburban sprawl (a slap in the face to the hard work and efforts of our communities and the County of Marin the last 50-years to protect our agricultural lands and open space).

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<sup>1</sup> Community Marin, A Vision for Marin County, Policy Recommendations. 2013.

### **Remove Parcels within 100 feet of riparian corridors, wetlands, or shorelines**

- Parcels within mapped floodplains, within 100 feet of riparian corridors, wetlands, or shorelines should be removed from consideration to protect critical and sensitive environmental habitat areas.
- The rural villages of West Marin are without any centralized wastewater treatment systems and any new development that would be susceptible to flooding should not be developed. Our communities will only set the stage for increasing bacterial loads in our freshwaters systems and beaches.
- Planning must be smart and proactive, benefiting the entire ecosystem (including our villages) protecting our clean water and important habitat areas that sequester greenhouse gases, act as fire breaks, and provide essential habitat to species.

### **Housing Crisis Concerns, We Can't Just Build our Way out of This!**

- Creating thousands of units of new development is not guaranteed to solve the housing crisis. It is important this housing discussion is thoughtful and considerate of the unintended outcomes that could arise by just adding more housing stock in West Marin and other parts of unincorporated Marin.
- Housing that could be developed from this RHNA cycle needs to be protected as residential housing. There is a severe shortage of housing in West Marin, primarily due to second homes (vacation homes that drive up the cost of housing<sup>2</sup>), and housing being converted to income properties through short-term rentals and corporate timesharing corporations.
- As the County plans for increased development to meet the need for this RHNA cycle, the County must also focus on limiting some of the issues that continue to reduce our current housing stock, specifically related to short-term rentals.

### **Avoid Environmental Hazards and Focus on In-Fill**

- It is essential to this planning process to use our current plans for environmental hazards to remove locations susceptible to environmental hazards including wildfire, flooding, and sea level rise.
- Locations proposed in high wildfire risk areas should be reconsidered and the County should focus on in-fill near community services and transportation corridors. In-fill will provide access to public transportation and services and align with the Sustainable Communities Strategy Growth Geographies as Priority Development Areas.<sup>3</sup> Adding thousands of housing units to rural

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<sup>2</sup> Sale of 398 Ocean Pkwy, Bolinas, CA 94924. 640 square feet that sold for \$1.75 million dollars, or \$2,734 per square foot which will now have a primary use as a vacation home and is removed from available housing stock.

<sup>3</sup> The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments, Plan 2050, Chapter 1. Growth Geographies. Available at: <https://www.planbayarea.org/2050-plan/final-plan-bay-area-2050/chapter-1-introduction-and-growth-geographies>

areas will increase the number of Vehicle Miles Traveled (VMT), undermining Marin and California's greenhouse gas emission reduction goals.

- Sites that are located in critical watersheds for endangered and threatened species should also be removed from consideration.
- Locations that are within public utility districts that provide drinking water to residents should also be removed due to concerns with pollution and wastewater contamination.

#### **Additional Locations to Consider**

- The Marin County Fire Station located in Woodacre should be added to the site list for consideration of housing rather than the Club House parcel on the former San Geronimo Golf Course. The San Geronimo Golf Course property is currently owned by the Trust for Public Land and has a low probability of being sold for housing development.

#### **Process and Alternative Site Selection Questions:**

- On March 1, 2022, the County released two alternatives for consideration. Then later, on March 8, 2022 a hybrid site list was released for public review. Some parcels listed on alternative 1 and 2 are not included on the hybrid site list. We are unclear which list of sites are actually under consideration for development. Please clarify.
- What is the process for community members to suggest alternative locations for development, and what is the deadline for any new considerations?

Thank you for the consideration of our comments. We will continue to share information about the progress of this planning effort and hope there will be an opportunity for an in-person meeting in the near future for the community to fully participate in this critical planning process. We look forward to continued participation in this complex process.

Sincerely,



Morgan Patton  
Executive Director



Bridger Mitchell  
Board President

**From:** [Eric Morey](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Housing Element Sites Update Comments  
**Date:** Monday, March 14, 2022 1:53:25 PM

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Dear Marin County Board of Supervisors and Planning Commission,

Thank you for the opportunity to comment on the County's efforts to rezone existing parcels to satisfy the State's demand to provide 3,569 new housing units by the end of 2031. There is no doubt of the great need for affordable housing in Marin County, as evidenced by the many homeless camps and people living in vehicles. It is a shame that people who grew up in Marin and work fulltime can't afford to remain here.

However, the current site selection process appears to be extremely flawed. There is no guarantee that the proposed rezoning will result in any housing being built, and any residences that are built may become more vacation rentals.

The County's site consultant, MIG, determined that Community Plans and aesthetics are a low priority in finding suitable properties for rezoning for new housing. They did not consult with the property owners when selecting these properties, nor did they contact community groups who are working to provide housing.

The survey that MIG created so that residents could choose where new housing might go is problematic. The survey is still available online for submission, even though the deadline has passed. Option P, which would allow for 98 new homes in a wetland at the bottom of White's Hill in Woodacre, does not allow for zero units at that site. You can only remove 90 of the 98 homes, ten at a time. This gives the false impression that a submitted survey is okay with at least eight homes at that site, when in reality they don't want any at all. However, Option J in downtown Olema allows for the removal of one unit at a time, so it is possible to get to zero units at this site. Options B, F, O, and R6, R19, and R20 in Tam Valley, and Options H & I in Santa Venetia will probably all be underwater by the end of the century. Option D in Los Ranchitos requires a minimum of 80 units. The survey results will not represent the will of the people.

Another issue with this approach is that there is inadequate infrastructure. To build 3,569 new homes, Marin County needs to increase our water supplies, build new sewage systems, improve the electrical grid, reduce wildfire danger and provide expanded roads for more traffic. This is why a countywide distribution plan will not work; it would be best to resort to infill along the Highway 101 corridor, where infrastructure already exists. Traffic is bad enough on Sir Francis Drake Blvd without making it worse.

It would make more sense to contact existing owners of large lots to see if they would be interested in having their parcels rezoned for more housing. Not everyone wants to be a landlord, but incentives should be applied to encourage those that are interested. Make it easier to legalize all of the illegal second units that currently exist. And there are many locations that have not been considered, such as the current fire department property in Woodacre, which will be vacated when the fire department eventually moves to the former golf course property in San Geronimo.

The current plan will result in housing being built in locations that will take away from the beauty of our area, and at the same time create buildings that will eventually become a blight in our communities. The County must work with residents to find locations for appropriate new housing sites that meet Community Plans and aesthetic concerns. We can do much better in providing housing without destroying the appeal of our County.

Sincerely,

Eric Morey  
PO Box 322  
Woodacre CA 94973

**From:** [dan\\_fran@att.net](mailto:dan_fran@att.net)  
**To:** [housingelement](#)  
**Subject:** 29 John St Tomales  
**Date:** Monday, March 14, 2022 5:57:20 PM

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Francine Hentz would like information about:  
Hello,

I am the owner of the property at 29 John St, Tomales which I believe is erroneously listed on the Housing & Safety Elements map. We, Dan Erickson & I believe the map reversed the two properties, as we are located across the street from the Shoreline School District Office. We did point this out earlier in the process, but see it hasn't been rectified.

We also feel the main "hub" of Tomales Hwy 1 and 1st St ,of which we are located has reached it's capacity of school traffic, district office traffic, visitors to bakery, deli, gen'l store, particularly on the weekends. Near miss traffic accidents are ongoing problem in the intersection.

Also the water table is low here, prior to the current drought situation. we recommend parcels that are situated further north on Hwy 1, and or those associated with former high site.

Sincerely, Francine Hentz and Dan Erickson



**From:** [frank.connected@gmail.com](mailto:frank.connected@gmail.com)  
**To:** [housingelement](#)  
**Subject:** Comments for Housing Element Update (Sites Meeting #2)  
**Date:** Saturday, March 12, 2022 5:50:30 PM

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Frank Cioffi would like information about:  
Dear Supervisors, Commissioners:

My comments are in relation to Housing Element plans on the Atherton Corridor. It appears to me that the proposed density for this area is disproportionately high when compared to other areas.

As I look at other proposed sites in the Hybrid Proposal, no other area combines such high density (30 per acre) with such a high number (323) of new units, sited over a narrow strip of land along Atherton - an existing busy connector road. Why so high when the other most dense housing units, St. Vincent's, would be rezoned at only 20 units per acre and would have direct access to Highway 101 and not burden an existing connector road?

In addition, the 1100 units being planned for the Fireman's Fund location in the town of Novato, when combined with 323 more units on Atherton, will further disproportionately increase our area's density.

As such, I suggest a more balanced "hybrid" approach for the Atherton Corridor.

Frank Cioffi  
70 Oak Shade Lane

**From:** [fred\\_padula](#)  
**To:** [housingelement](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 4:22:14 PM

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Water?

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: 3/15/22 BOS Meeting, Agenda Item 10  
**Date:** Monday, March 14, 2022 1:11:07 PM

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**From:** [dawn.delafuente@icloud.com](mailto:dawn.delafuente@icloud.com) <[dawn.delafuente@icloud.com](mailto:dawn.delafuente@icloud.com)>  
**Sent:** Monday, March 14, 2022 10:47 AM  
**To:** Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Subject:** 3/15/22 BOS Meeting, Agenda Item 10

Dawn Delafuente would like information about:

Dear Supervisor Rodoni,

I am writing to express my concerns about the Housing Element Update, SB 9 and the proposal for new hybrid housing sites in Marin County. As a homeowner residing in the San Geronimo Valley and resident of Marin for the last decade, I'm deeply troubled by the fast, loose and unclear proposals that continue to arise.

When the Trust for Public Land purchased the San Geronimo Golf Course and surrounding land in 2020, their mission as conservators was to protect, connect and restore. Their investment would "PROTECT IT FOREVER AS OPEN SPACE", utilize it for identified conservation opportunities, public hiking/walking trails, and for community engagement. This is a promise that was made to the county of Marin and the conscious San Geronimo Valley community and needs to be maintained through ongoing conservatorship even when the land is transferred to new ownership.

I thank you for your time and count on you to represent residents of Marin and the SGV.

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: Development  
**Date:** Monday, March 14, 2022 3:14:18 PM

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> -----Original Message-----

> From: Jayne Cerny <jaynecerny@gmail.com>  
> Sent: Monday, March 14, 2022 2:50 PM  
> To: Rodoni, Dennis <DRodoni@marincounty.org>  
> Cc: assemblymember.levine@assembly.ca.gov  
> Subject: Development

>

> Dear Dennis,

> Please oppose Marin County's housing element development proposal for the unincorporated areas of West Marin.

>

> I would implore my representatives to give serious, critical review to these proposed development sites. West Marin is a unique, special asset in Marin and California. The National Seashore and peninsula in general is a source of tourism, hiking, biking, beaching and water sports. It is a source of appreciation for the spectacular beauty, the freedom of open space and the abundance of wildlife. West Marin already has serious problems as a result of this popularity, as well as climate change and danger to the environment. There is air and noise pollution due to road congestion and overcrowding. Sewage, septic and lack of water are ongoing problems in West Marin communities. Drought is predicted to get worse. Some residents now have private tanks to store water that they buy.

>

> This ill-conceived proposal to develop a ridiculously arbitrary number of units in these unincorporated areas threatens these very vulnerable communities. The plans show no concern for or understanding of limited resources, nature and wildlife habitats, environmental protection, Tomales Bay water quality or contamination.

>

> Please do not sacrifice this environmental treasure to comply with the state of California's briborous demand for increased housing under the guise of affordability. And do not, as has been indicated, change zoning, environmental protection or Coastal Commission regulations to accommodate these development plans.

>

> Sincerely,

> Jayne Cerny

>

> Sent from my iPad

> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: More housing in the San Geronimo Valley  
**Date:** Monday, March 14, 2022 12:23:56 PM

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-----Original Message-----

From: Greg Srednicki <[shredder@mtnbikehq.com](mailto:shredder@mtnbikehq.com)>  
Sent: Saturday, March 12, 2022 12:22 PM  
To: Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
Subject: More housing in the San Geronimo Valley

New housing is slated for the headwaters of the Lagunitas creek?

On one hand you state 'save the salmon' and on the other hand your willing to negate all the salmon stream enhancement work thats been done over the years by destroying the stream headwaters

Are you people that hypocritical?

What side of the issue are you folks actually on? You cant be on both sides

greg srednicki

woodacre

**From:** [Gavin Baxter](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** New housing proposal- too much in lucas valley  
**Date:** Monday, March 14, 2022 8:37:51 AM

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I'm writing with great concern about the latest proposals for low income housing in Lucas Valley. I'm not opposed to the concept, but the numbers involved are disproportional.

The Lucas Valley Homeowners Association area has just 538 homes. The proposals for 150 at the Juvenile Hall, 58 at the Mt Lassen office and 26 at [1501 Lucas Valley Road](#) would increase the properties in this small area by roughly 50%. That is not at all proportional for the area. Add in the numbers at Marinwood, and the 800 at St Vincents, and it seems like our 2 exits of the 101 are targeted for a huge percentage of the proposed housing for the whole of Marin County, This is not proportionate or fair.

Lucas Valley is not right off the 101, it's already a congested single lane road. Adding in that many properties will increase traffic hugely with all the new residents commuting to their jobs, as there's no public transit to rely on. That's a lot of extra noise and air pollution.

Fire safety is a huge concern. The traffic last August when we had the wildfire on the hillside was scary, and LV Road being the only artery and exit road, this proposal not only adds a ton of residents in harms way, they're very presence could endanger those of us who already live there. if that road is blocked its a disaster in the making already.

Finally, LVHA is already an unofficial retirement community, at least 50% of the home owners are in their 60s, 70s and more. In the next 10 years natural attrition will mean a huge turnover in properties from elderly to families. We've already seen 3 house on our street change hands in the last 12 months. This natural process will mean maybe 100 or 200 new families in the area by the time this new housing is potentially built. How will the school system cope with all this? potentially hundreds of new kids to teach, we'd need new schools too and there's no room for that anywhere.

I don't know where the extra houses can go, but this proposal is incredibly off balance, and I fear a risk to the safety of our community that has one route out of a WUI area. Please look at the impacts of this proposal, not just some potential empty land to fill.

Gavin Baxter  
10 Mt Muir court, San Rafael, ca 94903

**From:** [Genevieve Le Goff](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Comment for proposed housing in San Geronimo Valley  
**Date:** Monday, March 14, 2022 11:23:20 AM

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To whom it may concern:

As a resident of the San Geronimo Valley for the past 21 years, I would like to voice my opposition to the creation of more housing. Not only would the visual impact irrevocably damage the bucolic and iconic character of the Valley, but there are serious concerns related to water, fire, daily traffic, schooling, and the protected species.

- the entrance of the Valley would be forever defaced, lowering the quality of life for those who already live here, the attraction factor for tourists who look for a rural experience, and the historical character of the Valley, which is entwined with its natural history and habitat. The visual impact is magnified by the location right as one arrives in the Valley.

- water: we already are facing severe shortages, though this isn't specific to the Valley

- fire: SFD and Nicasio Valley Road are the only 2 evacuation routes, and both are heavily wooded. Adding to the population density would only add to the already existing and grave concerns about traffic jams during an evacuation, or what would befall if one or both routes were cut off.

- school: the Lagunitas school district faces many issues which are internal. While having more students might bring more funding, in the past increased enrollment has not solved the administrative and organizational issues which seem to plague the school. Adding to their work load when they are clearly already overwhelmed doesn't seem helpful.

- the San Geronimo is home to several threatened and endangered species such as the Coho Salmon and the Spotted Owl. We already face many issues related to riparian development and water quality as well as site disturbance for those species. A thorough EIR is needed, but right off the bat, the impact of adding so many houses seems obviously nefarious.

Thank you for your consideration,

Genevieve Le Goff,  
15 Rosario Rd.  
Forest Knolls, CA 94933

**From:** [Geraldine Owens](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Friday, March 4, 2022 3:24:57 PM

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To the Housing Element of Marin County,

I strongly object to the rezoning of Los Ranchitos in order to build additional housing units. I have been a homeowner here since 1985 and the reason my family moved here in the first place was the large lot sizes and ability to own farm animals. My husband and I worked many long, hard hours so we could afford living in Los Ranchitos. The upkeep of this type of property is huge but completely worth it. I have no intention of selling my property in the near future but am concerned about what the neighborhood will evolve into if this rezoning occurs.

Before moving to Los Ranchitos, our family lived on C Street in the Gerstle Park area of San Rafael. To the right of our home was a 4 plex and behind our house was a duplex. Within that neighborhood, side by side, were beautiful Victorian homes next to apartments buildings, totally destroying the authenticity of what San Rafael used to look like. If rezoning happens, this is what Los Ranchitos will become; a hodgepodge of homes along with apartments, traffic, noise, and garbage.

Another even more critical reason not to rezone Los Ranchitos for additional housing is the actual landscape of the neighborhood. We have no sidewalks, no big overhead street lights, narrow hillside streets leading to homes near huge areas of vegetation which dry up earlier every year and which are very susceptible to fire danger.

And speaking of drying up, where is all this additional water going to come from? We as a neighborhood have been asked to restrict our water usage and have complied. But if new housing moves forward, how does that affect our water usage in the future. Prices have soared, and yet I can't water when I want and I have dead plants and bushes. I have a water bucket that is permanently ensconced in my shower to catch excess water.

I mentioned fire danger and it is a real concern for all of us here in Los Ranchitos. Our streets are very narrow and it would make evacuations from fire or earthquakes extremely difficult.

Traffic is getting worse every day. Adding additional housing in Los Ranchitos will only make matters worse given the plans to construct housing in the Northgate mall area. More traffic brings more pollution as well.



In summary, I say YES to Alternative 1 and NO to Alternative 2. I feel there are other more suitable parcels of land that would be appropriate for building denser housing units.

Thank you for reading this email and including it in the comments.

Geraldine GaNun

**From:** [Debbie Ghilotti](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Tuesday, March 15, 2022 11:03:26 AM

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We as homeowners in this area we are opposed to this zoning change. We have so much wildlife in this area... turkey's, raccoons, bobcats, coyotes, owls and Jack rabbits and deer. This would be endangering them from their habitat which would be a crime in itself. NO to this zoning.

Ghilotti Family

Sent from my iPhone

**From:** [Heather Peterson](#)  
**To:** [housingelement](#)  
**Subject:** Potential Low Income Development at Old Gallinas School and Baseball Park  
**Date:** Monday, March 14, 2022 11:15:25 AM

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To the Marin County Board of Supervisors,

We are writing this email in regards to the potential development of low income housing at Old Las Gallinas School and baseball park.

We would like to express the following concerns over the proposed plan:

1 - **Loss of baseball field/park** - The happy sounds of kids playing baseball in the spring and summer are one of the reasons that we fell in love with our home. Our children love to play frisbee, badminton, soccer, baseball, and other outdoor activities on the field. It is an open space haven: a place where neighbors run into one another and enjoy the outdoors - a place that helps build community.

2 - **Increased traffic** - With the proposed plan of 186 units, the traffic on North San Pedro would greatly increase on a road that is already impacted with heavy traffic during school drop-offs and pick-ups and Osher Marin JCC events.

3 - **Privacy** - Our property backs up to the baseball field. If a complex were built, our privacy would be significantly impacted. If the proposed unit is two or more floors, people would look over our fence and directly into our backyard.

4 - **Noise and environmental impact** - The associated noise to the complex will increase the noise in the area significantly, as sound reverberates in this valley. This will affect the wildlife that live in the surrounding hillsides and nearby creek.

5 - **Loss of Children's Center** - The Old Gallinas Children's Center is a center that provides great early education for students. This would be a significant loss for the area.

6 - **Personal/Property Value** - We purchased our home ten years ago as our forever home. We love our neighbors, neighborhood, and community. However, if the proposal moves forward, we will strongly consider moving. The current action has likely already had, and will have a significant negative impact on our property value if it moves forward.

Please consider the impacts this proposed plan would have on our community.

Heather and Matt Langley  
120 Lowell Ave, San Rafael

**From:** [Dennis Campbell](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** Housing Element Sites  
**Date:** Monday, March 14, 2022 3:38:19 PM

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Dear Housing Element Staff / Board of Supervisors,

After reviewing the Housing Element documents, I believe that Alternative #2 is the best and have the following comments:

1. Alternative #2 has the most sites and those sites are better suited for "lower income housing", our greatest need. It gives better planning opportunities by have a large number of sites at St Vincents / Silveira. This would also allow for better access to services and new infrastructure.
2. Alternative #2 has less sites in the Atherton Corridor, Blackpoint, Olive Ave, Greenpoint Nursery area. These sites have numerous adverse issues with services and environmental concerns that make these areas far less suitable for the needed housing.

Thank you for considering these comments.

Regards,

Dennis Campbell  
60 Archibald Lane  
Novato, CA 94945

**From:** [Bill Paisley](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Cc:** [Sharon Rushton](#)  
**Subject:** Fwd: ACTION ALERT! Please endorse Sustainable TamAlmonte's letters to the Marin County BOS & PC re: the Housing Element Update  
**Date:** Friday, March 11, 2022 3:54:09 PM  
**Attachments:** [PIAhdn0YrvmkYJ0Z.png](#)  
[70tx1DRcf5EroQ0M.png](#)  
[Sustainable TamAlmonte's Letter to BOS & PC re Housing Element Update 3-10-22.pdf](#)  
[Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

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Ladies and Gentleman:

I am endorsing Sharon Ruston's letters sent to you concerning the inappropriateness of the proposed Housing around the *Manzanita* / Tam junctions. I believe all of the reasons she has given in the letters are absolutely valid. Please reverse the push for the proposed housing around these areas.

HW Paisley, Mill Valley

----- Original Message -----

From: Sharon Rushton <[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)>

To: [undisclosed-recipients@missing-domain](mailto:undisclosed-recipients@missing-domain), [missing-domain](mailto:missing-domain)

Date: 03/11/2022 12:03 PM

Subject: ACTION ALERT! Please endorse Sustainable TamAlmonte's letters to the Marin County BOS & PC re: the Housing Element Update

## **ACTION ALERT! Please endorse Sustainable TamAlmonte's letters to the Marin County Board of Supervisors & Planning Commission regarding the Housing Element Update ASAP!**

Hi Sustainable TamAlmonte Friends,

The 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List targets **HUNDREDS** of housing units at the following sites in Tam Valley, Almonte, and Manzanita:

- **160 Shoreline Hwy – Holiday Inn Express, Almonte/Manzanita**
- **260 Redwood Hwy Frontage Rd. – Near Seaplane Adventures, Manzanita**
- **205 Tennessee Valley Road – Church, Tam Valley**

- 217 Shoreline Hwy – Armstrong Nursery, Tam Junction**
- 223 Shoreline Hwy – Near Walgreens, Tam Junction**
- 375 Shoreline Hwy – Near 7-Eleven, Tam Valley**
- 204 Flamingo Rd. – Old Chevron Station, Tam Junction**
- Parcel between 890 & 1000 Marin Dr.**
- Parcel between 204 & 313 Shoreline Hwy**

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the greatest number of environmental constraints and hazards of any area in Unincorporated Marin.

Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Tam Junction & Manzanita Candidate Housing Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**

Tam Junction & Manzanita DRAFT Candidate Housing Sites						
E N V I R O N M E N T A L  C O N S T R A I N T S		204 Flamingo Rd Chevron Tam Junction	160 Shoreline Hwy Holiday Express Manzanita	217 Shoreline Hwy Armstrong Tam Junction	260 Redwood Hwy-Near Sea Plane Manzanita	223 Shoreline Hwy-Near Walgreens Tam Junction
	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Generators	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓			✓
	Probable Endangered Species		✓	✓	✓	

According to the San Francisco Bay Conservation and Development Commission (BCDC) and the Pacific Institute map, the Candidate Housing Sites in the Tam Valley, Almonte, and Manzanita commercial lowlands, which are proposed for development or redevelopment, will all be under water within 100 years or sooner due to global climate change. (\*\*Please see the below BCDC map.)

**One meter sea level rise at Richardson Bay** ■ San Francisco Bay ■



Source: BCDC

Attached are two letters from Sustainable TamAlmonte to the Marin County Board of Supervisors & Planning Commission in preparation for their March 15th hearing regarding the Housing Element Update.

- Attached is Sustainable TamAlmonte's letter, dated March 10, 2022, regarding the Marin County Housing Element Update.
- Also attached is Sustainable TamAlmonte's letter, dated February 24, 2022, from Sustainable TamAlmonte to you regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.



Please send endorsements of our letters to the Board of Supervisors and the Planning Commission via email ASAP:

- [housingelement@marincounty.org](mailto:housingelement@marincounty.org)
- [bos@marincounty.org](mailto:bos@marincounty.org)
- [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)

Thank you in advance for taking action. **Together we can make a difference!**

Cheers,

Sharon

--

Banner



**Sharon Rushton**

President | **Sustainable TamAlmonte**

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[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)

**tamalmonite.org**

**From:** [Ingrid Mayer](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#); [Ian Makaruk](#); [imayer@yahoo.com](mailto:imayer@yahoo.com)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos!!!!  
**Date:** Monday, March 14, 2022 3:07:00 PM

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## **WE OBJECT TO THE INCLUSION OF LOS RANCHITOS, SAN RAFAEL SITES FOR REZONING.**

Our property and this entire unincorporated area is inappropriate for rezoning. Your proposal with its absurd amount of density for this area would put us at risk for fire evacuation, create a lack of privacy, rezone areas designated for neighborhood farm animals and completely change the meaning of our neighborhood. Los Ranchitos translated in English means "Little Ranches", it does not mean high density housing. This area was established 70 years ago with 1-2 acre lots, it has a distinctly rural feel and is zoned agricultural and light farming with many lots having stables, horses, chickens, and goats.

We purchased our home here many years ago because of the serenity of the land, the privacy and the access to nature and wildlife. Your proposal undermines that completely and ***would likely result in a loss of value to our primary residence.***

It's unseemly that you all passed this at a time when families were struggling with the complexities of Covid-19. Our district also has NO WATER, where is this massive expansion going to get water from?

Furthermore, the recent stats dont support the proposed growth unless the housing is to close gap for the many individuals taking up housing that are not captured in official stats. According to the LA Times, "Exits from California increased during the pandemic in eight of the state's nine economic regions, according to the study, with a **21% increase in the Bay Area compared with a 1% increase in the Northern California region.** The share of people who left California increased from roughly 16% in 2016 to 20% at the end of September 2021." Hybrid work is here to stay post-pandemic and that means, people have a choice of where to live and raise families. Many will choose to NOT live in California as they can easily work for companies based here remotely and have a more affordable lifestyle. So the previous argument to pass this measure probably doesnt apply anymore.

I'd love to see whose pockets are getting lined with this latest push. You won't be happy until you turn all of Marin into a massive concrete parking lot.

## **WE OPPOSE THIS EFFORT.**

Ian Makaruk and Ingrid Mayer  
100 Oak Ridge Road  
San Rafael, CA 94903

**From:** [Ian Robertson](#)  
**To:** [housingelement](#)  
**Subject:** Proposed Development of Old Gallinas School and Ball Field  
**Date:** Thursday, March 10, 2022 10:28:10 AM

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I strenuously object to the development of Old Gallinas School and Ball Field for future housing development. The already congested and dangerous (speed limit excesses) North San Pedro Road can't handle any more traffic during daylight hours and the proposed development would make a bad situation much worse. Additionally, the ball field is the only one in this area where our youngsters can play sports and run around and it provides a semi-rural area for family activities. Also, the proposed plan attempts to cram too many units into this relatively small area. I would ask you to remove this site from further consideration for development.

Sincerely,

Ian Robertson  
24 Lowell Avenue  
San Rafael CA 94903  
415-491-1980

**From:** [ilene wolff](#)  
**To:** [Rodoni, Dennis](#); [Kutter, Rhonda](#)  
**Cc:** [housingelement](#)  
**Subject:** We need affordable housing  
**Date:** Monday, March 7, 2022 11:11:34 AM

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RE: Creating, Preserving and Honoring what has been established as a Wildlife Corridors

**Dear Dennis Rodoni, Rhonda, Element and Friends:**

My husband and I are both medical professionals and we have raised our 2 children, and we have owned our home for going on almost 25 years now in West Marin.

I am a fund-raiser for local programs and volunteer and have founded many West Marin programs.

First of all, I celebrate you so many vast things you do for us each and every day, and for making the old golf course sustainable and putting the Fire Fighters on SFD.

I speak for Wildlife and the love of old historic places that makes this land special, while undeveloped land will soon be a memory for our kids- as places get developed and more and more congested. .

We live out here in stewardship and collaboration with nature, if you put a bedroom community on the old golf course-

Things I know you will consider:

Preserving the culture out here, tourism, and the heart of Wild spaces and incurring fire risks when traffic has been horrible these days,

Lastly I support affordable housing where it makes the most sense, in more urban places near public transportation and shops- as this is less isolating with people who don't have the means to own a car. I was raised by a single mom with 5 kids who didn't have a car. We lived out in a suburban but more rural area which meant it was almost impossible to get around. I grew up isolated without a car

Rhonda: I will call you and speak to you directly, ok?

*Thank you for your consideration,*

Ilene Wolf, MFT, RDT

415.420.3619

[ilene@ileneWolf.com](mailto:ilene@ileneWolf.com)

[www.bidsforconnection.com](http://www.bidsforconnection.com)

[www.ileneWolf.com](http://www.ileneWolf.com)

[www.womenstherapynetwork.net](http://www.womenstherapynetwork.net)

[www.dramatherapyinstitute.com](http://www.dramatherapyinstitute.com)

The dewdrop world

Is the dewdrop world

And yet, and yet

-Japanese poet Kobayashi Issa

**From:** [Ingrid Mayer](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Thursday, March 3, 2022 5:00:59 PM

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Hello,

Have you all actually seen our area and the terrain, roads and current setup? Properties in Los Ranchitos are inappropriate for denser development due to the limits of our steep terrain, high fire hazard in the WUI, and narrow streets. Denser housing should be developed in locations where it could be better supported by efficiency of providing services. We dont even have a sidewalk here nor extra parking capabilities.

If you keep going in this direction, our beautiful area will all be concrete and houses and the beauty of this area will be destroyed.

Ingrid Mayer  
Los Ranchitos  
San Rafael, CA

**From:** [jacqueinegarcia415@gmail.com](mailto:jacqueinegarcia415@gmail.com)  
**To:** [housingelement](#)  
**Subject:** NO to Atherton corridor development and beyond  
**Date:** Saturday, March 12, 2022 7:53:04 AM

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Jacqueline Garcia would like information about:

As an Atherton resident of over 20 years and owner of a 1.5 acre lot in Atherton next to two intended low income lots. This is detrimental to our suburban community, to our ecosystem, Particularly as a neighbor to rush creek, home if many endangered species. The traffic, endangerment to animals and disruption to our chosen calm community would be unparalleled. What neglect of personal concern for anyone to try and go about this project. Our entire home of 6 adamantly opposes this and will voice our opinion through any outlet available. An absolute, NO.

**From:** [Jackie personal Gmail](#)  
**To:** [housingelement](#)  
**Subject:** NO To Atherton corridor development  
**Date:** Sunday, March 13, 2022 2:19:02 PM

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As residents and owners of property on Atherton for 20 years, our entire household of 6 opposes the idea to develop low income housing on Atherton.

We implore you to consider how these changes impact our  
The addition of high density homes can lead to increased traffic in our high fire danger area. Urban development creates obstacles for wildlife to access food and water, while more vehicles (for the added 323 households within 1/4 of a mile) leads to more animal strikes on the road. Atherton borders Rush creek, home to many endangered species.

This project can done in a less disruptive area of Novato.  
Alternate, less disruptive areas for development include 20 acres for sale in Alameda Del Prado and Fireman's fund, an area already built upon. Expansion on our fragile ecosystem is not the only choice.  
Atherton avenue would have to be completely reconfigured to handle increased traffic and all that comes with it. Traffic and increased fire danger all in a sensitive wildlife area.  
We are in a huge wildlife corridor and traffic will be horrific adjoining Highway 37. The impact of 323 units worth of traffic on the 37 or 101 will be considerable. Not to mention Marin Transit developing a new route to service those living in the new income housing.  
More affordable housing must happen, but can in other areas.

Sent from my iPhone



**From:** [jamessteinle@gmail.com](mailto:jamessteinle@gmail.com)  
**To:** [housingelement](#)  
**Subject:** Comments for 3/15/2022 Board Meeting (Atherton Corridor)  
**Date:** Monday, March 14, 2022 2:20:54 PM

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James Steinle would like information about:

My family and I have strong concerns regarding Atherton Corridor's building plan impact on the area and the irretrievable loss of what is currently a low-density community wide collection of hiking trails, paved paths and open space utilized by all of Novato and Marin County.

The current property along the Atherton corridor contains a long portion of paved and unpaved walking trails. These trails are utilized by hikers, horseback riders and bike riders as community open space. Thanks to the parking lot located at the intersection of Atherton Ave and Binford Rd., these collection of trails are frequented by the entire Marin County Community. The addition of 323 high density housing units would substantially change the open space character of this environment and increase vehicle traffic.

Any plan approved by the board should take into consideration the value of the open space nature of the Atherton corridor and maintain it for the benefit of the community.

**From:** [Jane Kahn](#)  
**To:** [housingelement](#)  
**Subject:** New Housing-Unincorporated San Rafael  
**Date:** Sunday, March 13, 2022 6:03:21 PM

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I am writing to express my concerns about the amount of new housing that is being proposed for unincorporated San Rafael. I understand that the State has dictated this new housing but it seems to me that County Supervisors need to stop being lemmings and engage the state in some type of dialogue about the issue of new housing.

For one thing, California doesn't have enough **water** for the current population, how is the state supposed to support water and sewage for thousands of more housing units? This is not a NIMB issue, it's a reality.

In the case of unincorporated San Rafael, I believe some of the sites, e.g., St. Vincents and the Marinwood Market area are reasonable and appropriate given access to public transportation and services, e.g., Hamilton Shopping Center. But Other sites have limited access and the fire that occurred on September 1st in Lucas Valley illustrated just how limited access it.

Please, I'm not against new housing but counties (and the State) need to be realistic about what is possible and environmentally appropriate. Don't preach the importance of climate change and then force counties to build new housing where there is no water and there's an increased risk of fire.

Jane Carey Kahn

**From:** [FRED AND JEAN BERENSMEIER](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Rodoni, Dennis](#); [Kutter, Rhonda](#)  
**Subject:** 4th Dist. Housing sites comments Deadline 3/14  
**Date:** Monday, March 14, 2022 3:11:41 PM

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March 14, 2022

To: Marin Board of Supervisors, Housing Element staff  
From: Jean Berensmeier, Laguntias  
Re: Housing sites in the San Geronimo Valley

Dear Board of Supervisors and Housing Element staff,  
Phone calls and emails from San Geronimo Valley residents indicate that I echo the view of many -- that the recent demand by the State of California telling State Counties how much housing is needed, where it should go and setting a ridiculous deadline is outrageous. And for Marin County to hire staff to fine tune where housing can/should go, without guidance by affected residents giving input, and offering serious suggestions and/or alternatives at community meetings, is simply not acceptable. Early on, I urged a community meeting at the Lagunitas School MP room. Regretfully, nothing happened.

My view on where we are . . .

The online presentations have been well done. I've listened to each of them. They are initiated and controlled entirely by Staff. Comments and questions by residents are encouraged but there is no discussion -- no time. Staff answers the questions, always getting the last word and moving on . . . It almost seems as if legitimate concerns are "explained away." Our Community Plan appears to have been ignored. Understandably, Staff is under great pressure to "solve the problem." Hopefully they are seriously looking at alternative locations that have been suggested.

Nevertheless, I admire my neighbors that have spoken up, clearly and forcefully, from the head and heart! I am glad they are on video. I admire the environmental organizations that have gone on record with their comments and suggestions.

One silver lining due to the efforts of two Valley women:

Over the Feb 26/27 weekend many in the community learned, to their surprise, that the High School site was listed to accommodate 98 houses. The Community Plan lists it "to remain for agricultural use." By the Monday, Feb 28, deadline, our Supervisor received over 50 emails opposed to any development at this site --- revered as our beloved entry when we return to our Valley home. He wisely removed it. Now, of course, we need to find a place for the 98 houses elsewhere,

There is more to be done, but it's hard to know what to do . . .

Environmental groups and caring individuals are working on it . . .

We always do . . .

Jean Berensmeier  
Lagunitas

**From:** [Jenny Kerr](#)  
**To:** [housingelement](#)  
**Subject:** Endorsement of TamAltmonte's findings  
**Date:** Monday, March 14, 2022 3:06:56 PM

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Dear Housing Element and Marin County BOS,

We have thoroughly reviewed Sustainable TamAltmonte's letters of February 24, 2022 and March 10, 2022, and we strongly endorse their recommendations, especially as regards the harm to the environment and future residents. We urge your agencies to give their findings your fullest consideration.

Sincerely,

Jennifer Kerr

201 Marin St, San Rafael, CA 94901  
[www.jennykerr.com](http://www.jennykerr.com)  
[www.okeydokerecords.com](http://www.okeydokerecords.com)  
E.A.R.S. Electronic Audio Repair Service

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: Proposed New Housing comments  
**Date:** Monday, March 14, 2022 9:32:39 AM

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FYI

-----Original Message-----

From: Jeremy Roth <[acidinjury@yahoo.com](mailto:acidinjury@yahoo.com)>  
Sent: Sunday, March 13, 2022 2:52 PM  
To: Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
Subject: Proposed New Housing comments

March 13, 2022

Dear Supervisor Rodoni:

Thank you for the opportunity to comment on the Housing Element alternatives.

As a resident of Dillon Beach, biker and member of The Marine Mammal Center's northern range operations team, I believe that I have some unique perspectives on the delicate nature of Marin coastal regions and habitats. Our coastal, riverine and estuarine habitats are critical to area wildlife and are sensitive to runoff and silting from construction and altered surface and subsurface water flows. Construction of new housing units in coastal areas and near waterways puts both terrestrial and marine ecosystems at risk and has the potential to destroy the livelihoods of our fishermen and crabbers. In addition to environmental concerns there is the ever present specter of drought and many of the areas where housing is proposed would be tapping into stressed aquifers or struggling municipal water systems. Another significant issue is accessibility of many of the areas of unincorporated Marin County. Public transportation penetration is spotty which would make many of these new dwellings inconsistent with the needs of lower and middle income residents. Finally, many areas of Marin County are susceptible to wildfires and sea level rise making these locations unsuitable for long term habitation and difficult to insure for residents. In addition, please incorporate into your site selection to protect and conserve the sensitive habitat areas we are fortunate to continue to have in the County of Marin due to decades of environmental protection.

- Exclude any parcels for development that are within 100-feet of a creek, shoreline, wetland, floodplain, and other sensitive habitat areas where significant risks with wastewater treatment through septic systems could create pollution and public health issues.
  - Development should not be proposed in areas that are Special Flood Hazard Areas (defined by FEMA as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30).
  - Exclude any parcels that are zoned as A-60 and do not plan to rezone A-60 parcels. This was a hard-fought battle in the 1970s to create A-60 zoning to protect important agricultural lands and open space. Rezoning A-60 is a slippery slope.
  - Exclude high-density single-family home, apartments, and condominium development from areas that are outside of the County defined High Growth Geographies as they are not near transportation corridors or job centers and will increase the number of vehicle miles traveled that will undermine the County's Climate Action Plans and require costly upgrades to roads and infrastructure to accommodate the increased single car trips.
  - We can't just build our way out of this housing crisis! The County needs to address the causes of our residential housing shortage. Please begin developing steps to establish restrictions on short-term rentals and consider new zoning that would prohibit new development now and into the future from being converted to short-term rentals.
- Thank you for consideration of my comments.

Jeremy Roth  
Dillon Beach

Sent from my iPad

Sent from my iPad

**From:** [Jim Fitzgerald](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Thursday, March 10, 2022 10:48:26 AM

---

I would like to voice my support to Alternative 1 of the proposed housing element. While Alt. 2 does allow for consolidation of housing Marin is better served by distributing this housing over a wider area. Additionally, this allows more latitude when determine future elements. Alt. 1 will also place less strain on our fragile infrastructure by dispersing the impact that additional development will require.

Regards  
Jim Fitzgerald  
30 Knoll Way  
San Rafael, Ca.

**From:** [Jim Simpson](#)  
**To:** [housingelement](#)  
**Subject:** Housing Erruption  
**Date:** Monday, March 14, 2022 3:38:06 PM

---

I am a handicapped 79 year old Marinite; living here, raising children, grandchildren, and great grandchild here. I currently rent a room in an apartment and I have been on many of our low income housing waiting lists, one for 8 years now.

Here is the surprise comment: Despite the obvious advantage that your housing mandates seem to offer for me, I strongly fear that such programs will import populations into Marin and devalue nature and the value of the Marin that we do so love. and for which we may even struggle to retain and enjoy.

Thanks ~ Jim



**From:** [jmmsworld@aol.com](mailto:jmmsworld@aol.com)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2  
**Date:** Wednesday, March 9, 2022 9:50:35 AM

---

Los Ranchitos

Yes to Alternative 1,  
No to Alternative 2

**From:** [JEFF NEBEL](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 4:31:49 PM

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To Whom It May Concern:

I have owned my home in Los Ranchitos since 1973.

I am utterly opposed to the Hybrid List and any up-zoning of Los Ranchitos.

Either one would totally change the character of our small neighborhood for the worse.

Also, adding any housing whatsoever to the hillsides in Los Ranchitos would be dangerous.

Sincerely,  
Joan Nebel

**From:** [Jochen Backs](#)  
**To:** [housingelement](#)  
**Subject:** Endorsement letter for Sustainable Tam/Almonte  
**Date:** Monday, March 14, 2022 10:18:13 AM

---

To The Marin County Housing Element,

We are sending this email endorsing letters send to the Board of Supervisors and the Planning Commission regarding the planned developments.

Thank you for your consideration.

Regards,  
Jochen Backs, Diana Mayer  
residents at 9 Maxwell Ln, Mill Valley, CA 94941

**From:** [Jodie](#)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor Opposition  
**Date:** Monday, March 14, 2022 1:34:33 PM

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We are residents on Alpine Road. We are strongly opposed and concerned about proposed development on what you are calling the Atherton Corridor. This land is ecologically sensitive land that is home to many plant and animal species. Please consider other land that is not so vital to the marsh lands.

Thanks,

Jodie Grotins

Sent from my iPad

**From:** [jody.kennedy](#)  
**To:** [housingelement](#)  
**Subject:** RE: Housing Element Update  
**Date:** Friday, March 11, 2022 1:30:48 PM  
**Attachments:** [Sustainable TanAlmonte's Letter to BOS & PC re Housing Element Update 3-10-22.pdf](#)  
[Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

---

We endorse these letters!

Thank you!

Jody & Shane Kennedy  
302 Cardinal Court  
Mill Valley, CA 94941



**215 Julia Ave  
Mill Valley, CA 94941**

March 10, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites

Dear Marin County Board of Supervisors and Planning Commission,

Please review Sustainable TamAlmonte's letter, dated February 24<sup>th</sup>, to you. In addition, we have the following comments and recommendations regarding the 2023-2031 Marin County Housing Element Update and DRAFT Candidate Housing Sites.

We are extremely disappointed that Marin County Supervisors and Staff have not pushed back more strongly against State Housing Element Laws and Unincorporated Marin's Regional Housing Needs Allocation (RHNA).

It is obvious that Unincorporated Marin is built out if County Planners are continuing to identify sites in the perilous commercial lowlands of Tam Valley, Almonte and Manzanita for housing development and thereby endangering the environment and public health and safety.

Besides removing the Tam Valley, Almonte, and Manzanita Sites from the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List, we urge you to do the following:

**I. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.**

We urge you to avoid the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

## II. Lower the "No Net Loss" buffer of units to a bare minimum.

The **No Net Loss Law** requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period.

Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. **That's up to 1070 more units!** "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days.

The **Density Bonus Law** (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable.

## 2021 Density Bonus Chart by Meyers Nave:

### DENSITY BONUS CHART\*

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

\*All density bonus calculations resulting in fractions are rounded up to the next whole number.

\*\*Affordable unit percentage is calculated excluding units added by a density bonus.

\*\*\*Moderate income density bonus applies to for sale units, not to rental units.

\*\*\*\*No affordable units are required for senior units.

\*\*\*\*\* Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).



With how expensive it is to build in Marin, it is much more likely that developers will utilize the Density Bonus Law and build more units than that allowed by zoning, rather than less.

We highly recommend that you significantly lower the number of “No Net Loss” buffer sites.

### **III. Keep the Default Density at no higher than 20 units per acre.**

The March 1<sup>st</sup> Staff Report states:

**“Default Density:** To be considered viable for the purpose of supporting housing affordable to lower-income households (low-, very-low-, and extremely-low-income households), the property must be zoned to support at least 20 dwelling units per acre. However, this law will sunset during the housing element planning period and the County may want to consider higher densities to accommodate the increased RHNA.”

We urge you to **not** consider higher densities and, instead, lobby the State Legislators to keep Marin County’s Default Density at 20 dwelling units per acre.

### **IV. Prevent “By-Right” approvals and increased density on hazardous sites.**

The March 1<sup>st</sup> Staff Report states:

**“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.”

It would be criminal to allow “by right” approvals of development on hazardous sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to disallow this from occurring.

### **V. Advocate for a Spheres of Influence Adjustment in Marin County**

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion’s share of the total County’s allocation when it has the least capability of providing for more residents?

Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city’s SOI. The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county.

Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin’s jobs are in the cities of Marin, we believe that 37.5 percent **or less** of the

2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County.

Marin County's Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. This adjustment should be made ASAP to lower Unincorporated Marin's RHNA.

**VI. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.**

We urge you to advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

It has been proven that HCD's methodology was flawed. The Embarcadero Institute's report entitled; "Double Counting in the Latest Housing Needs Assessment" found that; "Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently doubled the Regional Housing Needs Assessment in California."

"Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area."<sup>1</sup>

HCD's RHNA methodology must be corrected, and an audit will help bring this about.

**VII. Support and endorse the Our Neighborhood Voices Initiative**

We urge you to support and endorse the **Our Neighborhood Voices Initiative**.

The **Our Neighborhood Voices Initiative** will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

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<sup>1</sup> <https://securerervercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf>

## **Conclusion**

Please follow our above recommendations to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**



**215 Julia Ave  
Mill Valley, CA 94941**

February 24, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
housingelement@marincounty.org

Re: Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List:

- **160 Shoreline Hwy (72 units) – Holiday Inn Express, Almonte/Manzanita**
- **260 Redwood Hwy Frontage Rd. (36 units) – Near Seaplane Adventures, Manzanita**
- **205 Tennessee Valley Road (20 units) – Church, Tam Valley**
- **217 Shoreline Hwy (21 units) – Armstrong Nursery, Tam Junction**
- **223 Shoreline Hwy (24 units) – Near Walgreens, Tam Junction**
- **375 Shoreline Hwy (8 units) – Near 7-Eleven, Tam Valley**
- **204 Flamingo Rd. (20 units) – Old Chevron Station, Tam Junction**
- **Unknown 049-231-09 Marin Dr. (3 units)**
- **Unknown 052-041-27 Shoreline Hwy (12 Units)**

Dear Marin County Board of Supervisors and Planning Commission,

**Introduction**

Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List.

Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Tam Junction & Manzanita Candidate Housing Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the greatest number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing

dangerous conditions and add new significant adverse environmental impacts. The extraordinarily high number of these hazards and adverse impacts magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the Tam Valley, Almonte, & Manzanita Housing Sites from the 2023-2031 Housing Element DRAFT Candidate Housing Site inventory.

Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table entitled; “**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**”.

**I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:**



**Traffic on Shoreline Hwy/ Hwy 1**

The roads leading to the aforementioned Candidate Housing Sites are drowning in traffic congestion. The level of service (LOS “F”) on Highway 1 is unacceptable and unavoidable, as demonstrated in both the Marin Countywide Plan’s Environmental Impact Report (EIR) and the 2012 Housing Element’s Supplemental Environmental Impact Report (SEIR).

In addition to the Unincorporated Districts governed by the Tamalpais Area Community Plan, the City of Mill Valley, Stinson Beach, Muir Beach and Bolinas also use Hwy 1 as their regular commuter route to get to Hwy 101. Over a million tourists a year use Hwy 1 to access Muir Woods and other recreational destinations. As the jurisdictions grow and tourism increases, the additional commuters will further intensify the Tam Junction & Manzanita traffic.

The public transit service is inadequate to serve current local residents, let alone additional future residents. The assumption that low-income people will not drive, especially in a poor

service area, creates a flawed analysis which underestimates the additional traffic impacts that additional development in these areas will cause.

Tam Junction's & Manzanita's unavoidable high traffic volume and the unacceptable LOS present a danger to the current residents. This is especially true during times of emergency egress and ingress. Subsequent residential development at the proposed Tam Valley, Almonte, & Manzanita Housing Sites, would only exacerbate this situation by adding more automobile and pedestrian traffic to the already dangerous area, creating an even greater danger to the current and future residents.

## II. Flooding, 100 Year Floodplain, Impending Sea Level Rise



**Flooding at Manzanita**

All the lowland Tam Junction and Manzanita Sites are within the 100 Year Floodplain. Flooding is excessive in the Tam Junction/Manzanita area and continues to occur with the tides even in August with no rain. Sea level rise caused by global climate change, which will cause rises in tide elevations of San Francisco and San Pablo Bays, will further increase the risk of flooding in Tam Valley/Almonte/Manzanita and ultimately permanently cover the low-lying areas with water.

According to the San Francisco Bay Conservation and Development Commission (BCDC) and the Pacific Institute map, the Candidate Housing Sites in the Tam Valley, Almonte, and Manzanita commercial lowlands, which are proposed for development or redevelopment, will all be under water within 100 years or sooner due to global climate change. (**\*\*Please see the attached BCDC map.**)

Because the sea and Bay levels are fundamental in determining whether an area is in the 100-year floodplain, areas that are not currently in the floodplain will likely become part of that floodplain very soon. Moreover, development, including increased density of housing, would cause increased soil compaction, which would in turn further increase the risk of flooding in Tam Valley/Almonte/Manzanita.

Placing housing within a 100-year floodplain and in areas subject to sea level rise is dangerous, results in significant impacts to the environment and should be prohibited.

### **III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement**

The Marin Countywide Plan's EIR states, and the 2012 Housing Element FSEIR confirms, that implementation of the CWP and the 2012 DRAFT Housing Element would have significant unavoidable project and cumulative impacts [Impact 4.7-2 (Seismic Ground Shaking) & Impact 4.7-3 (Seismic Related Ground Failure)] to persons living in new or redeveloped buildings due to risk of injury or death from severe seismic activity such as a major earthquake. The CWP's EIR and the Housing Element FSEIR then describe the areas in which the danger is greatest, which include Tamalpais Valley, Almonte, & Manzanita and more specifically, the referenced Candidate Housing Sites. The CWP's hazard maps confirm this finding.

The proposed lowland Tam Junction & Manzanita Housing Sites sit on deep bay mud and landfill and are in a high seismic activity zone with very high liquefaction potential. During even moderate seismic activity, the filled land is susceptible to liquefaction, subsidence and mud displacement. Placing housing on these seismically active sites would put the residents at risk of injury or death.

Selecting Housing Sites that are seismically unsafe, such as those in Tam Junction & Manzanita, is in direct conflict with CWP Policy EH-2.1 - that seeks to avoid development in seismically hazardous areas. Moreover, there can be no benefit that would result from developing residences at these sites that would override the impact of severe injury or loss of life from building on ground known to be unstable in even a moderate seismic event.

The lowland Tam Junction & Manzanita Candidate Housing Sites should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are underlain with bedrock and that thus do not present a significant impact due to seismic activity.

### **IV. Air Quality & Noise:**

#### Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways:

160 Shoreline Hwy (Holiday Express in Manzanita) & 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) sit very close to Hwy 101 and all the Tam Junction sites sit along highly congested Hwy 1 with an unacceptable LOS of "F".

It is well documented, in a multitude of major studies (E.g., The California Department of Public Health Studies by Janice Kim MD, MPH; the UCSC study by Gauderman et al.), that residents living in proximity to major roads and freeways are at much greater risk of developing serious illness (lung impairment, cardiac disease, cancer, and premature miscarriage) due to the cumulative effects of air and noise pollution.

The above referenced sites were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. The 2012 Housing Element's SEIR states; "Residential development that could occur under the 2012 Draft Housing Element would have the potential to result in new or substantially more severe impacts due to exposures to toxic air contaminants (TACs) along highways and heavily traveled roads."

## Comments by Technical Expert Geoffrey Hornek

### **Link to comment letter by Environmental Air Quality and Acoustical Expert Geoffrey Hornek on the air quality analysis done for the 2012 Draft SEIR for the 2007 to 2014 Draft Marin County Housing Element (2-19-13):**

[http://www.tamalmonte.org/letters/Air\\_Pollution\\_Expert\\_Hornek's\\_Comments\\_re\\_Housing\\_Element\\_Draft\\_SEIR.pdf](http://www.tamalmonte.org/letters/Air_Pollution_Expert_Hornek's_Comments_re_Housing_Element_Draft_SEIR.pdf)

Below is information from Air Quality Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR and FSEIR. The above referenced 2023-2031 Housing Element DRAFT Candidate Housing Sites in Tam Junction and Manzanita were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. Therefore, Expert Hornek's findings are still very pertinent.

#### Sites identified in the 2012 DRAFT Marin County Housing Element's Available Land Inventory:

- Site #4: Old Chevron Station, 204 Flamingo Rd, Tam Junction
- Site #9: Manzanita Mixed Use, 150 Shoreline Hwy, Tam Junction
- Site #14: Armstrong Nursery, 217 & 221 Shoreline Ave., Tam Junction
- Site #18: Around Manzanita (150 Shoreline Ave.), Tam Junction
- Site #19: Tam Junction Retail, 237 Shoreline Ave. etc., Tam Junction

According to Technical Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR<sup>1</sup> and FSEIR<sup>2</sup>, all of the Tam Junction Sites are located within the zone of influence of a number of strong roadway (within 1000 feet of Hwy 1 and/or Hwy 101) and stationary TAC sources (Sausalito Marin City Sanitary District Generator and County of Marin, Crest Marin Pump Station Generator) as identified in the BAAQMD's listings. As a result, all of the proposed Tam Junction sites are subject to a cancer risk greater than 10.

For a less-than-significant project-level TAC impact, a cancer risk should be less than 10 chances of cancer death from a lifetime exposure at the specified TAC concentration, a non-cancer hazard index should be less than 1.0, and an annual PM2.5 concentration should be less than 0.3 micrograms per cubic meter.

With respect to specific shortcomings in the Final SEIR, Mr. Hornek states that, in the absence of specific site plans for housing projects, the County's analysis of TAC emissions impacts fails to reflect a "worst-case scenario," as required by CEQA.

Mr. Hornek also states that the Final SEIR fails to adequately disclose and analyze the Project's impacts from TAC emissions because it fails to consider the additive effects of all sources of TAC emissions for each of the Tam Junction sites. For example, the County of Marin Crest Marin Pump Station Generator is a significant source of TACs and poses a distance-adjusted

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<sup>1</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Draft Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, February 19, 2013.

<sup>2</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Final Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, May 17, 2013.



risk of 3.16. The distance-adjusted risk from the Crest Marin Generator (3.16), when added to the risk from Highway 1 (9.7) results in a project-level risk over 10 for Sites #4, #14 and #19.

The additive effects of all sources of TAC emissions for each of the Tamalpais Junction sites should be considered for the project-level 10-in-a-million risk criterion. When a sensitive receptor is exposed to TAC emissions that results in a cancer risk greater than 10, regardless of the number of sources of emissions, the result is a significant adverse project-level air quality impact that must be mitigated. Therefore, since all the Tam Junction Sites are subject to a cancer risk greater than 10, the Marin County Housing Element results in significant impacts from TAC emissions for all the Tam Junction Sites.

The mitigations sited in the CWP's EIR and the Housing Element's FSEIR fall short of protecting future residents from the above mentioned TACs. According to Geoffrey Hornek; "The DSEIR states that potentially significant impacts related to TACs could occur on certain housing sites identified by the DSEIR screening analysis, but concludes that additional site-specific health risk assessments conducted at these sites, once specific development plans are finalized, would propose site-specific mitigations that would reduce TAC impact to a less-than-significant level (DSEIR, p. 81). While additional site-specific analyses for the Tamalpais Junction sites would be essential for specific residential development plans proposed for any of the sites in the future, it is not clear that any proposed mitigations identified by such studies would be able to guarantee that TAC impacts would be reduced to a less-than-significant level for all possible exposure circumstances.

The best solution for sites that have high TAC exposures would be to situate the proposed housing units on each site so that they are outside the zones of influence of all proximate roadway and stationary sources. But this is not feasible for any the Tamalpais Valley sites; all are relatively small and the entire sites are located within the zones of influence of significant TAC sources. The only possible mitigation measure for the Tamalpais Junction sites would be to fit the proposed residential buildings with air filtration systems to reduce indoor risk to acceptable levels. The problem with this is that there would be no assurance that these systems would be maintained sufficiently to assure acceptable long-term exposures to the future residents (i.e., commonly assumed to be 30-70 years for the purposes of residential health risk assessment). Moreover, indoor air filtration fails to address outdoor exposures to TACs. Children playing outside, or residents gardening, would have no protection from the high levels of TACs, which would pose cancer and other chronic and acute risks that would be additive to the risk imposed by their indoor exposure."<sup>3</sup>

Technical Expert Geoffrey Hornek concludes; "The DSEIR screening risk assessment of toxic air contaminant (TAC) exposure for future residents of the five housing sites proposed for Tamalpais Junction is inadequate. Further, there is no evidence that future, in-depth health risk assessments could assure that TAC exposure would meet BAAQMD standards. Therefore, the County should remove the five Tamalpais Junction sites (4, 9, 14, 18 and 19) from the MCHE list and focus future residential planning on sites that clearly meet BAAQMD screening criteria with a health margin of safety."<sup>4</sup>

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<sup>3</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Draft Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, February 19, 2013.

<sup>4</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Draft Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, February 19, 2013.

In addition, after careful review of various studies, the Health Council Of Marin recommended to the Board of Supervisors that housing should be located at least 500 feet from major roads and freeways. Since the Tam Junction Affordable Housing Opportunity Sites are located within 500 feet of Highway 101, Highway 1 and/or Shoreline Highway, they should be removed from the Candidate Housing Site Inventory. Other Housing Sites should be selected that are more than 500 feet away from a major roadway.

#### **V. Hazardous Materials:**

According to the 2012 Housing Element SEIR (pg.148), the State Water Resources Control Board (SWRCB) data management system (Geotracker) was accessed to evaluate the potential for the proposed housing sites to be situated on or within a zone of contaminated soil or groundwater. As Indicated in Exhibits 3.0-13 and 3.0-14, 204 Flamingo Rd. (Old Chevron Station, Tam Junction) and 223 Shoreline Hwy (Near Walgreens, Tam Junction) may be affected by impacted soil or groundwater based on a review of that database.

204 Flamingo Rd. (The Old Chevron Station, Tam Junction) was issued a No Further Action (NFA) letter from the Water Board. However, the issuance was predicated on the continued use of commercial or industrial purposes and NOT conversion to residential land use. Residual hydrocarbons are likely in the soil. Conversion to residential land use could result in the Water Board requesting additional site assessment and/ or remediation. (2012 Housing Element's SEIR pg. 150)

The shallow groundwater at 223 Shoreline Hwy (Near Walgreens, Tam Junction) is probably impacted from the nearby gas station. A past case regarding this is closed, but remnant volatile organic compounds could pose a potential vapor intrusion risk for residential use. Again, conversion to residential land use could result in the Water Board requesting additional site assessment and/or remediation. (2012 Housing Element's SEIR pg. 155)

In addition, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) is located near where a Texaco station used to be situated. We suspect that this site also has historical releases of hazardous materials. Furthermore, if the old Texaco site received an approved remediation, like the Chevron site, it was likely based on the continued use of commercial purposes and NOT conversion to residential land use and additional site assessment and remediation would be required.

In conclusion, due to probable contaminated soil or groundwater, 204 Flamingo Rd. (Old Chevron Station, Tam Junction), 223 Shoreline Hwy (Near Walgreens, Tam Junction), and 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) would most likely need additional site assessment and remediation to make them suitable for residential use, which would greatly increase the cost of development at the sites and make them inappropriate for affordable housing.

For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann on the 2012 Draft SEIR and 2007 to 2014 Draft Marin County Housing Element (2-18-13):

## **VI. Endangered Special Status Species:**

217 Shoreline Hwy (Armstrong Nursery, Tam Junction) sits alongside Coyote Creek, which is inhabited by the California Clapper Rail and the Salt Marsh Harvest Mouse, both of which are endangered species. 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) butt up against marshland, which is also likely to be inhabited by these endangered species. Development and increased human impact on these sites may reduce the essential habitat of these species or reduce the number of these species.

## **VII. Insufficient Services & Public Transit:**

Tam Junction's insufficient services (lack of bank, clothing stores, medical facilities, etc.), coupled with inadequate public transit, cause residents to drive outside the area to obtain their daily needs. The future residents of housing located at the Tam Junction and Manzanita DRAFT Candidate Housing Sites would need to do the same. This increase in the number of residents driving outside the area would increase greenhouse gas emissions and toxic air pollutants.

## **VIII. Historic Wetlands and Baylands Corridor:**

"Goal Bio-5 Baylands Conservation" in the 2007 Marin Countywide Plan mandates analysis and mapping of historic wetlands in Richardson Bay and the Bothin Marsh area (including all parcels East of Shoreline Hwy) to determine if the parcels should be included in the Baylands Corridor.

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are already in the Baylands Corridor.

The purpose of the Baylands Corridor is to give greater protections to wetland, including reducing development. Therefore, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. are inappropriate for the high-density development that affordable housing developers typically pursue.

## **IX. Historic Marshland That Could Be Restored:**

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are historic marshland. Restoration of these sites, as well as all lands East of Shoreline Highway, back to the marsh has been advocated by Tam Valley and Almonte residents for decades. Such restored wetlands would not only provide critical habitat but would also serve to protect residents from the surge of increased flooding and future sea level rise.

Were increased development allowed on these sites, any chance of restoring them back to marshland would be significantly impaired. Land values would increase, making it more difficult to fund the purchase of the land for restoration. Also, development may cause irreversible impacts to the marsh and preclude its restoration.

Better yet, 160 Shoreline Hwy and 260 Redwood Hwy. should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are not located on former marshland and therefore do not have the chance of being restored back to marshland.

**X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities:**

The projected high-density development on the Tam Junction and Manzanita Sites is incompatible with existing development in the commercial areas and in the adjacent neighborhoods based on scale and appearance, FAR, height and setbacks. Urban development and overdevelopment by private developers has consistently been considered both inappropriate and unsustainable and has therefore been opposed by the community for decades.

**Conclusion:**

The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic.

Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards.

The best course of action would be for the County to revise the 2023-2031 Housing Element DRAFT Candidate Housing Sites List to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. The County should return with a 2023-2031 Housing Element DRAFT Candidate Housing Sites List that does NOT include Tam Junction and Manzanita sites and thus, does not sacrifice the environment or the health and safety of its current and future residents.

Such action would be consistent with the Board of Supervisors' sensible decisions to: 1) vote for the "Resolution of the Marin County Board of Supervisors Modification to the Priority Development Area", which removed Tam Valley, Almonte and Manzanita from the Hwy 101 Corridor Priority Development Area of Plan Bay Area; and 2) vote to remove all proposed Tam Junction and Manzanita Sites from the 2015-2023 Housing Element Housing Site inventory.

Very truly yours,

/s/

Sharon Rushton, President

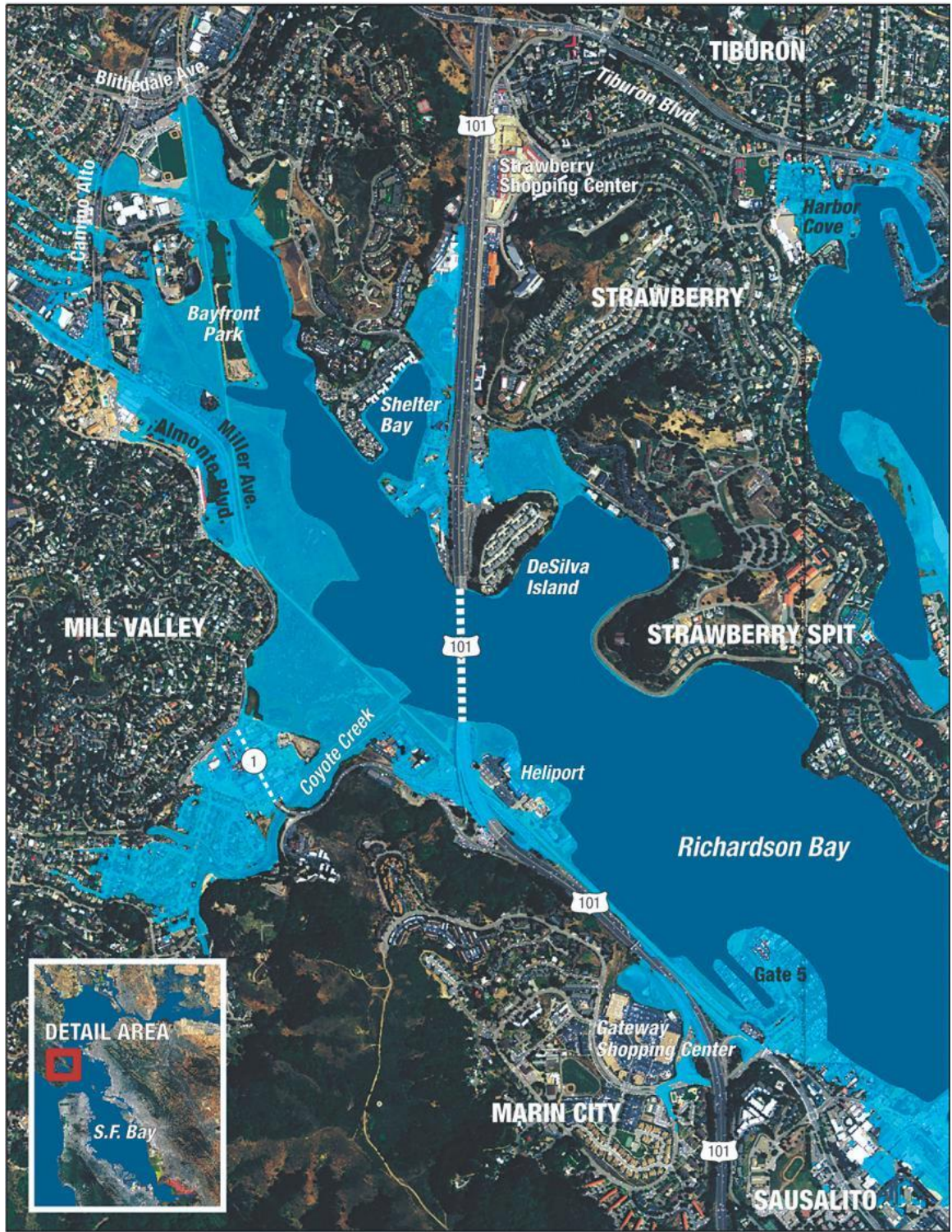
**Sustainable TamAlmonte**

Enclosures

**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**

<b>Tam Junction &amp; Manzanita DRAFT Candidate Housing Sites</b>						
		204 Flamingo Rd Chevron Tam Junction	160 Shoreline Hwy Holiday Express Manzanita	217 Shoreline Hwy Armstrong Tam Junction	260 Redwood Hwy-Near Sea Plane Manzanita	223 Shoreline Hwy-Near Walgreens Tam Junction
<b>E N V I R O N M E N T A L  C O N S T R A I N T S</b>	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Generators	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓			✓
	Probable Endangered Species		✓	✓	✓	

# One meter sea level rise at Richardson Bay ■ San Francisco Bay ■



Source: BCDC



**Flooding at Manzanita**



**Flooding at Manzanita**



**Traffic at the Hwy 1/ Stinson Beach Exit off Hwy 101 (Traffic is backed up across the entire span of the Richardson Bay Bridge)**



**Traffic on Shoreline Hwy / Hwy 1**



**From:** [PlanningCommission](#)  
**To:** [housingelement](#)  
**Subject:** FW: Atherton Corridor  
**Date:** Monday, March 14, 2022 12:11:36 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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. . . . .

**ANA HILDA MOSHER**  
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 6278T  
415 473 7880 F  
415 473 2255 TTY  
CRS Dial 711  
[amosher@marincounty.org](mailto:amosher@marincounty.org)

STAY CONNECTED:



**“Please consider the environment before printing this email or attachments”**

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**From:** johnecon@verizon.net <johnecon@verizon.net>  
**Sent:** Sunday, March 13, 2022 7:51 PM  
**To:** PlanningCommission <PlanningCommission@marincounty.org>  
**Subject:** Atherton Corridor

March 13, 2022

To: Marin County Board of Supervisors and Planning Commission  
3501 Civic Center Dr.  
San Rafael, CA 94903

Re: Comments for Housing Element Update (Sites Meeting #2)

From: John Conway  
Resident of District 5  
Submitted via email

Dear Supervisors, Commissioners, and Staff:

I appreciate this opportunity to provide comments to be considered at the March 15, 2022 joint meeting of the Board of Supervisors and Planning Commission.

These comments focus on the Atherton Corridor, which is now defined by the properties at 761, 777, 791, and 805 Atherton Ave. These parcels are more or less contiguous and, therefore, present an opportunity to develop a well-planned environmentally friendly residential neighborhood that could include a reasonable number of lower income dwelling units while remaining consistent with the existing rural-urban character of the corridor. The "Hybrid Housing Sites" proposal dated March 8, 2022 ("Hybrid Proposal") misses that mark.

Consideration of the comments below would help address equity issues and avoid issues that otherwise will arise later in the preparation of the required Environmental Impact Report following the April 12, 2022 workshop in which the Board of Supervisors will confirm candidate sites for that further study.

1. The Hybrid Proposal Ignores Historical Inequality and Patterns of Segregation.

The Decision not to follow the scenario to address "racial inequality and historical patterns of segregation" has led to pushing for more very low- and low-income housing in the areas of the County surrounding San Rafael and Novato which already have the highest concentration of lower income housing in the County. Under the address racial inequality scenario, the Atherton Corridor would have had only 50 new dwelling units. Under the current Hybrid Proposal, it would have 323 - all lower income. That is 30% of the County's entire lower income housing obligation of 1,100 to be sited on approximately 15 acres of land. It would not equitably spread lower income housing throughout the County based on workforce needs and reduce commute times and their human and environmental toll. Neither would it be "Countywide Distribution."

Although our community members who live and work in northern Marin need more lower income housing, not appreciably increasing its supply in other parts of the County will only create additional competition for such housing in the San Rafael and Novato areas over the next 8 years as overall demand for housing increases.

That said, the Atherton Corridor presents some opportunity for right-sized development that meets the requirements under state guidelines (including for lower income housing) as long as some changes are made to address the additional comments below.

1. Proposed Density Is Not in Proportion to Other Potential Sites in the County.

Under the Hybrid Proposal for the Atherton Corridor, zoning would need to change from "Agriculture Limited" to high density residential to accommodate 30 dwelling units per acre for a total of 323 units, all of which would be for lower income.

Looking through the dozens of other proposed sites under the Hybrid Proposal, no other area combines such high density (30 per acre) with such a high number (323) of new units. Those 323 units would be sited over a narrow area of land (roughly ¼ mile along Atherton) on an existing, already busy connector road. In comparison, the site with the most proposed housing units, St. Vincent's (also currently zoned Agriculture Limited), would be rezoned at only 20 units per acre and essentially would have direct access to Rt. 101 and not burden an existing connector road.

The burden on traffic would need to take into account the cumulative impact of the other proposed sites further east on Atherton including at Greenpoint Nursery, as well as the spillover traffic from Rt. 37 while that critical highway is rebuilt in the next 10 years (hopefully) to meet the challenge of sea-level rise. With the large amount of additional housing and potentially over 1,000 new residents, Atherton would require lane-widening, additional sidewalks and bike paths, and at least one and possible two new traffic lights along Atherton among addressing other impacts.

2. Atherton Corridor is Not "In-fill Development."

Befitting its current zoning as Agriculture Limited, the Atherton Corridor is partly rural, partly suburban. It is not urban. The Hybrid Proposal's 323 units would more than double the housing along that small stretch of Atherton. In contrast, "In-fill development" is defined as new development that is sited on vacant or undeveloped land within an existing community enclosed already by other types of development. It implies that existing land is mostly built-out and what is being built would fill-in the gaps. That is not an accurate description of the Atherton Corridor. The Hybrid Proposal's very high

density for the Atherton Corridor is not consistent with the Board's direction to focus on "in-fill development."

3. Atherton Corridor Does Not Have Ready Access to Services for Lower-Income Households.

I applaud the direction to staff to ensure that housing sites designated for lower income are viable and likely to produce the needed housing, and to promote fair housing principles in site selection to make sure lower-income residents have easy access to community amenities. The fact is that the Atherton Corridor is not very convenient to grocery stores and other shopping and is isolated from facilities such as libraries and clinics. In part this is because both the ridgeline behind Atherton Corridor and Rt. 101 serve as barriers. Taking 805 Atherton as a center point, it is a 2.8 mile roundtrip walk or bike ride to Trader Joe's – the closest grocery store, and to Pharmaca – the closest pharmacy. Interestingly, Google Maps will not produce a walking route that crosses the bridge overpass of Rt. 101 at Atherton because of the danger of walking over that bridge and past several freeway on- and off-ramps. Instead, Google Maps provides a walking route from 805 Atherton to the Novato-San Marin SMART rail stop that goes around to Olive Avenue, past Trader Joe's, and then north up Redwood Avenue. That is a 4.2 mile roundtrip walk.

4. Atherton Corridor Future Zoning Should Be More Consistent with the Environmental Hazard Scenario.

Given the tree-lined ridge behind the Atherton Corridor (the south side of Atherton), and the fact that part of Atherton is on the Mt. Burdell earthquake fault, fire and seismic risk are two significant environmental hazards that should be considered. Under Alternative 2 dated February 28, 2022 titled "Environmental Hazards/Infill," Atherton Corridor would have had only 137 new dwelling units. Going from 137 to 323 is not environmentally wise for this area. Lower density including less floors per building would serve as a safeguard against those environmental hazards, which the Board and Planning Commission should seriously consider.

Conclusion

A more balanced "hybrid" approach would (1) be more equitable, (2) address the comments above, (3) meet the County's burden of assuring realistic viability of development, and (4) distribute different types of new housing throughout the County instead of concentrating it. To accomplish this, the proposed zoning for the Atherton Corridor should be revised to no more than 20 dwelling units per acre (instead of 30) with a mix of Lower Income and Moderate Housing. These changes likely would result in about 150 new units instead of 323.

Thank you for considering these comments.

Very truly yours,

*John Conway*

John Conway

**From:** [JOHN DENIGRIS](#)  
**To:** [housingelement](#)  
**Subject:** really  
**Date:** Monday, March 14, 2022 9:25:30 AM

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please find other places to build housing.  
why not in areas not densely populated  
ie: west marin or close to the freeway...  
really you guys are not thinking with your heads !

marin resident for 50 years johnny d

**From:** [John McDonough](#)  
**To:** [housingelement](#)  
**Subject:** Comments on Proposed New Housing Development in Lucas Valley District 1  
**Date:** Monday, March 14, 2022 1:27:10 PM

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The proposed new housing developments at 2 Jeanette Prandi/Juvenile Hall and 7 Mt. Lassen (Office Park by Big Rock Deli) are in a unsafe location in the event of an emergency evacuation from a wildfire. Lucas Valley Road is the only escape route. Last September a wildfire broke out and the Sheriff's Department conducted a partial evacuation by staggering when they announced a mandatory evacuation for the individual streets. Even with a controlled evacuation during daylight traffic backed up on Lucas Valley Road. An uncontrolled evacuation at night could result in gridlock. Has the Marin County Fire Marshall been asked for comments about the various new housing proposals?

In addition, there is a lack of public transportation at this end of Lucas Valley. Even before the COVID pandemic hit Golden Gate Transit had eliminated their commute run Route 44 which necessitated anyone wishing to take public transportation to San Francisco to drive to Highway 101 and either park on the Marinwood overpass or the Smith Ranch Road Park & Ride.

My understanding is that the Juvenile Hall Site Master Plan created from 1992 - 1993 stipulated that **no additional development is allowed in the entire area surrounding Juvenile Hall and along the Idylberry corridor and grassy area along Lucas Valley Road.** I am not an attorney but I wonder if a legal challenge could be made to block development at this location?

I have been a resident of Lucas Valley since May of 1959 and I use the Lucas Valley Park adjacent to Juvenile Hall every day for my walk. I feel very strongly that this particular area of Lucas Valley should not be developed for new housing. Respectfully submitted, John K. McDonough, 827 Greenberry Lane, Lucas Valley (San Rafael), CA 94903-1225

**From:** [Jonas Oppedal](#)  
**To:** [housingelement](#)  
**Subject:** Re: Resident comment in favor of Alternative 1  
**Date:** Monday, March 14, 2022 8:31:22 PM

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Hello - to clarify one typo below, in this sentence, I missed the word "not" in an important place. I meant to state:

"...additionally the roads, safety, and infrastructure is simply *\*NOT\** in place there to support the proposals.

On Mon, Mar 14, 2022 at 4:27 PM Jonas Oppedal <[jonas.oppedal@gmail.com](mailto:jonas.oppedal@gmail.com)> wrote:

Hi,

I just learned about the latest proposal regarding the hybrid list.

In addition to my comments from yesterday, I wanted to follow up to also register that I'm absolutely against the recommended hybrid list and up-zoning Los Ranchitos.

The "acreage" in Los Ranchitos alternates between extremely hilly and deep ravines; additionally, the roads, safety, and infrastructure are simply in place there to support the proposals. This presents a huge infringement upon the residents, would wreak havoc on the local environment and wildlife, and increase the dangers as outlined below.

Please do not proceed with the Hybrid list.

Thank you,

Jonas Oppedal

----- Forwarded message -----

**From:** Jonas Oppedal <[jonas.oppedal@gmail.com](mailto:jonas.oppedal@gmail.com)>  
**Date:** Sun, Mar 13, 2022 at 9:02 PM  
**Subject:** Resident comment in favor of Alternative 1  
**To:** <[housingelement@marincounty.org](mailto:housingelement@marincounty.org)>

Hello,

My family and I own our single-family home in Los Ranchitos, at [19 Indian Rd, San Rafael, CA 94903](#) (parcel # 179-242-75).

We have been closely monitoring the Housing Element and proposals and would like to provide our **strongest support for Alternative 1**. See below for our rationale that Alternative 1 is the best option. Alternative 2 is simply not fair, and frankly not feasible unless it removes Los Ranchitos sites altogether.

**General rationale for Alternative 1:**

- The numbers of additional housing and increases in density are distributed equally across the county, without any one district bearing a disproportionate burden.

Alternate 2 burdens District 1 disproportionately.

- Properties in Los Ranchitos that are inappropriate for denser development would not be up-zoned; the limits of our steep terrain, high fire hazard in the WUI, and narrow streets, would be recognized and respected. Denser housing would be developed in locations where it could be better supported by efficiency of providing services.

**Specifically, for our property at 19 Indian Road, as well as adjacent properties on our hillside:**

- While on paper the lots in Los Ranchitos may "appear" underutilized, this is easily debunked when considering the terrain, fire hazards, narrow roads, limited & hilly parking, and emergency planning scenarios. Our property at 19 Indian Road, as well as those of our neighbors, is surrounded by woodlands with daily wildlife activity that would be disrupted, and have already been flagged for high fire risk. If the number of families and residents were to increase on Indian Road, in the event of a fire or other catastrophe, the narrow roads would create significant evacuation risks and hazards for the emergency personnel as well as residents.

Please consider the potential risk and damage that would be caused in Los Ranchitos by adding housing or upzoning. Alternative 1 seems the best path forward.

Thank you,

Jonas Oppedal @ 19 Indian Road

**From:** [Jude Vasconcellos](#)  
**To:** [housingelement](#)  
**Subject:** Housing in West Marin  
**Date:** Monday, March 14, 2022 11:42:04 AM

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Housing in San Geronimo Valley should definitely be added to the sites to be used. Signs along Sir Francis Drake seem to be a huge example of NIMBY and should be ignored. This is a prime site for those losing their housing in West Marin because of the lack of availability and cost.

Jude Vasconcellos



**From:** [Judy Schriebman](#)  
**To:** [housingelement](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 11:50:33 AM  
**Attachments:** [Hybrid HE letter of protest.doc](#)

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Attached please find my letter of protest on the hybrid plan developed to meet the state's bogus and outrageous housing needs allocation numbers.

Sincerely,  
Judy Schriebman

March 14, 2022

Marin County Board of Supervisors  
San Rafael CA 94903  
Marin County Planning Commission  
3501 Civic Center Dr.  
San Rafael, CA 94903

RE: Hybrid Housing Element

Dear Board of Supervisors, Planning Commission and MIG:

**I am writing to protest the proposed hybrid plan.** It gives an inequitable 37% of all housing to District 1. Our District is also being heavily impacted by San Rafael's housing numbers. Yet MIG Planners have NOT guaranteed that both the city's and the county's plans will be taken into account in doing the impacts analysis, which is a **violation of CEQA**, given the close overlapping of these two jurisdictions with regards to streets, schools, and other services. The county is not some distinct country far removed from the cities. City and county are as closely intermingled as a hand in a glove, as are our many Marin cities and towns. What one does affects all the others and CEQA requires that cumulative impacts be taken into account in doing any EIR or impacts assessment.

I do not protest your plans to increase the number of lower housing units and decrease the above moderate housing units against the RHNA numbers the state has burdened us with. We are in greater need of lower income, workforce and homeless housing than any other type. Moderate housing should also be lowered, in order to increase the Lower end. However, the RHNA numbers for the county (and the everywhere) are highly inflated and should be challenged (See #3 below).

Marin is a small peninsula, with only 1 major north/south highway, with many homes on steep slopes, on narrow roads, in the WUI or laid out on the floodplains in the path of sea level rise. To put more people in harm's way, without a clear path forward for emergencies, is to further neglect government's duty to its citizens. We are also at risk of insufficient water supply, which is a serious health and safety issue. **The state is guilty of not addressing public health and safety** by using the name of a housing crisis, when in reality this is a crisis of wage stagnation, of inadequate health care for all, and rising costs while wealthy corporate interests grab more and more by speculating on housing, making it out of reach for most would be homeowners. We need curbs on speculation, rent control and a path to home ownership for renters, the way we used to do. Keeping people in perpetual servitude to landlords is unstable for society.

I am also writing to **protest the proposed upzoning of Los Ranchitos.** Our neighborhood was created and zoned light agriculture in the 1950's, in recognition of Marin's long history of ranching. Unlike the Estates of Ross, we have horses, goats, chickens, fruit trees and vegetable gardens, as well as an abundance of wildlife, large trees and 4-5 intermittent streams that flow openly from our very steep hills through our yards and out to the Civic Center and Gallinas Creek. **These properties are neither vacant nor underutilized.** Our large trees refresh the air and draw down carbon, reducing the effects of climate change and the heat island effect so common to paved over cities. It is a quiet oasis that connects directly with open space out to the coast. We provide additional food security with our gardens. Many of the properties identified for increased density are in the WUI, on steep slopes, served by steep, narrow, winding roads, or cut by intermittent streams in both the hills and the flats. The planners clearly did not look at the topo maps in constructing this list.

Our neighborhood is also home to a drug rehab facility, and had been home to a facility for adults with Down's syndrome for over 30 years. They have been—or will be—pushed out as owners and developers see the profits from the upzoning you are proposing. Where will they go?

It is not fair, equitable or in keeping with your own list of housing principles to destroy the unique ecological values of the Los Ranchitos area by paving it over with additional houses and driveways that will all be slated for above moderate housing. We don't need more of this category of housing and you should absolutely push back on the state on this. Many of our properties already have allowable legal ADUs and JDUs which provide lower income housing and without the need for any upzoning. This whole process from the state smells of a giveaway to developers and their funders, not a solution to the housing problems facing us.

The county is derelict in its duty to serve its residents by not protecting the homes and neighborhood we bought and moved into. This area is not for everyone, as maintaining a large property takes money and continual work. Neither is the city the place for everyone, but this proposed densification seeks to make every place the same while it truly only serves the very, very wealthy: the banks, developers, financial hedge funds, and anyone in the game who builds for profit and cares nothing for the gentrification/densification that is causing all home prices to go sky high, pricing the working class out of their homes and neighborhoods.

I am protesting this entire exercise in futility, as a clear money grab by the building, developer, financial and hedge fund interests, using the flimsy cover of housing needs. If this were about solving the affordable housing crisis, which we need to do, the state would provide funding and other incentives for it and they would not be giving us numbers in the moderate or above moderate range. If this were about the health of the residents, there would be additional funding for the homeless, along with the preservation of open space, additional parks and health care for all. Without such funding, this is but another state unfunded mandate, and the county should absolutely protest this via every possible means, including banding together with other jurisdictions for legal action.

In addition, I support the following points raised in Tam Almonte's letter:

**1. Lower the "No Net Loss" buffer of units to a bare minimum.**

The No Net Loss Law requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period. Planning Manager Leelee Thomas reported that the County plans to provide a buffer of **15% to 30% more units than the RHNA. That's up to 1070 more units!** "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. **A 15% buffer is still questionable, considering the magnitude of density bonuses these days.** The Density Bonus Law (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including **up to a 50% increase in project densities for most projects**, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable. Planners have said the density bonuses were NOT included in their calculations. **Reduce the buffer numbers immediately.**

## **2. Advocate for a Spheres of Influence Adjustment in Marin County**

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion's share of the total County's allocation **when it has the least capability of providing for more residents?**

**Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city's SOI.** The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county. Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin's jobs are in the cities of Marin, we believe that 37.5 percent or less of the 2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County. Marin County's Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. **This adjustment should be made ASAP to lower Unincorporated Marin's RHNA.**

## **3. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.**

We urge you to advocate for the **State Audit Committee to audit** the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers. It has been proven that **HCD's methodology was flawed.** The Embarcadero Institute's report entitled; "Double Counting in the Latest Housing Needs Assessment" found that, "Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently **doubled the Regional Housing Needs Assessment in California...**Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) **to exaggerate by more than 900,000 the units needed** in SoCal, the Bay Area, and the Sacramento area."<sup>1</sup> HCD's RHNA methodology must be corrected, and an audit will help bring this about.

## **4. Support and endorse the "Our Neighborhood Voices" Initiative.**

We urge you to support and endorse the Our Neighborhood Voices Initiative, as have other CA cities, towns, and counties. The Our Neighborhood Voices Initiative will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

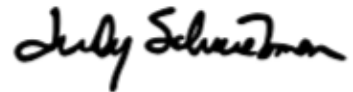
Please do your utmost to stop this destruction of Marin County and put a full stop to these plans that put so many people at risk from flooding, wildfire and being able to escape in an emergency

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<sup>1</sup> <https://securereservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf>

due to already narrow, windy roads and gridlocked highway. SOI must be taken into account. The state must be held responsible for forcing cities and counties into a position where, in order to meet RHNA numbers with the time pressure they are under, they will be violating CEQA by not properly assessing the cumulative impacts.

Sincerely,

A handwritten signature in black ink that reads "Judy Schriebman". The signature is written in a cursive, flowing style.

Judy Schriebman  
3 Poco Paso  
San Rafael, CA 94903

**From:** [Julie Schraeder](#)  
**To:** [housingelement](#)  
**Cc:** [Arnold, Judy](#)  
**Subject:** Atherton Corridor - AGAINST Proposed Housing Element  
**Date:** Sunday, March 13, 2022 8:46:19 PM

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To whom it may concern,

My husband and I own the property at 116 Oak Shade Lane, Novato CA 94945 and are registered voters. I have been a Novato Resident for approximately 40 years of my life.

I am adamantly opposed to the proposed housing element along the Atherton corridor. The excess traffic between 101 and 37 will make our properties uninhabitable. There is already a large trailer park in the area for those who cannot afford other housing and any additional low cost housing will unfairly burden the existing residents. It is my understanding that the proposal is calling for over 300 new units in the Atherton corridor. This is not our proportionate share and ALL other areas of the county are not seeing a similar increase.

Please find another solution, this one is not acceptable.

Julie and Peter Schraeder

**From:** [julie wynn](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Cc:** [Adrienne Adler](#); [Alice Kirincic](#); [Bill and Carmalita](#); [Campbell and Kim Ellis Judge](#); [Dan McHugh](#); [Dean Jones](#); [Debie Stuart](#); [Joanna Adler](#); [Julie Wynn](#); [Kim Stuart](#); [Linda Gomez](#); [Lisa McHugh](#); [Syd Shapiro](#)  
**Subject:** Housing Element Options  
**Date:** Monday, March 14, 2022 10:05:54 AM

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Respectfully,

Please choose the Housing Element option that concentrates new housing along the 101 corridor.

-We must consider environmental hazards such as flooding, fires and safe evacuation routes.

-We must continue our amazing and unique devotion to environmental protection.

-We must provide more equitable housing by placing it near services and employment for all levels of income.

Thank you,

Julie Wynn  
San Geronimo

**From:** [Kat](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Subject:** Strongly Endorse Sustainable Talmonte March 10th Letter re. Housing Element Update  
**Date:** Sunday, March 13, 2022 9:29:34 PM

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Dear Marin County Board of Supervisors & Planning Commission -

I endorse Sustainable Talmonte's Letter to you from March 10th, 2022 in preparation for your March 15th hearing regarding the Housing Element Update.

Sustainable Talmonte's recommendations seek to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

These are all reasonable and democracy-based requests that I hope will be respected.

Thank you,

Kat Smith



**From:** [Kate Baxter](#)  
**To:** [Rodoni, Dennis](#); [housingelement](#)  
**Subject:** Marin Housing Element  
**Date:** Monday, March 14, 2022 4:39:17 PM

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Dear Marin County Supervisors,

I reside on Edgemont Way in Inverness. Thank you for the opportunity to express my feelings regarding the Housing element now before you. I moved to Marin County 26 years ago from Connecticut after visiting many times when my snob attended Berkeley. I came for the beauty, the natural surroundings, the peace and quiet, the lack of malls and big box stores and heavy traffic (back then)! I spend 5 months a year on Mount Desert Island in Maine, another beautiful part of the country with an equally serious housing problem.

I applaud the effort of so many to find or create affordable housing, and believe that there are numerous suitable locations in Marin County in which to construct or renovate appropriate living arrangements for the many people seeking to live here. I do not believe it necessary to create such new housing near Tomales Bay or any other fragile body of water or within a long established neighborhood with a shortage of water, limited commercial facilities, and inadequate public transportation.

Thank you for considering my opinion. I know you will successfully adopt a housing shortage plan that will be a benefit to all without being detrimental to already long established neighborhoods.

Sincerely,

Kate Baxter  
Inverness

**From:** [Katharina Sandizell-Smith](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Subject:** Endorsement of Sustainable Talmonte's Letter March 10th / Housing Element Update  
**Date:** Sunday, March 13, 2022 9:25:18 PM

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Marin County Board of Supervisors & Planning Commission -

I endorse Sustainable Talmonte's Letter to you from March 10th, 2022 in preparation for your March 15th hearing regarding the Housing Element Update.

Sustainable Talmonte's recommendations seek to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

These are all reasonable and democracy-based requests that I hope will be respected.

Thank you,

Katharina Sandizell

**From:** [Katherine Cuneo](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 8:21:51 PM

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To Whom it may Concern:

I have lived more than half of my life in a house that we built 50 years ago in Los Ranchitos. As a naturalist and retired environmental planner, Los Ranchitos is my ideal place to live. We are visited by bobcats, raccoons, deer and skunks. We hear Great Horned Owls, Screech Owls and occasionally Barn Owlets at night. While we were building my sons helped to rescue slender salamanders from under shingles off the barn we demolished to build our house. The first year in our house (1972) we grew 65 different vegetables in our garden and entered many in the fair. Twice I have enjoyed a flock of chickens and our garden has been visited by kingsnakes, ring-necked snakes and gopher snakes. I have seen at least 20 species of birds regularly in the garden.

I realize that my lot is not part of the re zoning but I feel that the major re zoning of our area will have drastic impacts on the ecology of the area and by the committee's own admission is not expected to produce any market rate or less-than-market rate housing. Please don't do this to Los Ranchitos.

Thank you  
Katherine L.C. Cuneo, PhD

**From:** [ishy](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Friday, March 4, 2022 10:12:43 AM

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I own 23 Knoll way and am concerned about the proposal of density housing. Our landscaping and agricultural activities in Los Ranchitos have been greatly curtailed by the current drought. If there were even more housing units and residents here, where would water for them come from, and what would the addition of extra population do to water availability and pricing?

Our driveway is very narrow and would not be conducive to high density housing.  
Kathi Ellick

[Sent from the all new AOL app for iOS](#)

**From:** [Kathleen Hilken](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 3:08:45 PM

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My name is Kathleen Hilken and I own the property at 74 Oak Ridge Rd, San Rafael. My lot is not conducive to a lot split because we border a seasonal creek and have a deep narrow lot without access to the rear of our property without going through our yard. We should not be on the Hybrid list. Thank you

Kathleen Hilken

Sent from my iPhone

**From:** [Kathy Flores](#)  
**To:** [housingelement](#)  
**Subject:** Stop the gridlock, keep us safe  
**Date:** Monday, March 14, 2022 2:56:52 PM  
**Attachments:** [page1image25076736.png](#)  
[page3image26386768.png](#)  
[page5image25278912.png](#)  
[page5image25279104.png](#)  
[page5image25279296.png](#)  
[page5image25279488.png](#)

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Good afternoon,

I fully endorse and stand behind Sustainable TamAlmonte in looking to lower Unincorporated Marin's RHNA numbers, restore local control of land use (this goes for Corportated Marin too!), protect public health and safety and preserve the lovely environment that we all enjoy and why we most of us moved to the North Bay.

Thank you in advance,  
Kathy Flores  
Fairfax, CA



March 14, 2022

Marin County Board of Supervisors

Marin County Planning Commission

3501 Civic Center Drive, Suite 329

San Rafael, CA 94903

[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites

Dear Marin County Board of Supervisors and Planning Commission,

Please review Sustainable TamAlmonte's letter, dated February 24<sup>th</sup>, to you. In addition, we have the following comments and recommendations regarding the 2023-2031 Marin County Housing Element Update and DRAFT Candidate Housing Sites.

We are extremely disappointed that Marin County Supervisors and Staff have not pushed back more strongly against State Housing Element Laws and Unincorporated Marin's Regional Housing Needs Allocation (RHNA).

It is obvious that Unincorporated Marin is built out if County Planners are continuing to identify sites in the perilous commercial lowlands of Tam Valley, Almonte and Manzanita for housing development and thereby endangering the environment and public health and safety.

Besides removing the Tam Valley, Almonte, and Manzanita Sites from the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List, we urge you to do the following:

I. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.

We urge you to avoid the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

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1.

II. Lower the "No Net Loss" buffer of units to a bare minimum.

The No Net Loss Law requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period.

Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. That's up to 1070 more units! "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days.

The Density Bonus Law (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable.

2.





It would be criminal to allow “by right” approvals of development on hazardous sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to disallow this from occurring.

#### V. Advocate for a Spheres of Influence Adjustment in Marin County

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion’s share of the total County’s allocation when it has the least capability of providing for more residents?

Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city’s SOI. The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county.

Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin’s jobs are in the cities of Marin, we believe that 37.5 percent or less of the

4.

2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County.

Marin County’s Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. This adjustment should be made ASAP to lower Unincorporated Marin’s RHNA.

#### VI. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

We urge you to advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

It has been proven that HCD’s methodology was flawed. The Embarcadero Institute’s report entitled; “Double Counting in the Latest Housing Needs Assessment” found that; “Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently doubled the Regional Housing Needs Assessment in California.”

“Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state’s Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area.”<sup>1</sup>

HCD’s RHNA methodology must be corrected, and an audit will help bring this about.

#### VII. Support and endorse the Our Neighborhood Voices Initiative

We urge you to support and endorse the Our Neighborhood Voices Initiative.

The Our Neighborhood Voices Initiative will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

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<sup>1</sup> [https://secureservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept- Update.pdf](https://secureservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf)

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5.

Conclusion

Please follow our above recommendations to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

Thank you in advance for your conscientious consideration.

Very truly yours, /s/

Sharon Rushton, President

Sustainable TamAlmonte

**From:** [Kathleen Hartzell](#)  
**To:** [housingelement](#)  
**Subject:** Inverness Component of the recent report  
**Date:** Monday, March 7, 2022 3:54:52 PM

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Dear Community Development Staff

I'm the president of the Inverness Assoc and Foundation and would like to make sure I understand the February 28th revisions to the Inverness component of the housing opportunity sites report.

In the original iteration, there were a number of sites along the Tomales Bay Shoreline/Sir Francis Drake corridor that are currently motels, the Inverness Yacht Club, grocery store, etc. as well as the county owned site up on Ottinger Hill, beyond Seahaven. Am I correct to read that those sites were dropped (other than the Co. owned one)?

The other location that was specifically mentioned, some parcels on Balmoral, above SFD is particularly of concern to us. Balmoral parcels drop off to the north toward a small wetland area that we own and protect. While the parcels might appear large, they drop steeply toward the wetlands, yet that location appears to remain. There might be a vacant lot or two in there, but it's also possible that two addresses comprise a single holding, so are used as a large lot. Septic issues, not to mention the lack of turnaround space on the road also make this an unlikely street to support 14 more dwellings. Have you heard from anyone else about this?

I would imagine that your consultants could have found actual vacant properties on real developed streets that could better host a duplex project....but it would entail some on the ground sleuthing in the flatter landscapes of our community, to provide more opportunity for the needed septic system. And, if you did outreach to absentee owners, you might find some who'd gladly participate in a program to add an affordable du to their property to help pay property taxes that are one of the reasons heirs choose to put their properties into vacation rentals.

I look forward to hearing from you.

Kathy Hartzell

[Sent from AT&T Yahoo Mail for iPad](#)

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Expanded housing development  
**Date:** Tuesday, March 15, 2022 11:05:45 AM

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**From:** keithbaker@bakeremails.com <keithbaker@bakeremails.com>  
**Sent:** Tuesday, March 15, 2022 10:21 AM  
**To:** Connolly, Damon <DConnolly@marincounty.org>  
**Subject:** Expanded housing development

Keith Baker would like information about:

Good morning, I'd like to express my concern over the # of proposed housing units near St. Vincent's school, and particularly over the congestion anticipated for road and 101 access. I do favor proposed development in the Marinwood Market location, as well as Smith Ranch Road areas, where smaller unit numbers and better road and freeway access exist. Thanks.

**From:** [kenbsemail@aol.com](mailto:kenbsemail@aol.com)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** Housing Element Alternatives - Comment  
**Date:** Sunday, March 13, 2022 10:25:23 AM

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Sunday, March 13, 2022

To:  
Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

Dear Marin County Supervisors,

Thank you for the opportunity to comment on the Housing Element alternatives. I reside in Woodacre (94973) and value many things about my community such as wide open spaces with seemingly minimal visible human impact or development, trees, creeks, stars (not too much light pollution), hearing owls, migratory birds, quiet.

I understand there is a state mandate for Marin County to build 3,500 new homes in unincorporated Marin. I have many concerns regarding this:

\_\_\_ I am concerned there will be **insufficient enough water**. Already this year, the Marin Municipal Water District (MMWD) asked us to reduce our water use by 30-40% in response to the current drought. I had to let many plants die and did not wash my car for a year. Climate change is expected to make severe climate events more frequent. Where will the water come from for 3,500 new homes when there is already too little?

\_\_\_ I am concerned about **traffic**. I leave my house at 4:30 am so I can avoid the terrible traffic that exists on the 2-lane Sir Francis Drake Boulevard (SFDB) between Woodacre and Highway 101 during normal commuting hours.

\_\_\_ I am concerned about the increased risk of **fire**. More people and more homes means more risk for fire. How will residents of 3,500 new homes evacuate? Will they also be bottle-necked on the 2-lane SFDB? In just the last 18 months there have been three fires within 2-miles of my home. One I could see burning through the evening. I could see the fire-crews' planes circling over the other two. This problem is only likely to get worse and adding more people to the mix will not help.

\_\_\_ I am concerned about **groceries**. As it is, I know if I grocery shop too late in the day there's a very high likelihood there won't be any bread left on the shelf at the store I shop at. West Marin has a few small markets. How will they handle an influx of (3,500 x 2? = ) 7,000 new consumers?

\_\_\_ Certainly not least of all, I am concerned about **damage to the natural assets of Marin County**. More people means more strain on our local trails and environment. I'm glad for people to get outdoors and enjoy the beauty. However, more people means more people who don't respect the ecosystems and creatures of this beautiful place. It means more people going off designated trails, damaging protected habitat, throwing their cigarette butts on the ground, dumping their motor oil, leaving bags of dog poop (or just poop), dumping their truck loads of garbage and old furniture on the side of the road. More people means more roads, infill, sewage treatment (contamination), garbage collection/disposal and general infrastructure. More people means less nature.

Housing should not be a commodity. At the least, any new housing development should:

\_\_\_ **protect and conserve the sensitive habitat areas** we are fortunate to continue to have in the County of Marin due to decades of environmental protection.

\_\_\_ Exclude any parcels for development that are within 100-feet of a creek, shoreline, wetland, floodplain, and other sensitive habitat areas where significant risks with wastewater treatment through septic systems could create pollution and public health issues.

\_\_\_ Development should **not be proposed in areas that are Special Flood Hazard Areas** (defined

by FEMA as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30).

\_\_\_ **Exclude any parcels that are zoned as A-60** and do not plan to rezone A-60 parcels. This was a hard-fought battle in the 1970s to create A-60 zoning to protect important agricultural lands and open space. Rezoning A-60 is a slippery slope.

\_\_\_ **Exclude high-density single-family home, apartments, and condominium development from areas that are outside of the County defined High Growth Geographies** as they are not near transportation corridors or job centers and will increase the number of vehicle miles traveled that will undermine the County's Climate Action Plans and require costly upgrades to roads and infrastructure to accommodate the increased single car trips.

I can't help wondering if some root causes of California's housing shortage are:

\_\_\_ too many humans

\_\_\_ corporations buying real estate for investment purposes

\_\_\_ short-term rentals (VRBO)

\_\_\_ vacation/second/third homes (owner only) that are mostly vacant throughout the year

Rather than destroying the most valuable elements of Marin County (i.e. the natural habitats), I strongly hope you can find a different path to resolving any shortages in housing such as disincentivizing investment or for-profit real estate within Marin County.

Thank you for consideration of my comments.

Ken Ballinger  
Woodacre, CA

**From:** [Damazyn, Michele](#)  
**To:** [housingelement](#)  
**Cc:** [Mosher, Ana Hilda](#)  
**Subject:** FW: Housing Element Update (Sites Meeting #2) - March 15, 2022 - Old Galinas Children Center - 251 N. San Pedro Road, Santa Venitia - Parcel 180-123-01 - Equity Impact  
**Date:** Monday, March 14, 2022 9:03:51 AM  
**Attachments:** [Section 8 Housing and Crime.pdf](#)

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**From:** BOS <BOS@marincounty.org>  
**Sent:** Monday, March 14, 2022 9:03 AM  
**To:** Damazyn, Michele <MDamazyn@marincounty.org>  
**Subject:** FW: Housing Element Update (Sites Meeting #2) - March 15, 2022 - Old Galinas Children Center - 251 N. San Pedro Road, Santa Venitia - Parcel 180-123-01 - Equity Impact

Michelle,

This e-mail has too many pages to print, so I will send it to you now.

Joyce

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**From:** [kevin-mcnew@comcast.net](mailto:kevin-mcnew@comcast.net) <[kevin-mcnew@comcast.net](mailto:kevin-mcnew@comcast.net)>  
**Sent:** Saturday, March 12, 2022 9:29 PM  
**To:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Subject:** Housing Element Update (Sites Meeting #2) - March 15, 2022 - Old Galinas Children Center - 251 N. San Pedro Road, Santa Venitia - Parcel 180-123-01 - Equity Impact

I would like to speak at the 5:00 PM Zoom meeting on Tuesday the 15<sup>th</sup> regarding the proposed subject Low Income Housing development. I would like to ask the BOS about Equity Impact (Page 6 of the itinerary). Specifically, MY EQUITY IMPACT and the degradation of my quality of life in this regard.

Low Income Housing (Section 8) has been demonstrably shown to result in an increase in localized crime. This is a fact (see attached – read 6. Conclusions on pages 18 & 19 - other studies abound from all across the country). Facts are not racist or discriminatory – they are facts.

So, while everyone is so concerned about enhancing the equity of poor people (by definition, this is a transfer of wealth – pure Marxism), no one seems to care a bit about my equity as a homeowner and property tax payer for the last 17 years at the Marin Cove condominium complex, right across the street from the proposed Section 8 housing site in Santa Venitia. I have the following questions for the Board of Supervisors:

1. What about the inherent crime that riddles Section 8 Housing projects? Will there be more police enforcement resources available to address the extra burden this development would inevitably place on law enforcement?

2. What about the increase in human crime that will inevitably arise in neighboring areas (like mine) around this Section 8 housing project, e.g., muggings, assault, rape, and murder?
3. What about the inevitable break-ins that will occur in my neighborhood and other property crimes, e.g., stealing of catalytic converters from parked cars, stealing of cars themselves, generalized vandalism, etc.?
4. And most importantly, what about the loss in MY EQUITY when my property value decreases with a crime ridden, noisy, and violent Section 8 housing project right across the street from where I live? When my property value drops \$50K to \$100K overnight, who do I sue for damages? I will have to talk to my lawyer about this.

I think I raise some valid and perfectly reasonable concerns. As a moral question, explain to me the morality of the government transferring the wealth (or equity) of one person (me) to another person (low income housing recipient) who has done nothing to deserve it?

Sincerely,

Kevin B. McNew  
26 Chalda Court  
San Rafael, CA 94903

Phone: 415-419-5935  
Cell: 415-300-7846  
E-mail: [kevin-mcnew@comcast.net](mailto:kevin-mcnew@comcast.net)



# The Effect of Housing Vouchers on Crime: Evidence from a Lottery

Jillian Carr\*

Texas A&M University

Vijetha Koppa†

Texas A&M University

## Abstract

The Housing Choice Voucher Program (Section 8) is the largest federal housing assistance program; it provides in-kind transfers in the form of rent vouchers to low-income populations. This paper examines the effect of housing voucher receipt on criminal activity. To overcome bias due to selection into the program, we exploit the exogenous variation in lottery-assigned wait-list positions in order to identify the causal effects of the vouchers. Using police department arrest records, we find that voucher receipt increases violent crime, and that this increase is driven by men. We find no effects on arrests for drug or financially motivated crimes.

**Keywords:** Housing Vouchers, Section 8, Crime, Neighborhood Effects

**JEL Codes:** I38, K42, R23

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Email: vkoppa@tamu.edu.

We thank Mr. Mark Thiele, Vice President of the Housing Choice Voucher Program at the Houston Housing Authority, for his support of this research and Mr. Michael Kelsch for providing us the HHA data and patiently answering our questions. We thank the Harris County Tax Office for providing us the data on voter registration and voting records. We also thank Mr. Jeffery Monk of the Houston Police Department for assistance in obtaining the arrest records. The findings of this paper reflect the views of the authors alone and not of any other organization. We would also like to thank Mark Hoekstra, Jason Lindo, Jonathan Meer and seminar participants at Texas A&M University and The University of Memphis for helpful comments.

## 1. Introduction

The U.S. government provided \$16.6 billion in rent subsidies to disadvantaged families through the Housing Choice Voucher Program in 2013 (Center on Budget and Policy Priorities, 2014). Historically the U.S. government provided housing directly to families in the form of housing projects, though there has been a shift in the last few decades toward housing voucher programs. The federally-funded Housing Choice Voucher Program provides rent support to about 2.1 million households living in non-government housing, which is around 43% of all households receiving federal rental assistance (Center on Budget and Policy Priorities, 2013). The program, often simply called “Section 8,” is designed to allow participants to reside in areas previously unaffordable and provide an in-kind transfer to low-income families and individuals. The program is means-tested, and participating families receive a rent subsidy that is paid directly to their landlords.

In this paper, we examine the effect of Section 8 vouchers on crime. Vouchers could affect crime through two major channels: income transfer effects and neighborhood effects. Income transfers can relieve financial pressures that could otherwise cause recipients to seek illicit income. Alternatively, income transfers could also provide the funds or leisure time necessary to participate in illegal activities. Voucher receipt could also affect criminal involvement by changing neighborhood influences. Moving to a better neighborhood could reduce crime via positive peer effects or social norms, or it could increase crime by providing easier and wealthier targets.

Understanding the causal effects of housing mobility programs is challenging because individuals select to participate in voucher programs. Eligible families that opt to use vouchers may also take other steps to better their lives, creating a substantial source of selection bias. Many studies of voucher programs rely on randomized social experiments, such as the Moving to Opportunity (MTO) experiment. Often, Section 8 housing vouchers are given out via randomized lottery because it is not an entitlement program and there are usually more applicants than vouchers. Some papers rely on this random variation in voucher allocation for identification.<sup>1</sup>

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<sup>1</sup> Others have used the Gautreaux Program (a precursor of MTO, Popkin et al., 1993), random assignment into public housing (Oreopoulos, 2003) or Hurricane Katrina (Hussey et al., 2011, Kirk, 2012) to study mobility and crime.

In this paper, we exploit the exogenous variation in randomized waitlist positions assigned using a lottery in order to identify the causal effects of Section 8 vouchers on arrests of adult household heads. The lottery we study was administered by the housing authority of the City of Houston. We link the voucher recipients to arrest records from the Houston Police Department (HPD) to determine whether voucher receipt has an effect on arrests for various types of crimes. We estimate the effects using intent-to-treat models identified using the timing of voucher receipt, which is determined by the randomized lottery.

To support the assumption that waitlist positions are indeed random and that there are no differences between those who lease-up with a voucher earlier and those who lease-up later, we perform empirical tests for differences in pre-lottery characteristics of applicants. The relationships between pre-lottery characteristics and waitlist positions are consistent with waitlist randomization and that the type of individuals who lease-up at different times are no different. Because MTO studies have consistently found asymmetric effects by gender (Katz et al., 2001, Clampet-Lundquist et al., 2011, Jacob et al., 2014, Ludwig and Kling, 2007, Kling et al., 2005, and Kling et al., 2007), we also test for effects of the voucher within gender subgroups.

Results indicate that some criminal outcomes actually increase while others remain unchanged due to voucher receipt. We find that the probability of being arrested for a violent offense in a quarter increases by 0.066 percentage points (a nearly 95% increase) and that the effect is primarily driven by men for whom probability of arrest increases by more than two-fold. Our results highlight an unintended consequence of the Section 8 Housing Voucher Program – an increase in arrests for violent crime. We attribute this increase to the additional funds and leisure time available to voucher recipients that can be used to commit crimes; both of these mechanisms have been shown to increase illegal activity previously (Dobkin and Puller, 2007, Riddell and Riddell, 2005, Foley, 2011, and Lin, 2008).

Our contribution to the literature is three-fold. The primary contribution is that we are the first to consider the effect of housing vouchers on criminal outcomes for adult recipients using a randomized lottery.<sup>2</sup> We join an extensive crime literature produced by

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<sup>2</sup> Leech (2013) uses NLSY data to study the relationship between voucher receipt on self-reported violent altercations for young adult heads of household receiving vouchers. She suggests that selection bias is a methodological shortcoming of her study. She finds that voucher receipt is associated with reduced violent altercations, but that this association is not present in the subsample of black recipients.

MTO, which, with the exception of Ludwig and Kling (2007) who studied the contagion effects of neighborhood crime on both adults and juveniles, primarily focuses on outcomes for youth whose families received vouchers. While most of these studies have found that MTO caused positive or neutral effects for female youth, their findings for male youth have been surprisingly negative (Clampet-Lundquist et al., 2011, Kling et al., 2005, Sciandra et al., 2013, and Zuberi, 2012). The only exception is Katz et al. (2001), who shows that male youth have less behavior problems after moving through MTO. The effect of Section 8 voucher receipt on adult criminal outcomes is yet to be documented although Jacob, Kapustin and Ludwig (2014) use a lottery-based identification strategy to show that there is no effect on arrest rates of juveniles whose families received vouchers (among other outcomes).

Secondly, we study the impact of residential mobility in the context of the Section 8 voucher program which accounts for a significant portion of federal housing assistance (43% according to the Center on Budget and Policy Priorities, 2013). Hence, our results are relevant for predicting the impact of Section 8 in other contexts. Again, we are the first to consider the effects of Section 8 voucher receipt on adult criminal outcomes using a lottery, so the policy implications of our results are quite significant.

Finally, our results speak to the relative impact of neighborhood and income effects that arise due to voucher receipt. We provide new evidence that the neighborhoods into which recipients move are only slightly different from their pre-voucher neighborhoods along demographic and economic grounds. This result is in agreement with existing literature on Section 8 vouchers (Jacob and Ludwig, 2012, and Lens, 2013) and suggests that the effect of the income transfers maybe be the larger influence. We also believe that income transfers are the primary mechanism because the increase in crimes that we detect is in line with the negative outcomes found in the previous literature on government cash transfer programs. (Dobkin and Puller, 2007, Kenkel et al., 2014, Riddell and Riddell, 2005, Evans and Moore, 2011, and Foley, 2011).

Additional income can also affect crime by altering recipients' employment decisions in that it may afford recipients the opportunity to take additional leisure time, which they could use to participate in crime, among other things. Empirically, Section 8 voucher receipt does, in fact, cause lower labor force participation rates and earnings (Jacob and Ludwig, 2012, Carlson et al., 2012), and a similar effect has been detected for food stamps (Hoynes and Schanzenbach, 2012).

Overall, our study documents an unintended consequence of Section 8 housing vouchers (an increase in arrests for violent crime for adult heads of household). The program is the largest housing assistance program in the U.S., so this repercussion could be quite large on a national scale. The disparity between findings for males and females implies that large income shocks have heterogeneous effects on recipients by gender and has policy implications for screening and oversight within the voucher program.

## **2. Background**

The Section 8 Housing Voucher program is the largest housing assistance program in the U.S. The vouchers are federally-funded, and the U.S Department of Housing and Urban Development (HUD) allocates the funds to local housing authorities and sets eligibility standards across the nation. HUD requires that participants' incomes fall below 80% of the median family income in the area, adjusting for family size, and stipulates that seventy-five percent of new voucher recipients' incomes are less than 30% of the local median family income (Center on Budget and Policy Priorities, 2013). Voucher recipients must also be citizens or of other eligible immigration status, and the Houston Housing Authority (HHA) can deny eligibility for drug-related criminal activity (Houston Housing Authority, 2013). Local housing authorities submit the subsidies directly to the recipients' new landlords. Continued eligibility is assessed annually, and recipients are allowed to use their vouchers in any U.S. city with the Housing Choice Voucher Program in place, although, according to HHA, less than 10% of voucher recipients move to a different city.

HHA serves around 60,000 Houstonians, over 80% of whom are participants in the Housing Choice Voucher Program. HHA accepted voucher applications from December 11, 2006, to December 27, 2006, and received over 29,000 applications. All applicants were assigned a lottery number regardless of whether they met the eligibility criteria. Vouchers were then extended to the applicants as the funding became available starting with the lowest lottery numbers. The lottery and voucher service processes are outlined in Figure 1. Once an applicant's wait-list position was reached, he or she received a voucher screening packet from HHA and the verification process began. After their eligibility was verified, families were required to sign a lease in a Section 8 approved community in order to participate in the program. The average time between HHA sending the initial packet and the recipient leasing up with the voucher was 6 months. Because the speed of

this process varied by applicant, the vouchers were not issued in perfect sequential order.<sup>3</sup>

The first vouchers were issued in July 2007. However, the majority of vouchers were serviced starting in 2009, and HHA had sent screening packets to almost all the lottery numbers by October 2012. Overall, take-up rate was about 23%. The low take up is a result of applicants dropping out at every step of the voucher service process. Based on the last known application statuses, close to 60% of the verification packets were not returned to HHA by the families. 2.5% of the applicants were found to be ineligible after verification and about 4% of them were unable to sign a lease in time, and the voucher expired.

We geocode the addresses provided on the applications and the addresses of current residents in order to describe the pre and post lottery neighborhoods of voucher recipients. Figure 2 shows the density of these two types of addresses across the city using heat maps, and contains the boundaries of HPD's police districts.<sup>4</sup> The distribution of addresses indicates that the voucher-users are not moving to different parts of the city on the whole. Changes in neighborhood (defined as Census tract and police division) experienced by the voucher recipients are documented in Table 1. On average, recipients moved 4.7 miles and the voucher paid \$628 toward rent every month. Only 3.4% of these recipients were living in public housing at the time of application. Differences between the neighborhoods before and after the lottery are listed in Panel B. We report median rent in 2012 from the American Community Survey, and we see that voucher recipients move to Census Tracts with only \$40 higher monthly median rent. We report demographics and socioeconomic characteristics of the census tracts from the 2010 census and crime rates from 2000-2005 for the police divisions. The post-lottery neighborhoods are somewhat better off in terms of parameters such as unemployment rate, household income, poverty rate and crime rates.

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<sup>3</sup> In addition, some lottery numbers were called too far out of order for this to be the case. HHA says that there were no priority groups in the lottery, and there are no common characteristics of these applicants who were called out of sequence. However, because we use the assigned lottery number to predict voucher service, our estimates should be unbiased by the occasional non-sequential calling of lottery numbers.

<sup>4</sup> The heat maps are created in ArcMap using a point density operation that creates a grid over the map and then counts the number of address points within each grid cell.

These differences in neighborhoods are minimal; for example, voucher use neighborhoods had on average 2.1 less crimes per year per 1000 residents, which is a 1.5 percent improvement. As a result, we believe that any impact of the vouchers in this context can be most reasonably attributed to the income shock induced by an annual rent subsidy of more than \$7,500 on average. Additional income, itself, can be spent on things that can increase or decrease the likelihood of arrest. It could also alleviate financial pressures, which would reduce the recipients' motivations to be involved in crime that can lead to financial gain, such as selling illegal drugs or theft. The net effect is ambiguous, and the question will ultimately have to be answered empirically. The theoretical implications of an in-kind transfer on labor decisions are similarly ambiguous because they depend on the shape of each recipient's indifference curves. However, researchers find that vouchers reduce earnings and labor force participation (Jacob and Ludwig, 2012). Like additional income, additional leisure time can be put toward things that either increase or decrease the likelihood of arrest.

Given that much of the existing literature has examined MTO, it is important to highlight the differences between the two housing programs. MTO researchers recruited only public housing residents to participate and split them into 3 groups. The first (the "MTO experimental group") received vouchers and was only allowed to use them in census tracts with low poverty rates. The second was simply given vouchers and called the "Section 8 experimental group" because their treatment was similar to Section 8. The third was a control. The neighborhoods into which MTO experimental families moved were notably different from the ones that they left (Katz et al., 2001, and Kling et al., 2005). The MTO Section 8 experimental group moved to areas more like their neighborhoods of origin than the MTO experimental group (Kling et al., 2005), although there was some improvement. Similar to findings for the MTO Section 8 group and Jacob and Ludwig's findings (2012), we find that Census tract characteristics of new neighborhoods are slightly improved, but the changes are not large. Additionally, the neighborhood changes we detect are smaller in relative terms than those found in MTO studies for the MTO experimental group. For example, HHA voucher recipients moved to neighborhoods with a 7.6% lower average poverty rate, while MTO experimental group participants moved to neighborhoods with a 26% lower average poverty rate (Kling et al., 2007).

MTO's driving mechanisms were also different because it targeted families living in public housing. MTO required the families to move and provided little, if any, additional financial gains directly for the families. Section 8, on the other hand, provides a

substantial income transfer, and HUD does not allow local housing authorities to place restrictions on neighborhoods in which recipients can use vouchers. While we don't have any information on the Section 8 participants' reasons for applying for the program, it is well documented that MTO families cite a desire to get away from gangs and drugs as the main reason for volunteering (e.g. Kling et al., 2005). This concern is likely addressed by the neighborhood change facilitated by MTO, but Section 8 voucher receipt may have little effect on this. The populations opting into these two programs are also likely to be quite different due to incongruous motivations.

### **3. Data**

The Houston Housing Authority provided us with information on the voucher applicants. These confidential data include lottery numbers, the number of bedrooms needed (calculated based on family size), the date on which HHA sent the voucher screening packet and the move-in date for voucher recipients. The data also include name and birthdate, which we use to match the HHA data to arrest records. They also provided additional, more detailed information on the set of applicants who are current participants in Housing Choice Voucher Program. For this group, we also know their race and homeless status at the time of admission.

HHA assigned lottery numbers up to 29,327, but we limit our sample to those living in Houston at the time of application. Additionally, there are a small number of duplicate applicants; we assign them their lowest lottery number. We also drop applicants with lottery numbers over 24,000 because the take up rate is much lower among the later lottery numbers indicating a probable change in the voucher service process after that point.

Additionally, we restrict our analysis to those applicants who eventually leased-up with a voucher. Estimates from the sample unconditional on take-up are of similar magnitudes as those from the sample conditional on take-up, but are measured imprecisely given the relatively low take-up rates in Houston. The take-up rate is only 23%, which is low relative to the 69% national average estimated by Finkel and Burton (2001). We also perform empirical tests, detailed in the following section, to support the assumption that the population of early movers is no different from that of late movers. The resulting sample size is 4,510.



Treatment is leasing-up using a voucher. Intuitively, the “voucher service” quarter (intent-to-treat) is the quarter during which the applicant would have leased-up according to lottery number. On average, recipients take approximately 6 months to complete the screening process and actually relocate using the voucher. We determine whether the individual has been sent a screening packet by a given quarter based on his or her lottery number relative to the numbers called by that point.<sup>5</sup> Lagging this by two quarters gives us the “voucher service” quarter.

Table 2 reports pre-lottery descriptive statistics. We report them for the population of voucher-users, and we show them separately by low and high lottery numbers (applicants whose vouchers were serviced earliest and those applicants whose vouchers were serviced latest) to show similarity between these groups prior to the lottery. If these groups are different on important measures, it could indicate that HHA gave preference to some groups in lottery number assignment or that the type of individual who leased-up with a voucher changed over time.

The average voucher recipient was around 35 years old at the time of application and required just over two bedrooms (indicating that the average family size was between 2 and 6, Housing Choice Voucher Program Guidebook, 2001). Around 94% of recipients are black, and using 2012 voting records from the Harris County Tax Assessor’s office, we estimate that nearly 90% of applicants are female.<sup>6</sup> Less than 1% of recipients were homeless at the time of application. The number of observations varies for race and homeless status because they are only available for current HHA voucher recipients. There is only one statistically significant difference between the high and low lottery numbers on any of these measures (number of bedrooms required), and it is not economically significant.

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<sup>5</sup> Since the lottery numbers were not called in perfect sequential order, we cannot identify the range of lottery numbers simply using the smallest and largest lottery number called in a quarter. Additionally, for approximately 5,000 applicants, there is no recorded screening packet issue date. As a workaround, within each quarter from 2007 to 2011, we take the lottery number at the 75th percentile to be the last number called in that quarter. We assign the next lottery number as the first number called in the subsequent quarter.

<sup>6</sup> We calculate the percentage of Harris County voters whose reported gender is “male” for each unique first name in the list of registered voters. If there are more than 4 individuals with a given name, and 70% or more are listed as males, the name is assigned the gender “male.” If 30% or less are listed as male, we classify the name as “female.” Applicants with unmatched or ambiguous names are omitted from subgroup analysis.

We match the HHA data to arrest records provided by the Houston Police Department (HPD). The arrest records are reported at the time of booking and include information on the offense as well as the arrestee's name, birthdate and reported home address. We match the HHA and HPD data using name and birthdate, and we perform secondary matches using the Levenshtein distance and soundex code of each name for unmatched records.<sup>7</sup> The arrest records range from January 1990 to November 2011 and we use the matched arrest records to create measures of criminal activity in the period before the lottery and a quarterly panel of arrests for the study period after voucher service commenced (from quarter 1 of 2007 to quarter 3 of 2011).

We consider arrests of any type and specifically categorize violent offenses, drug offenses and financially-motivated offenses.<sup>8</sup> We measure arrests as a binary indicator for whether the recipient was arrested. The pre-lottery crime measures are constructed for the 5 years prior to the lottery, and we create an additional binary indicator for whether the applicant was arrested at least once between 1990 and 2006. Around 20% of applicants were arrested during that 16 year period, and approximately 9% of applicants had been arrested in the 5 years prior to the lottery. There are no statistically significant differences between high and low lottery number individuals.

Using the geocoded application addresses, we find that voucher recipients lived in census tracts with around 51% black residents, and around 36% Hispanic residents. The mean unemployment rate was around 12% and the mean of median family income was just approximately \$34,000. The mean poverty rate was quite high at over 30%. Voucher recipients with higher lottery numbers lived in census tracts with slightly higher unemployment rates and slightly lower poverty rates. Voucher recipients lived in police divisions with an annual average of 135 crimes per 1000 residents. On average, nearly 60 of these crimes were property crimes and only 13 were violent. Recipients with higher lottery numbers lived in neighborhoods with 1.1 more crimes per year per 1000 residents, a marginal difference considering the average crime rate. Although some of these difference are statistically significant, none of them are economically significant. The similarity between these groups indicates that pre-lottery characteristics are

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<sup>7</sup> For the arrest records that are unmatched by name and birthdate, we calculate the Levenshtein distance for the first and last names, if the sum of the Levenshtein distances is less than 3, conditional on an exact birthdate match, we accept the match. For the records that are still unmatched, we perform an exact soundex code match.

<sup>8</sup> A complete list of all offenses and crime categories are provided in Appendix Table A1.

distributed randomly across lottery numbers and suggests that the lottery was in fact random.

In Table 3, we report post-lottery descriptive statistics. The purpose of this table is to preview results in a cross-sectional manner. We show measures of program take-up (whether the individual's voucher has been serviced and whether he or she has leased-up by a quarter) as well as all of the arrest outcomes averaged over person-quarters (from quarter 1 of 2010 to quarter 3 of 2011). Statistics are restricted to the last year of the panel, when vouchers for the low lottery numbers had mostly been serviced, but it was not so for the high lottery numbers. Specifically, for individuals with lower lottery numbers (below the median) their vouchers had been serviced for, on average, 89% of person-quarters. Conversely, the vouchers of those with high numbers had been serviced for around 17% of person-quarters during this period. Lease-up follows a similar pattern where low lottery numbers are nearly 70 percentage points more likely to have leased up during a person-quarter. The post-lottery statistics for the outcomes – probability of arrest in a person-quarter for different crime categories – indicate that recipients with low lottery numbers are significantly more likely to be arrested for crimes of any type and violent crimes in this period.

#### **4. Identification and Methods**

In this study, we identify the effect of housing vouchers on criminal involvement using a lottery. The lottery randomized the order of the waitlist from which applicants were called for voucher service and actual voucher receipt. This randomization allows us to identify the causal effects of voucher receipt. Because the random variation we exploit for identification is in timing, we analyze criminal outcomes using a quarterly panel of arrests using pooled cross-sectional models.

Because we consider the group of applicants who eventually lease-up with a voucher, our identifying assumption is that timing of voucher receipt among those who eventually received the voucher was exogenous. That is, we assume that individuals who lease up later with a voucher had similar propensities to commit crime as those who leased up earlier. We condition on lease-up because the take-up rate is particularly low for this lottery, resulting in imprecise estimates for the entire sample. Because take-up rates are

consistent across time, we believe that the early and later leasers are no different, and we show results from additional empirical tests to support this in the following section.

Before we estimate intent-to-treat effects of the vouchers, we first examine evidence on whether the randomization was properly implemented and whether early movers are different from late movers. We test this empirically by examining the extent to which demographic and criminal history variables are correlated with lottery number or voucher service quarter. We represent this graphically by simply plotting these characteristics against lottery number and estimate it empirically according to the following equation:

$$control_i = \alpha + \beta voucher\ order_i + u_i \quad (1)$$

In the above equation, *voucher order<sub>i</sub>* is either the randomized lottery number assigned to applicant *i* or his/her voucher service quarter (where the first quarter of 2007 is indexed to one). We test each applicant's age at the time of lottery, number of bedrooms, and the set of criminal history variables: whether (and how many times) the applicant was arrested in the 5 years prior for any type of offense, a violent offense, a drug offense, or a financially-motivated offense, and whether the applicant was ever arrested between 1990 and 2006. For the applicants who are current residents, we also look for correlations in race and homelessness status at time of admission, and gender. Similarly, for the applicants whose addresses were geocoded successfully, we check for a relationship between voucher service order and neighborhood characteristics prior to the lottery.

To estimate the impact of Section 8 vouchers on arrests, we estimate the intent-to-treat effect of voucher service. We estimate regressions of the following form:

$$outcome_{it} = \rho + \pi post\ voucher\ service_{it} + \Psi X_i + \phi_t + \varepsilon_{it} \quad (2)$$

In the above equation, *post voucher service<sub>it</sub>* is a dummy variable equal to one if individual *i*'s voucher has been serviced by quarter *t*. The results should be interpreted as the effects of potential voucher use based on lottery number, and can be reweighted by the first stage to recover a local average treatment effect. To estimate this first stage, we use an indicator for whether individual *i* had leased up using a voucher by quarter *t*, called *post lease-up<sub>it</sub>*, as the outcome variable.

We estimate the intent-to-treat effects using a number of recidivism outcomes: whether an individual was arrested for crimes of any type, violent crimes, financially-motivated crimes, and drug crimes in quarter *t*.

We estimate all models using quarter fixed effects as well as robust standard errors that are clustered at the individual level. All specifications are estimated both with and without controls for past crime (probability of arrest for the particular crime category in the 5 years prior to the lottery), age at the time of the lottery and a proxy for family size (number of bedrooms); this tests whether timing of voucher service is correlated with any of the observable characteristics.<sup>9</sup> If specifications that do and do not include controls have similar estimates, this can be interpreted as evidence that is consistent with randomization of timing of lease-up. We also replicate the main results using a negative binomial model to show that results are not sensitive to the parametric specification imposed by the linear probability model.

We estimate all of the above models for all heads of household, as well as for men and women, separately, because there is considerable evidence in the literature that they respond differently to mobility programs (e.g. Clampet-Lundquist et al., 2011, Katz et al., 2001, Kling et al., 2005). We also take a cue from the existing mobility literature and explore the possibility of dynamic effects over time (Kling et al., 2005). Specifically, we estimate separate treatment effects for the first year after voucher service and later years of voucher service by using two binary treatment variables. The first is equal to one if the applicant's voucher had been serviced within the past year, and the second is equal to one if the applicant's voucher had been serviced more than a year ago. Intent-to-treat estimates are reported for this specification for the overall population and men and women separately.

## 5. Results

### *5.1 Tests of Identifying Assumptions*

Identification of the model comes from the assumption that the timing of voucher receipt among those who eventually received the voucher was exogenous. That is, we assume that individuals who lease up later with a voucher had similar propensities to commit crime as those who leased up earlier. Because the timing of voucher packet issue and therefore subsequent move into subsidized housing was determined by a randomized

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<sup>9</sup> We perform additional analyses controlling for application address census tract characteristics and police division crime statistics in Appendix Table A3 because they are not available for all recipients.

lottery, this is a reasonable assumption. Nevertheless, we test this assumption empirically in several ways.

First, we test this by showing that take-up rates did not change over time. If the rate had changed as HHA serviced higher lottery numbers, it could indicate that late movers may be different from the early movers. Figure 3 plots take-up rates over lottery numbers, and we also separate this by gender in Figure 4. Take-up rates do not appear to change over the range of lottery numbers. We also test this empirically to determine whether there is a correlation between lottery number and take-up. We report estimates of this correlation within the figures, and there is not a statistically significant relationship for all applicants or for males and females separately.

Second, we test for correlations between observable characteristics and both lottery number and voucher service quarter. If the identifying assumption holds, we expect to see no correlations between these measures and demographic variables or criminal history measures. For example, if the most motivated applicants were assigned lower numbers through manipulation of the lottery mechanism, we would see a negative correlation between lottery number and indicators of stability such as age, gender, and criminal history. Conversely, if only the most stable individuals move in later because they are less likely to move, we would see a positive correlation.

Figures 5 and 6 represent these relationships graphically for criminal history (probability of past arrests, past violent arrests, past drug arrests and past financial arrests) and demographic (age and number of bedrooms) variables for male and female recipients, respectively. Each dot is a local average for a bin of lottery numbers. If lottery number is truly random and the “mover” population is constant over time in observable characteristics, the local averages should exhibit a flat relationship. This does appear to be the case, and we take this as support for the identification assumption.

Table 4 reports the results of the empirical tests. Column 1 contains the results from 24 separate regressions using lottery number as the independent variable as described by equation (1). Similarly, the regressions that generated column 2 all use indexed voucher service quarter as the independent variable. Each row is labeled for the covariate used as the dependent variable.

There is only one statistically significant correlation between individual characteristics and voucher order. This effect is on the number of bedrooms, but it is not economically significant. It predicts that the individual with the highest lottery number, 24,000, would

require 0.11 more bedrooms than the individual with the lowest lottery number. There are no significant relationships between lottery number or voucher service quarter and criminal histories (perhaps the most important determinants of future arrests).

There are a few significant correlations between voucher order and neighborhood characteristics, but none of them are economically significant. The higher lottery numbers come from census tracts with higher unemployment and lower poverty rates. The higher lottery numbers also come from police divisions with higher crimes rates overall and for violent crimes. Again, none of these differences are economically significant. For example, if we consider 2 applicants whose vouchers were serviced 2 years apart, we would expect the later-served applicant's original neighborhood to only have 3.25 (2% of the mean) additional crimes per 1000 population annually. Importantly, because we find an increase in violent crime arrests for recipients, if we assume recipients from low crime neighborhoods have a lower propensity for crime, any indication that earlier movers came from better neighborhoods would imply that our findings are a lower bound of the true increase. As an additional check, we also estimate the main models with and without these controls and show that the results are invariant, indicating that timing of voucher service is orthogonal to these characteristics.

### ***5.2 Effect of Voucher Service on Lease-Up***

Before examining the effect of voucher receipt on criminal outcomes, we first document that the voucher recipients are likely to lease-up when we predict that their vouchers were serviced. Our ability to use lottery variation to identify effects hinges on the extent to which the lottery predicts lease-up.

Table 5 contains the first stage results obtained by estimating equation (2) using *post lease-up* as the outcome. The table reports the coefficient on *post voucher service* from 4 separate regressions. The first two columns indicate that in 84.9% of the person-quarters after voucher service, the voucher recipient had previously leased-up. This coefficient is identical when we include controls in column 2, suggesting that controls are orthogonal to *post voucher service*. Columns 3 and 4 indicate that *post voucher service* is equally predictive of lease-up for men and women. The large magnitude of the first stage results means that the intent-to-treat estimates will be very close to the local average treatment effects.

### *5.3 Effect of Voucher Receipt on Arrests*

Table 6 contains the main results for the full sample of voucher recipients, as well as for men and women separately. We estimate equation (2) to measure the intent-to-treat using both ordinary least squares and a negative binomial model. We also report the mean of each outcome variable from the year preceding the lottery (2006) for the relevant population; we refer to it as the “pre-lottery mean.” Each row is labeled for the outcome variable for which the results are generated. We also run models both with and without controls and demonstrate that our results are unresponsive to their inclusion, indicating that the timing of voucher service is unrelated to these observable characteristics and, we expect, unobservable characteristics.<sup>10</sup>

Results show no evidence that voucher service and lease-up affect arrests for all types of crimes combined. All of the coefficients are statistically insignificant. When we run the models separately for males and females, we find that the coefficients are all negative and statistically insignificant.

We also look at arrests for specific types of crimes that are likely to be affected by voucher receipt: violent crimes, financially-motivated crimes, and drug crimes. For the overall population, there are only statistically significant effects for violent crimes.

Results indicate that there are considerable differences in effects across gender, and that this overall effect on violent crime arrests is mostly driven by males. The magnitude of said effect indicates that voucher receipt increases quarterly probability of violent crime arrest by 0.066 percentage points. This is a nearly 95% increase. The point estimate for males is large at 0.38 percentage points and is statistically significant. If the voucher is given to a 100 men, the number of men arrested for violent offences in a quarter increases from 1.3 to 4.1, which roughly translates to 15 more arrests in a year. The point estimates for females are close to zero and negative, leading us to attribute this effect primarily to males.

Negative binomial results for violent crime are similarly large and statistically significant. For the overall population, results indicate around a 78% increase in violent crime arrests.

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<sup>10</sup> Table 6 contains models that include controls observed for the entire sample. We also rerun the main models using neighborhood controls only available for a subset of recipients. Results are not statistically different from those here, the effect on violent crimes remains statistically significant (the coefficient is 0.00381 compared to 0.00384) and coefficients change minimally between models with and without controls. Results are in Appendix Table A3.



Similar to the linear probability models, this effect is larger for males and statistically significant.

Drug crime arrests appear to be unaffected by voucher receipt. Effects for males and females combined as well as separately are all statistically indistinguishable from zero. We do find evidence that males are arrested for more drug crimes in the 6 months during which their eligibility verification and voucher process is underway but they have not yet moved (Appendix Table A2). This approximately 16% increase is the effect of an impending income shock and can be interpreted as an announcement effect. Financially-motivated crime arrests appear to be unaffected by voucher receipt overall and for women. The coefficients are negative and large for men, but are not statistically distinguishable from zero. We attribute the lack of significance to limited statistical power given the small sample size.

Results show little evidence that vouchers affect crime for women. For all crime subtypes explored, the coefficients for females are orders of magnitude smaller than those for males, and many are also small relative to the pre-lottery means.

As discussed earlier, in addition to expecting differential effects by gender, one might also expect differential effects by how long an individual has been treated (as Kling et al., 2005, found for juveniles). Table 7 contains the results from models that allow for the effect of voucher service to vary over time. Specifically, we estimate effects of two different intent-to-treat measures: whether the applicant's voucher was serviced within the last year, and whether the applicant's voucher was serviced more than a year ago. Because the bulk of vouchers were serviced in 2009 or later and our panel ends in 2011, most applicants were treated for just over 2 years or less. Because ordinary least squares results and negative binomial results are so similar for the main results, we estimate these models using just ordinary least squares for simplicity.

Panels A to D contain results from different crime categories. Column 1 reports coefficients for the overall population, and similar to results reported previously, there is little evidence of an overall effect for all arrests, drug arrests and financially-motivated arrests. Violent arrests are most responsive to voucher receipt during the first year of voucher use. For females, there is little evidence that applicants' responses to voucher service change over treatment duration; no estimates for either duration are significant at any level. However, results for males show that the effects described in Table 6 are greater in the quarters within a year of voucher service. The coefficients for violent arrests are

generally large and statistically significant for those quarters, although they are close in magnitude to the coefficients for later quarters.

In summary, we find that voucher receipt causes a rather large increase in violent crime arrests for recipients, and the increase is driven by male heads of household. Additionally, the increase seems to be the most pronounced in the first year after voucher receipt. We find that the vouchers have no effect on female heads of household or on other types of crime. There does seem to be an announcement effect for drug crime that indicates that male heads of household are arrested for more drug crimes during the voucher processing period.

#### *5.4 Attrition Test*

One potential concern for our study is attrition. That is, to the extent that individuals with low lottery numbers are more or less likely to move out of Houston than individuals with high numbers, our results could be biased. For example, if individuals who receive high lottery numbers are more likely to leave Houston and commit crimes elsewhere that are not measured in our data, then our results could overstate the increase in violent crime due to housing vouchers.

We empirically test whether applicants with lower lottery numbers and earlier voucher service quarters are more or less likely to have stayed in Houston than those with higher numbers and later voucher service quarters. We proxy for continued Houston residence with whether the applicant was registered to vote in the City of Houston in 2012 and whether he or she voted in the 2012 general election. Specifically, we estimate an analog of equation (1) used in the test of randomization, to test for a relationship between when an applicant's voucher was serviced and whether he or she stayed in the city.

We show the raw data in Figure 7; it plots voter registration and actual voting in 2012 against lottery numbers. Each dot represents a local average for a bin of about 50 males' or about 150 females' lottery numbers. There is no discernable correlation between lottery number and either voting outcome. This suggests that individuals whose numbers were called early in the sample period were no more or less likely to be in Houston several years later than those whose numbers were called late in the sample period.

Table 8 contains the results of the empirical test. In the odd columns the dependent variable is a dummy for being registered in 2012, and in the even columns it is a dummy for voting in 2012. There are no significant correlations between when an applicant was

served by HHA (measured by lottery number and voucher service quarter) and the two voting outcomes. We test for differential attrition for males and females separately because the significant results discussed in the previous section were gender specific. There is no evidence of differential attrition for males or females.

## **6. Conclusions**

In this study, we analyze whether receiving a housing voucher affects criminal activity for low income individuals. The timing of voucher receipt was determined by an individual's position on the wait-list, which was assigned using a randomized lottery. We use the lottery numbers to determine by when an individual's wait-list number was serviced and estimate intent-to-treat models to determine the effect on arrests overall and arrests for types of crimes likely to be affected by voucher receipt.

Results indicate that voucher receipt causes a large increase in violent crime arrests for male recipients. They do not, however, indicate that vouchers have an effect on women or on other types of crime. Specifically, we find a statistically significant increase in violent crime arrests for the overall population and male recipients alone. There are no statistically significant effects for female recipients alone. This dichotomy in the effects for male and female housing voucher recipients is consistent with previous research on the effect of the MTO experiment on juvenile criminal outcomes (Kling et al., 2005, Sciandra et al., 2013, Zuberi, 2012, and Clampet-Lundquist et al., 2011).

Although the Housing Choice Voucher Program was designed to facilitate mobility in addition to providing an in-kind transfer to low-income individuals, we show that the neighborhoods into which recipients move are only slightly less disadvantaged from their original neighborhoods. Again, this finding is consistent with previous research (Lens et al., 2013). The lack of a meaningful change in neighborhood leads us to believe that the massive income transfer provided to recipients is driving the increase in violent crime that we detect.

Such an income transfer could work to either increase or decrease arrests for recipients depending on how they choose to spend their additional income and how they change their labor decisions. Based on the increase in violent crime arrests that we detect for males we believe that males in our sample may be spending the extra income on things that lead to violent crime such as drugs and alcohol, which is a well-supported outcome

in the government transfer literature (Dobkin and Puller, 2007, and Riddell and Riddell, 2005). Because Jacob and Ludwig show that Section 8 voucher recipients work less hours (2012), we also believe that additional leisure time contributes to this negative consequence as it affords recipients more time to socialize. If that socialization also includes drugs and alcohol, this is even more likely to be the case.

Our results suggest that housing vouchers may have unintended consequences for some recipients, which is an important consideration in discussions of the future of housing assistance programs. We provide evidence that large income shocks have heterogeneous effects on recipients, particularly by gender.

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Table 1: Comparison of Application and Voucher Use Addresses for Movers

<b>Panel A: Voucher Use Characteristics</b>	<b>Mean (s.d.)</b>		
Distance moved in miles	4.7 (5.5)		
Rent paid by voucher	628 (253)		
Rent paid by resident	205 (203)		
Percent living in public housing before	3.4 (0.2)		
Observations	1693		

<b>Panel B: Neighborhood Characteristics</b>	<b>Application Address</b>	<b>Voucher Use Address</b>	<b>Difference</b>
<b>Census Tract Characteristics</b>			
Median age	31.7 (4.8)	30.7 (4.5)	-1.0*** (0.2)
Percent over 18 years	70.7 (5.0)	69.7 (4.8)	-1.0*** (0.2)
Percent male	48.0 (3.1)	47.9 (3.0)	-0.1 (0.1)
Percent white	26.5 (18.0)	30.1 (17.9)	3.6*** (0.6)
Percent black	52.5 (27.1)	47.1 (26.4)	-5.4*** (0.9)
Percent Hispanic	35.4 (21.4)	37.9 (21.0)	2.5*** (0.7)
Median rent	797 (168)	836 (181)	39*** (6)
Percent housing occupied	86.9 (7.3)	87.7 (7.0)	0.8*** (0.2)
Percent unemployment	12.3 (5.6)	11.1 (5.4)	-1.2*** (0.2)
Median household income	33213 (12329)	35727 (13505)	2514*** (444)
Median family income	37637 (14950)	39446 (14791)	1809*** (511)
Percent below poverty	34.6 (15.9)	32 (16.0)	-2.6*** (0.5)
Observations	1693	1693	
<b>Police Division Characteristics (Annual rates per 1000 population)</b>			
Crime rate	135.9 (23.3)	133.8 (25)	-2.1** (0.8)
Murder rate	0.2 (0.0)	0.2 (0.0)	0.0 (0.0)
Violent crime rate	13.5 (3.0)	13.2 (3.4)	-0.3*** (0.1)
Property crime rate	58.9 (10.8)	58.5 (11.0)	-0.4 (0.4)
Observations	1389	1176	

Notes: Statistics are shown for voucher recipients for whom both pre and post-lottery addresses were available and geocodable. Crime rates at the police division level are from 2000 to 2005.

Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

Table 2: Pre-Lottery Descriptive Statistics

	All			Low Lottery Numbers	High Lottery Numbers	Difference
	Observations	Mean (s.d.)	Range	Mean (s.d.)	Mean (s.d.)	Mean (s.d.)
<b>Lottery Variables</b>						
Lottery number	4510	11852 (6734)	8 - 23980	6078 (3422)	17625 (3507)	-11547*** (103)
Voucher service quarter	4510	12.9 (3.3)	8 - 17	10.0 (2.2)	15.8 (0.7)	-5.8*** (0.0)
<b>HHH Characteristics</b>						
Age (in years)	4510	35.3 (14.2)	16 - 97	35.1 (14.2)	35.5 (14.1)	-0.4 (0.4)
Number of bedrooms	4510	2.20 (0.96)	1 - 8	2.17 (0.93)	2.23 (0.98)	-0.06** (0.03)
Male	3844	0.12 (0.29)	0 - 1	0.12 (0.30)	0.11 (0.28)	0.01 (0.01)
Black	2612	0.94 (0.24)	0 - 1	0.94 (0.24)	0.94 (0.23)	0.00 (0.01)
White	2612	0.03 (0.18)	0 - 1	0.03 (0.18)	0.03 (0.18)	0.00 (0.01)
Other race	2612	0.03 (0.16)	0 - 1	0.03 (0.17)	0.02 (0.15)	0.01 (0.01)
Homeless at the time of admission	2612	0.00 (0.03)	0 - 1	0.00 (0.04)	0.00 (0.03)	0.00 (0.00)
Arrested in 5 years prior to lottery	4510	0.09 (0.28)	0 - 1	0.09 (0.29)	0.08 (0.28)	0.01 (0.01)
Violent offense in 5 years prior	4510	0.02 (0.13)	0 - 1	0.02 (0.13)	0.02 (0.12)	0.00 (0.00)
Drug offense in 5 years prior	4510	0.02 (0.13)	0 - 1	0.02 (0.13)	0.02 (0.14)	0.00 (0.00)
Financial offense in 5 years prior	4510	0.02 (0.14)	0 - 1	0.02 (0.14)	0.02 (0.13)	0.00 (0.00)
Arrested between 1990 and 2006	4510	0.20 (0.40)	0 - 1	0.20 (0.40)	0.19 (0.39)	0.01 (0.01)
<b>Neighborhood Characteristics</b>						
Percent black in Census Tract	3633	51.4 (27.1)	0.7 - 94.8	51.1 (26.5)	51.8 (27.7)	-0.7 (0.9)
Percent Hispanic in Census Tract	3633	36.0 (21.4)	3.5 - 97.2	35.7 (21.0)	36.2 (21.8)	-0.6 (0.7)
Unemployment rate in Census Tract	3633	12.1 (5.5)	0 - 32.4	11.8 (5.4)	12.3 (5.6)	-0.4** (0.2)
Median household income in Census Tract	3633	33775 (12806)	9926 - 154375	33489 (12381)	34058 (13212)	-570 (425)
Poverty rate in Census Tract	3633	34.3 (15.9)	0 - 81.9	34.8 (15.7)	33.7 (16.1)	1.1** (0.5)
Crime rate	2938	135.1 (23.8)	76.1 - 165.5	134.3 (24.7)	135.8 (22.9)	-1.4 (0.9)
Violent crime rate	2938	13.4 (3.1)	6.7 - 16.9	13.3 (3.3)	13.5 (3.0)	-0.2* (0.1)
Property crime rate	2938	58.6 (10.7)	39.3 - 77.4	58.4 (10.8)	58.7 (10.7)	-0.4 (0.4)

Notes: Lottery numbers are classified as low or high based on if they are below or above the median (11896). Neighborhood crime rates are annual rates reported at the police division level from 2000 to 2005.

Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level



Table 3: Post-Lottery Descriptive Statistics [2010 Q1 to 2011 Q3]

	All		Low Lottery Numbers	High Lottery Numbers	Difference
	Mean (s.d.)	Range	Mean (s.d.)	Mean (s.d.)	Mean (s.d.)
Post voucher service	0.532 (0.499)	0 - 1	0.889 (0.314)	0.174 (0.379)	0.715*** (0.004)
Post lease-up with voucher	0.517 (0.500)	0 - 1	0.866 (0.341)	0.168 (0.374)	0.698*** (0.004)
Probability of arrest in a quarter	0.006 (0.079)	0 - 1	0.007 (0.084)	0.005 (0.074)	0.002* (0.001)
Probability of violent arrest in a quarter	0.001 (0.028)	0 - 1	0.001 (0.033)	0.000 (0.021)	0.001** (0.000)
Probability of drug arrest in a quarter	0.001 (0.033)	0 - 1	0.001 (0.036)	0.001 (0.030)	0.000 (0.000)
Probability of financial arrest in a quarter	0.001 (0.034)	0 - 1	0.001 (0.037)	0.001 (0.031)	0.000 (0.000)
Observations	31570		15785	15785	
Individuals	4510		2255	2255	

Notes: Lottery numbers are classified as low or high based on if they are below or above the median (11896). Unit of observation is a person-quarter. Statistics are derived from all the quarters after 2009.

Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

Table 4: Test of Randomization

Dependent variables	Observations	(1)	(2)
		Independent variables	
		Lottery number/1000	Quarter of voucher service
Arrested in 5 years prior to lottery	4510	0.000280 (0.000617)	0.000327 (0.00127)
Violent offense in 5 years prior	4510	0.0000408 (0.000305)	-0.000164 (0.000602)
Drug offense in 5 years prior	4510	0.000461 (0.000294)	0.000907 (0.000596)
Financial offense in 5 years prior	4510	-0.0000880 (0.000292)	-0.000367 (0.000618)
Number of arrests in 5 years prior	4510	0.000828 (0.000897)	0.00164 (0.00180)
Number of violent arrests in 5 years prior	4510	0.000164 (0.000322)	0.000111 (0.000640)
Number of drug arrests in 5 years prior	4510	0.000527 (0.000373)	0.00112 (0.000755)
Number of financial arrests in 5 years prior	4510	0.000127 (0.000337)	0.000167 (0.000721)
Arrested between 1990 and 2006	4510	0.000334 (0.000877)	0.000505 (0.00179)
Age	4510	0.0109 (0.0312)	0.0405 (0.0638)
Number of bedrooms	4510	0.00455** (0.00211)	0.00880** (0.00428)
Male	3844	-0.000362 (0.000701)	-0.00106 (0.00143)
Black	2612	0.000439 (0.000711)	0.000930 (0.00147)
White	2612	-0.0000654 (0.000548)	-0.0000336 (0.00112)
Other race	2612	-0.000373 (0.000469)	-0.000896 (0.000986)
Homeless at the time of admission	2612	-0.0000769 (0.000122)	-0.0000378 (0.000238)
Percent black in Census Tract	3633	0.0720 (0.0661)	0.241* (0.135)
Percent Hispanic in Census Tract	3633	0.0237 (0.0521)	0.0105 (0.106)
Unemployment rate in Census Tract	3633	0.0287** (0.0136)	0.0758*** (0.0278)
Median household income in Census Tract	3633	24.34 (31.22)	58.21 (63.59)
Poverty rate in Census Tract	3632	-0.0686* (0.0392)	-0.105 (0.0801)
Crimes per 1k population	2938	0.148** (0.0652)	0.406*** (0.136)
Violent crimes per 1k population	2938	0.0194** (0.00861)	0.0537*** (0.0179)
Property crimes per 1k population	2938	0.0428 (0.0291)	0.109* (0.0604)

Notes: Each cell represents a separate regression, estimating equation 1 with the observed covariates as the dependent variables. Unit of observation is an individual. Column 1 shows the coefficients of lottery number scaled down by 1000 and column 2 shows coefficients of the quarter in which the voucher is serviced. Robust standard errors are presented in parentheses.

Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

Table 5: First stage - Relationship between Voucher Service and Lease-Up

	All		Males	Females
	(1)	(2)	(3)	(4)
	Post lease-up with voucher			
Post voucher service	0.849*** (0.00394)	0.849*** (0.00394)	0.855*** (0.0135)	0.845*** (0.00475)
Observations	85690	85690	7106	61693
Individuals	4510	4510	374	3247
Quarter FE	Yes	Yes	Yes	Yes
Controls	No	Yes	Yes	Yes

Notes: Each column represents a separate regression estimating equation 2 with the indicator for post lease-up as the dependent variable. Controls include age at the time of the lottery, number of bedrooms and a dummy indicating arrest in the 5 years prior to the lottery. Unit of observation is a person-quarter. Robust standard errors, clustered at the individual level, are presented in parentheses. Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

Table 6: Effect of Vouchers on Crime - By Gender and Crime Type

	All			Males			Females		
	Mean	(1)	(2)	Mean	(3)	(4)	Mean	(5)	(6)
<b>Panel A: OLS</b>									
<b>All Arrests</b>	0.0055	0.000487 (0.000975)	0.000505 (0.000970)	0.0174	-0.000247 (0.00461)	-0.00181 (0.00433)	0.0039	-0.000306 (0.000984)	-0.000302 (0.000987)
<b>Violent Arrests</b>	0.0007	0.000685** (0.000349)	0.000661* (0.000348)	0.0013	0.00392* (0.00220)	0.00384* (0.00212)	0.0005	-0.0000387 (0.000311)	-0.0000865 (0.000313)
<b>Drug Arrests</b>	0.0012	0.0000780 (0.000384)	0.000230 (0.000382)	0.0060	-0.00162 (0.00211)	-0.00131 (0.00205)	0.0008	-0.00000129 (0.000384)	0.000109 (0.000381)
<b>Financial Arrests</b>	0.0007	0.000191 (0.000427)	0.000136 (0.000424)	0.0007	-0.00134 (0.00156)	-0.00145 (0.00147)	0.0006	0.000454 (0.000454)	0.000424 (0.000456)
<b>Panel B: Negative Binomial</b>									
<b>All Arrests</b>		0.0758 (0.151)	0.0765 (0.152)		-0.0200 (0.373)	-0.155 (0.346)		-0.0585 (0.188)	-0.0750 (0.190)
<b>Violent Arrests</b>		0.787** (0.376)	0.772** (0.387)		1.696** (0.820)	1.566** (0.795)		-0.0655 (0.528)	-0.135 (0.536)
<b>Drug Arrests</b>		0.0766 (0.374)	0.231 (0.372)		-0.411 (0.550)	-0.396 (0.543)		-0.00198 (0.577)	0.196 (0.563)
<b>Financial Arrests</b>		0.149 (0.330)	0.0595 (0.331)		-1.073 (1.340)	-1.082 (1.162)		0.417 (0.410)	0.333 (0.420)
Observations		85690	85690		7106	7106		61693	61693
Individuals		4510	4510		374	374		3247	3247
Quarter FE		Yes	Yes		Yes	Yes		Yes	Yes
Controls		No	Yes		No	Yes		No	Yes

Notes: The first column for each group presents the Pre-Lottery Mean which is the mean of quarterly probability of arrest in the crime category from the year 2006. Each cell in the numbered columns represents a separate regression estimating equation 2 without and with controls in the odd and even columns respectively. Controls include age at the time of the lottery, number of bedrooms and a dummy indicating arrest in the crime category in the 5 years prior to the lottery. Unit of observation is a person-quarter. Robust standard errors, clustered at the individual level, are presented in parentheses.

Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

Table 7: Effect of Voucher Service on Crime - By time since Voucher Service

	All	Males	Females
	(1)	(2)	(3)
<b>Panel A: All Arrests</b>			
Pre-Lottery Mean	0.0055	0.0174	0.0039
< 1 yr since voucher service	0.00109 (0.00104)	0.000585 (0.00421)	0.000123 (0.00110)
> 1 yr since voucher service	-0.000584 (0.00128)	-0.00623 (0.00665)	-0.00109 (0.00130)
<b>Panel B: Violent Arrests</b>			
Pre-Lottery Mean	0.0007	0.0013	0.0005
< 1 yr since voucher service	0.000728** (0.000360)	0.00325* (0.00186)	-0.0000689 (0.000323)
> 1 yr since voucher service	0.000537 (0.000475)	0.00492 (0.00324)	-0.000119 (0.000459)
<b>Panel C: Drug Arrests</b>			
Pre-Lottery Mean	0.0012	0.0060	0.0008
< 1 yr since voucher service	0.000372 (0.000416)	-0.000422 (0.00230)	0.000177 (0.000416)
> 1 yr since voucher service	-0.0000339 (0.000510)	-0.00295 (0.00307)	-0.0000173 (0.000490)
<b>Panel D: Financial Arrests</b>			
Pre-Lottery Mean	0.0007	0.0007	0.0006
< 1 yr since voucher service	0.000257 (0.000496)	-0.00129 (0.00162)	0.000522 (0.000546)
> 1 yr since voucher service	-0.0000894 (0.000455)	-0.00175 (0.00146)	0.000243 (0.000459)
Observations	85690	7106	61693
Individuals	4510	374	3247
Quarter FE	Yes	Yes	Yes
Controls	Yes	Yes	Yes

Notes: Each column within a panel represents a separate regression estimating a version of equation 2 with the independent variable split up by duration since voucher service. Pre-Lottery Mean is the mean of quarterly probability of arrest in the crime category from the year 2006. Controls include age at the time of the lottery, number of bedrooms and a dummy indicating arrest in the crime category in the 5 years prior to the lottery. Unit of observation is a person-quarter. Robust standard errors, clustered at the individual level, are presented in parentheses. Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

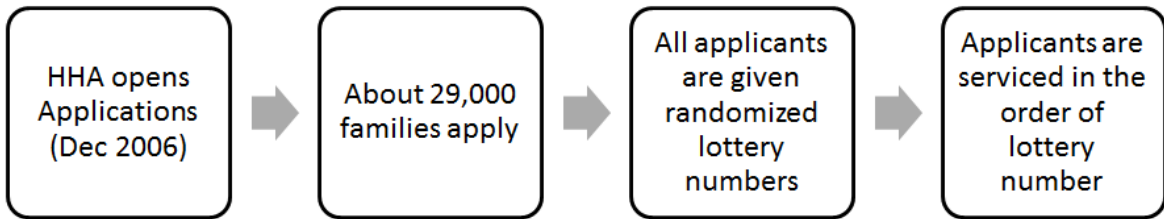
Table 8: Test of Differential Attrition across Lottery Numbers - Registration and Voting in 2012

	All		Males		Females	
	(1) Registered	(2) Voted	(3) Registered	(4) Voted	(5) Registered	(6) Voted
<b>Panel A</b>						
Lottery number/1000	0.000520 (0.00102)	-0.0000686 (0.00103)	0.00277 (0.00355)	0.00235 (0.00356)	-0.000800 (0.00121)	-0.000137 (0.00123)
<b>Panel B</b>						
Quarter of voucher service	0.000521 (0.00208)	-0.000601 (0.00211)	0.00694 (0.00718)	0.00508 (0.00733)	-0.00248 (0.00245)	-0.000885 (0.00251)
Observations	4510	4510	374	374	3247	3247

Notes: Each cell represents a separate regression, estimating equation 1 with dummy indicating being registered in 2012 as the dependent variable in the odd columns and a dummy indicating having voted in 2012 as the dependent variable in the even columns. Unit of observation is an individual. Panel A shows the coefficients for lottery number scaled down by 1000 and Panel B shows coefficients for the voucher service quarter. Robust standard errors are presented in parentheses.

Figure 1: Lottery and Voucher Service Processes

(a) Lottery Process



(b) Voucher Service Process

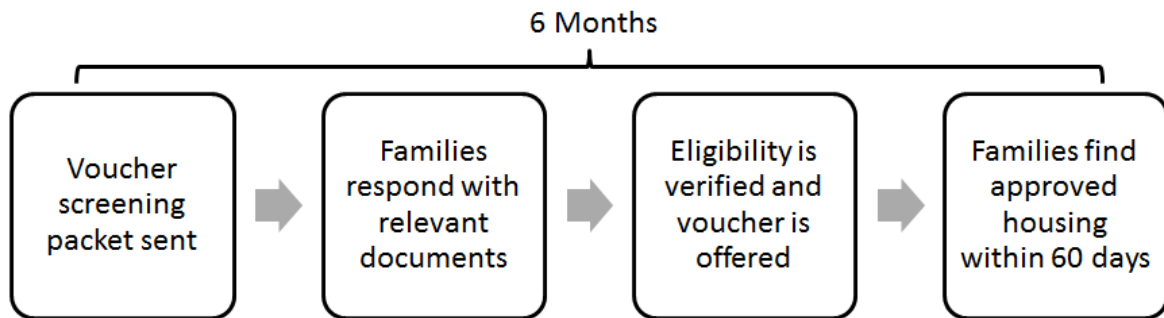
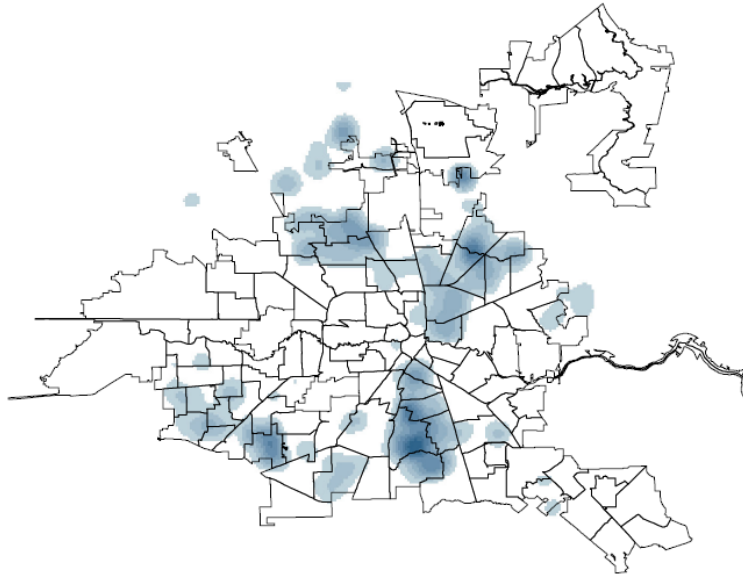
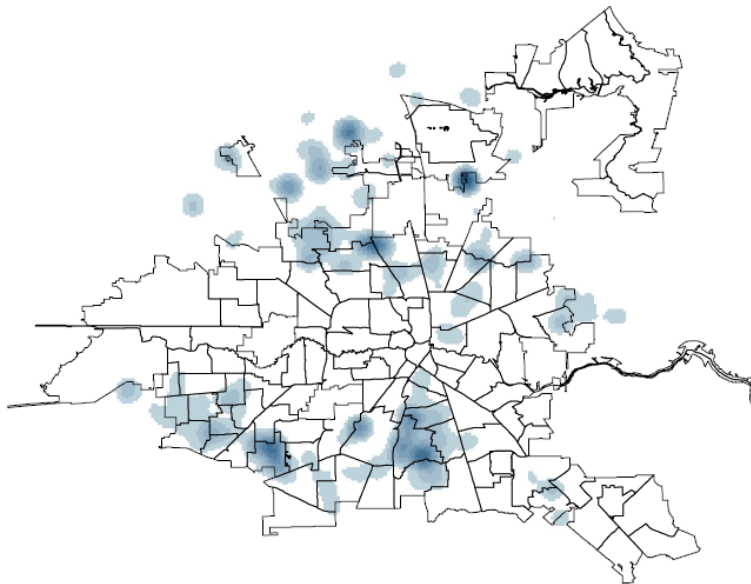


Figure 2: Heatmaps of Application and Voucher Use Addresses

(a) Distribution of Application Addresses



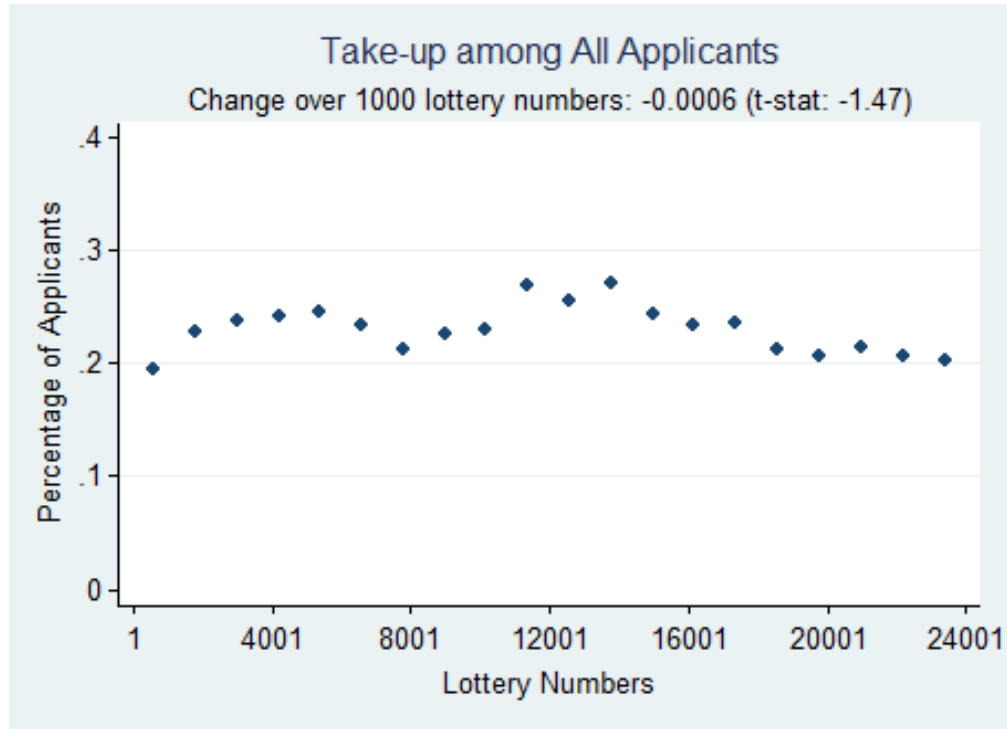
(b) Distribution of Voucher Use Addresses



Notes: The heat maps are created in ArcMap using a point density operation that creates a grid over the map and then counts the number of address points within each grid cell. The outline indicates the Houston Police Department districts.

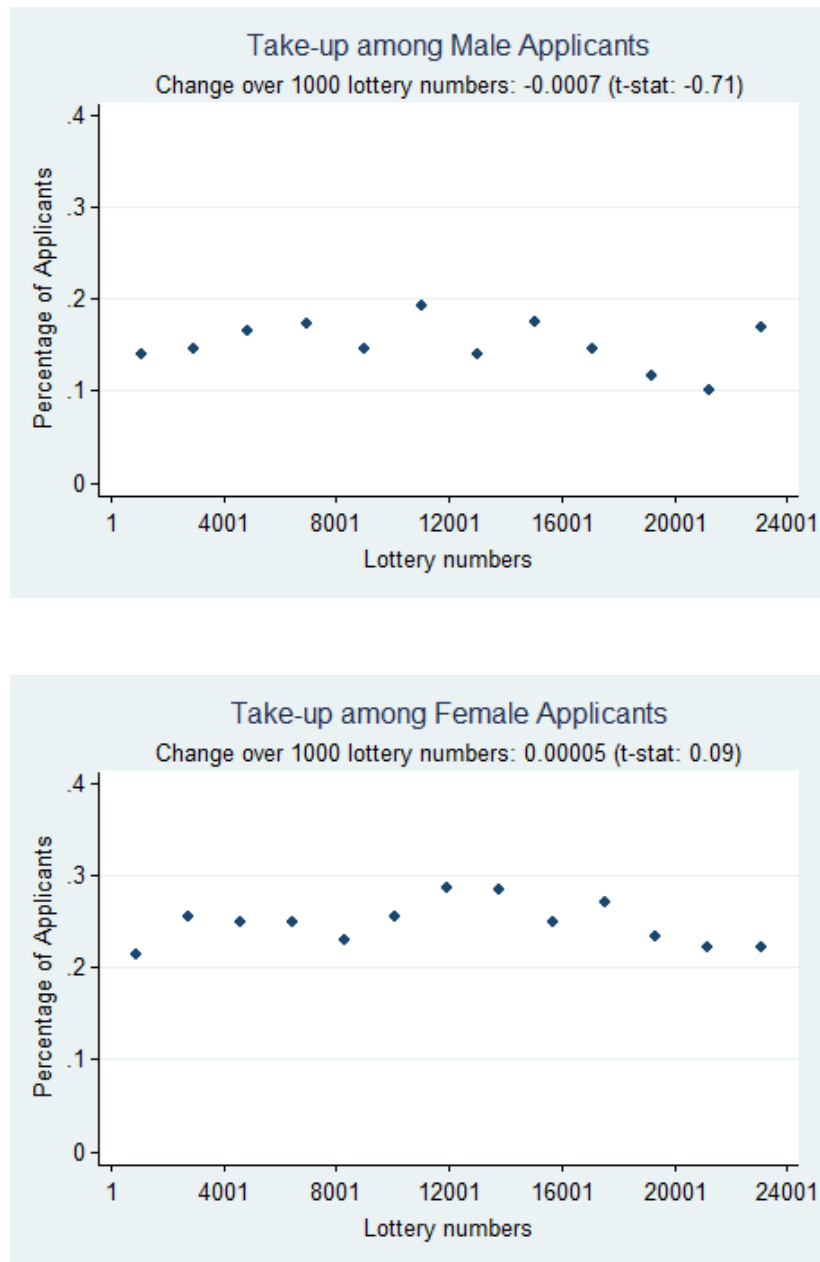


Figure 3: Take-up Rates across Lottery Numbers



Notes: Each bubble represents the percentage of take-up within bins of about 980 individuals.

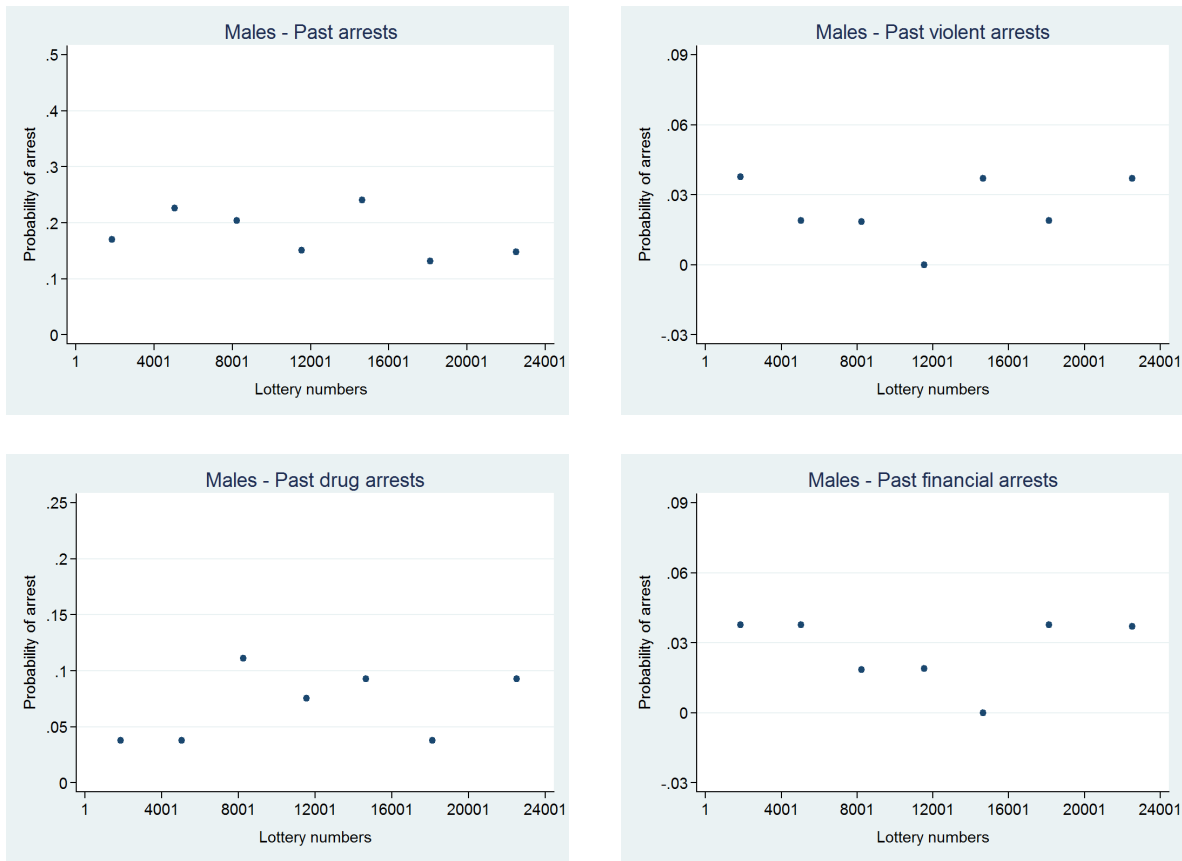
Figure 4: Take-up Rates by Gender



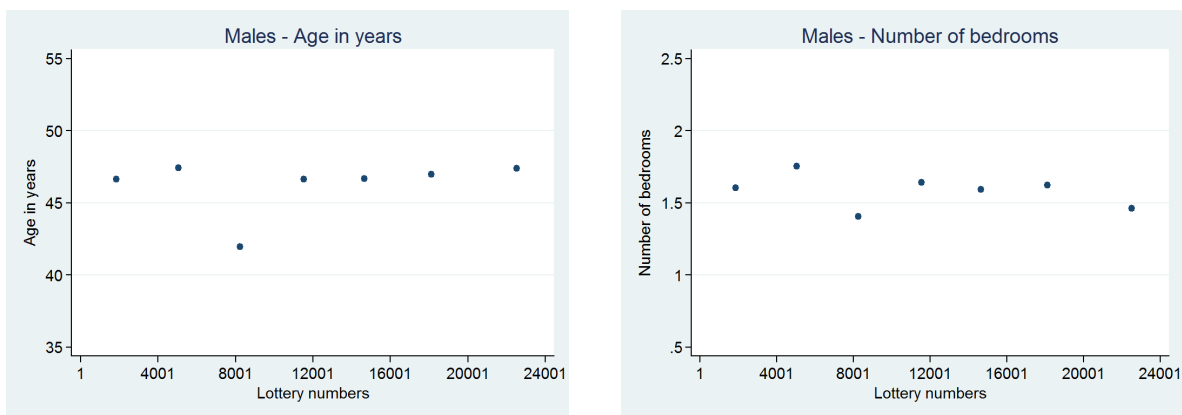
Notes: Each bubble represents the percentage of take-up within bins of about 200 men and about 1000 women respectively.

Figure 5: Test of Randomization: Distribution of Pre-Lottery Characteristics for Males

(a) Crime History



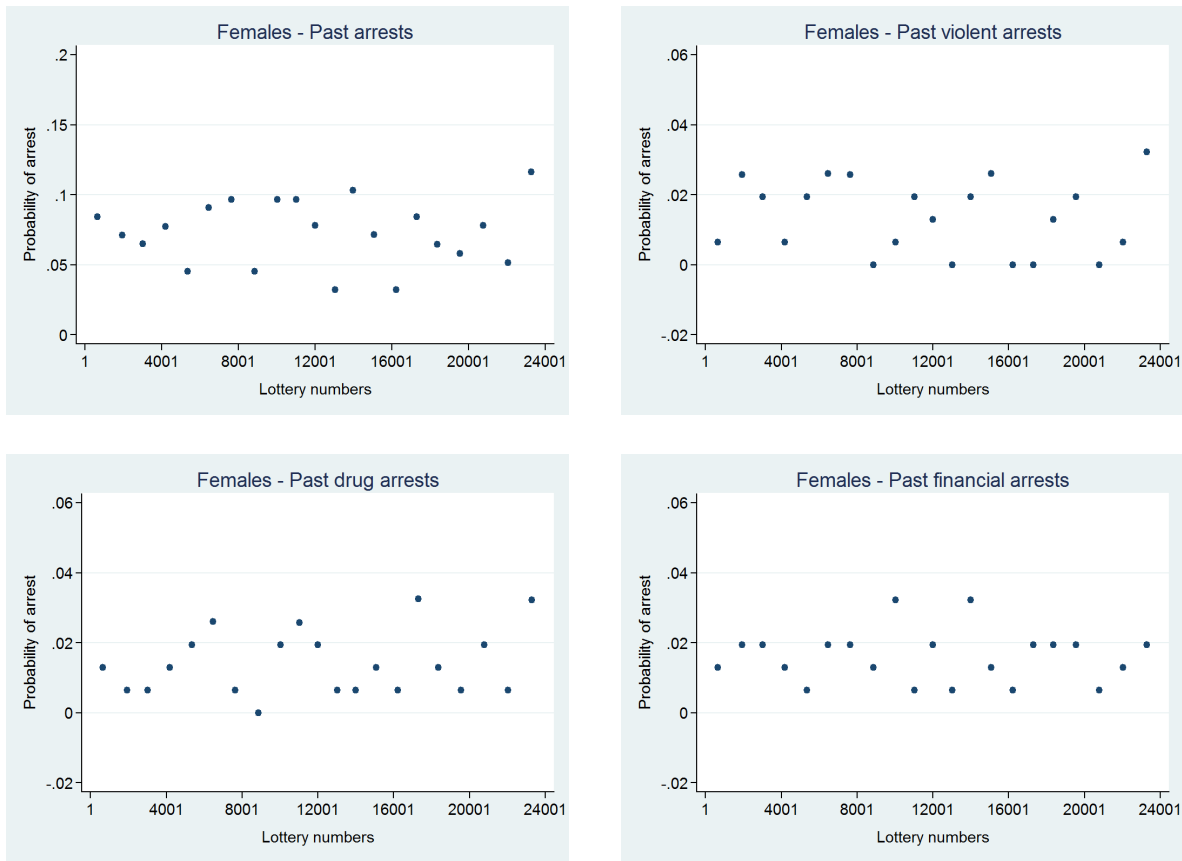
(b) Demographics



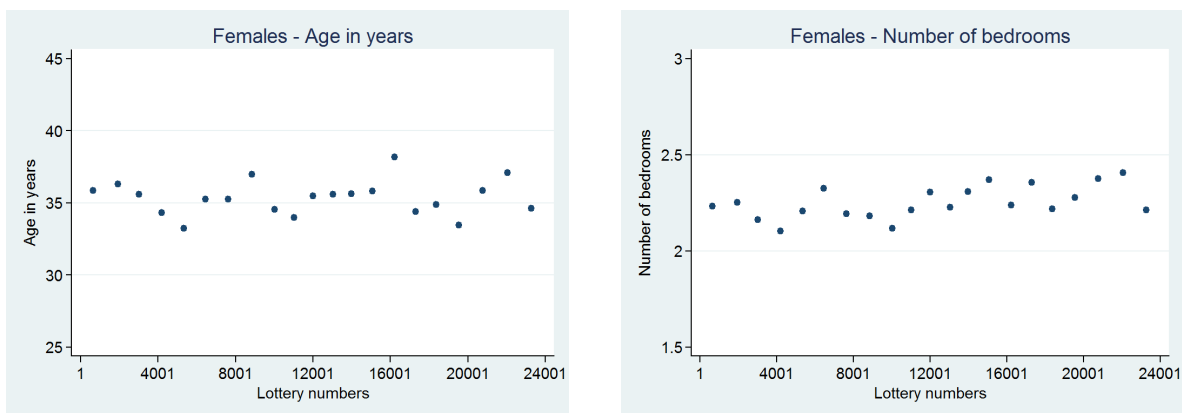
Notes: Each bubble represents the local average of the variable within bins of 53-54 men. Crime history variables represent the probability of arrest in the crime category between 2002 and 2006.

Figure 6: Test of Randomization: Distribution of Pre-Lottery Characteristics for Females

(a) Crime History

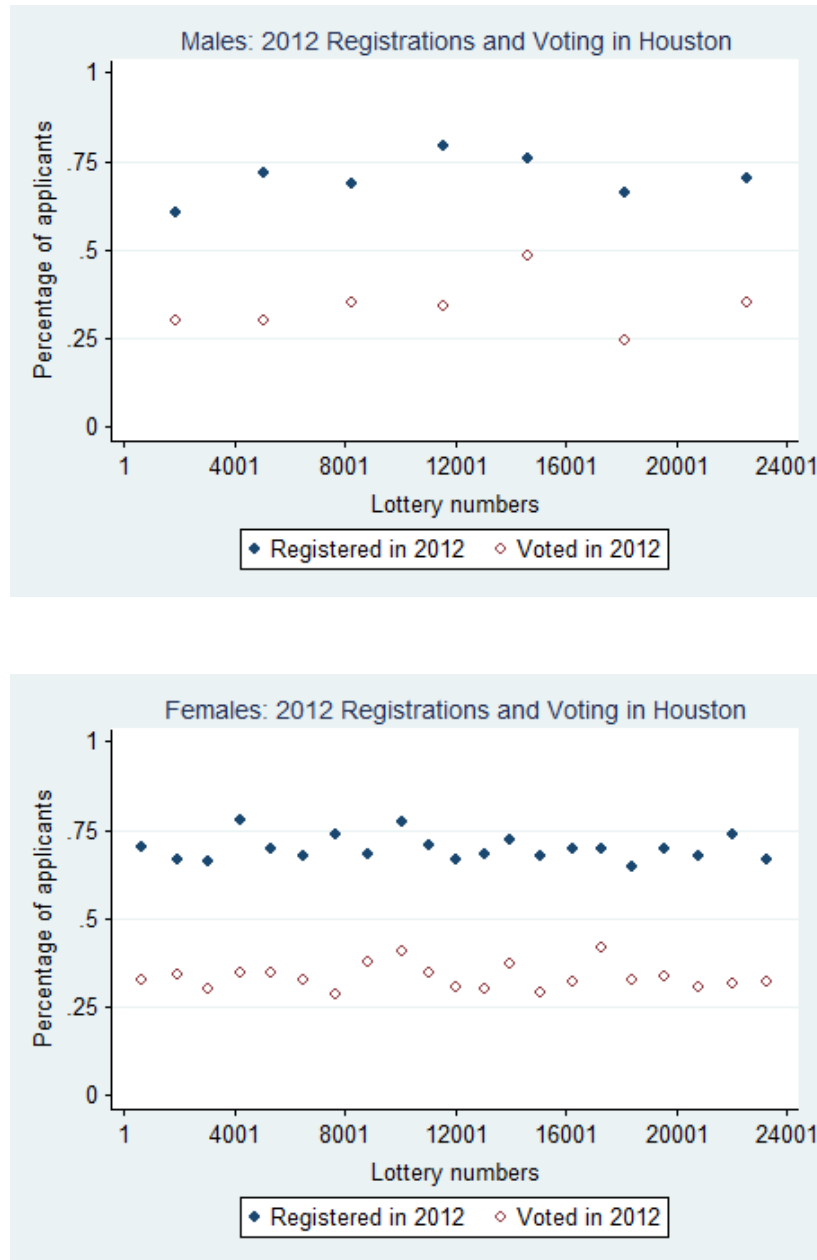


(b) Demographics



Notes: Each bubble represents the local average of the variable within bins of 154-155 women. Crime history variables represent the probability of arrest in the crime category between 2002 and 2006.

Figure 7: Test for Attrition - Likelihood of Voter Registration and Voting in Houston in 2012 across Lottery Numbers



Notes: Each bubble represents the local percentage within bins of 53-54 men and 154-155 women respectively, of individuals who were registered to vote and who voted in Houston in 2012.

## APPENDIX

Table A1: Classification of crimes into categories

<b>Category</b>	<b>Included crimes</b>
Violent	Assault, Aggravated Assault, Arson, Kidnapping, Murder, Robbery, Sexual Assault
Drug	Alcohol related offenses, DUI, Manufacture, Possession or Sale of contraband products
Financial	Auto Theft, Burglary, Gambling, Robbery, Shoplifting, Theft, White Collar crimes (Forgery, Fraud etc.)
Unclassified	Minor traffic offenses, Carrying/Discharging prohibited weapons, Criminal Mischief, Criminal Trespassing, Evading arrest, Indecent behavior/exposure, Prostitution related arrests

Table A2: Intent to treat estimates with controls and leads

	All			Males			Females		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>Panel A: All Arrests</b>									
Post voucher service	0.000487 (0.000975)	0.000505 (0.000970)	0.000689 (0.00111)	-0.000247 (0.00461)	-0.00181 (0.00433)	-0.000664 (0.00516)	-0.000306 (0.000984)	-0.000302 (0.000987)	-0.000635 (0.00113)
Announcement effect			0.000358 (0.00122)			0.00672 (0.00651)			-0.000981 (0.00126)
Lead			0.000295 (0.00106)			-0.00357 (0.00550)			-0.0001000 (0.00109)
<b>Panel B: Violent Arrests</b>									
Post voucher service	0.000685** (0.000349)	0.000661* (0.000348)	0.000874** (0.000391)	0.00392* (0.00220)	0.00384* (0.00212)	0.00478** (0.00214)	-0.0000387 (0.000311)	-0.0000865 (0.000313)	0.0000894 (0.000345)
Announcement effect			0.000761* (0.000432)			0.00286 (0.00240)			0.000671 (0.000464)
Lead			-0.000102 (0.000367)			0.000438 (0.00197)			-0.000142 (0.000326)
<b>Panel C: Drug Arrests</b>									
Post voucher service	0.0000780 (0.000384)	0.000230 (0.000382)	0.000657 (0.000447)	-0.00162 (0.00211)	-0.00131 (0.00205)	0.00261 (0.00227)	-0.00000129 (0.000384)	0.000109 (0.000381)	0.000230 (0.000456)
Announcement effect			0.000994* (0.000558)			0.0102** (0.00416)			0.00000596 (0.000495)
Lead			0.000473 (0.000473)			0.00407 (0.00363)			0.000493 (0.000477)
<b>Panel D: Financial Arrests</b>									
Post voucher service	0.000191 (0.000427)	0.000136 (0.000424)	0.000418 (0.000460)	-0.00134 (0.00156)	-0.00145 (0.00147)	-0.00112 (0.00174)	0.000454 (0.000454)	0.000424 (0.000456)	0.000640 (0.000481)
Announcement effect			0.000457 (0.000476)			0.000840 (0.00176)			0.000182 (0.000453)
Lead			0.000569 (0.000496)			0.000391 (0.00187)			0.000648 (0.000568)
Observations	85690	85690	85690	7106	7106	7106	61693	61693	61693
Individuals	4510	4510	4510	374	374	374	3247	3247	3247
Quarter FE	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Controls	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes

Notes: Each column in each panel represents a separate regression. Columns 3, 6 and 9 present results from estimating equation 2 with indicators for 1-2 quarters before voucher service (announcement effect) and 3-4 quarters before voucher service (leads testing for pre-treatment trends). Controls include age at the time of the lottery, number of bedrooms and a dummy indicating arrest in the crime category in the 5 years prior to the lottery. Unit of observation is a person-quarter. Robust standard errors, clustered at the individual level, are presented in parentheses. Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level

Table A3: Intent to treat estimates with controls for neighborhood characteristics

	All			Males			Females		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
<b>All Arrests</b>	0.000505 (0.000970)	0.000531 (0.000969)	0.000603 (0.000971)	-0.00181 (0.00433)	-0.00220 (0.00437)	-0.00215 (0.00440)	-0.000302 (0.000987)	-0.000223 (0.000987)	-0.000153 (0.000989)
<b>Violent Arrests</b>	0.000661* (0.000348)	0.000652* (0.000348)	0.000666* (0.000351)	0.00384* (0.00212)	0.00376* (0.00213)	0.00381* (0.00214)	-0.0000865 (0.000313)	-0.000104 (0.000313)	-0.0000910 (0.000315)
<b>Drug Arrests</b>	0.000230 (0.000382)	0.000258 (0.000383)	0.000293 (0.000383)	-0.00131 (0.00205)	-0.00130 (0.00202)	-0.00106 (0.00201)	0.000109 (0.000381)	0.000139 (0.000384)	0.000156 (0.000384)
<b>Financial Arrests</b>	0.000136 (0.000424)	0.000162 (0.000424)	0.000184 (0.000427)	-0.00145 (0.00147)	-0.00142 (0.00148)	-0.00148 (0.00151)	0.000424 (0.000456)	0.000466 (0.000456)	0.000485 (0.000461)
Observations	85690	85690	85690	7106	7106	7106	61693	61693	61693
Individuals	4510	4510	4510	374	374	374	3247	3247	3247
Quarter FE	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Main controls	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Demographic controls	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes
Dummy for missing demographic controls	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes
Crime controls	No	No	Yes	No	No	Yes	No	No	Yes
Dummy for missing crime controls	No	No	Yes	No	No	Yes	No	No	Yes

Notes: Each cell represents a separate regression from estimating equation 2 with a different set of control variables. Main controls include age at the time of the lottery, number of bedrooms and a dummy indicating arrest in the crime category in the 5 years prior to the lottery. Demographic controls include percent black, percent Hispanic, unemployment rate, median household income and poverty rate for the census tract of the individual's application address. Crime controls include rates for overall crime, violent and property crimes per 1000 people in the police division of the individual's application address. To maintain the number of observations constant across specifications, we include dummy variables indicating whether the demographic or crime controls are missing. Unit of observation is a person-quarter. Robust standard errors, clustered at the individual level, are presented in parentheses.

Significance: \* 10% level; \*\* 5% level; \*\*\* 1% level



**From:** [Kevin R. BEALS](#)  
**To:** [housingelement](#)  
**Subject:** Housing Sites Update - Los Ranchitos  
**Date:** Saturday, March 5, 2022 10:59:36 AM

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Hello.

My name is Kevin Beals, and I live at 3 Oak Ridge Road, San Rafael, in the Los Ranchitos neighborhood. I see that we are down to 2 alternatives, with #1 including 0 properties for rezoning in Los Ranchitos, and #2 including 139 properties in Los Ranchitos. I attended a recent Los Ranchitos neighborhood meeting in which it seemed that the vast majority of my neighbors in attendance was against any rezoning in the neighborhood. I am strongly in favor of reducing single family zoning as a practice that has historically functioned as a barrier to lower income, (often black and brown) folks from living in certain neighborhoods, and would welcome rezoning of some properties in our neighborhood, but 139 seems excessive, and will be strongly opposed by our neighborhood.

If I need to choose between the two, I'd choose #1, but I would prefer if there were a choice that allowed for ~20 properties in the neighborhood to be rezoned. I would include our property on that list. We live on 1 1/4 acres, which could easily accommodate an additional home.

Thank you for your attention.  
Kevin Beals

--

Curriculum and Professional Learning Specialist  
Director Emeritus, BEETLES Project  
[beetlesproject.org](http://beetlesproject.org)

he/him

Lawrence Hall of Science  
1 Centennial Drive  
University of California  
Berkeley, CA 94720

[kbeals@berkeley.edu](mailto:kbeals@berkeley.edu)

I acknowledge that the land I work on is the territory of xučyun (Huichin), the ancestral and unceded land of the Chochenyo-speaking Lisjan Ohlone people, and the land I live on is the unceded land of the Tamal Aguasto tribelet of the Coast Miwok.

**From:** [Kimia Vaughan](#)  
**To:** [housingelement](#)  
**Subject:** Marin county Juvenile Hall  
**Date:** Monday, March 7, 2022 12:38:51 PM

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Hello,

Marin county Juvenile Hall and office across. I STRONGLY disagree with this proposal of putting housing here. There is not enough infrastructure for this. When there was the fire last year I couldn't even get on to LUCAS VALLEY with how many current residents there are. This would put many families at risk. ALSO the creek is dried up already. We don't have enough water.

Kimia Vaughan

Project Engineer

Summit Professional Builders, Inc.

1010 Sir Francis Drake, Suite 201

Kentfield, CA 94904

P 415-454-3280

C 415-416-0028

[kvaughan@spb-inc.com](mailto:kvaughan@spb-inc.com)

[www.spb-inc.com](http://www.spb-inc.com)



**From:** [KRISTINA SVENDSEN LANDRY](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to rezoning Los Ranchitos!  
**Date:** Monday, March 14, 2022 2:44:49 PM

---

Please do not rezone Los Ranchitos!

Thank you,  
Kristina Landry  
129 los Ranchitos Rd  
San Rafael, CA 94903

**From:** [Larry Van Note](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Sunday, March 13, 2022 11:33:43 AM

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I am writing this letter because I am very concerned about one of the housing element siting alternatives being considered for unincorporated Marin. Specifically, as a homeowner in Los Ranchitos, I am very much opposed to Alternative 2 (Environmental Hazards/Infill).

This alternative places a disproportionate allocation of additional housing in our area, instead of more equitably distributing that housing over the entire county. This proposal does not treat existing homeowners fairly, since it forces certain areas to carry a bigger burden than others.

This is especially concerning to our neighborhood, because adding significant additional housing in Los Ranchitos would completely change the character of our neighborhood. Adding the same amount of additional housing to many other parts of our county would not have the same detrimental effect.

Furthermore, adding additional housing in unincorporated Marin should take into account additional housing being proposed in nearby cities. New housing is already being proposed at the nearby Northgate Mall, which is an ideal location. If additional housing is sited at the Northgate Mall AND in Los Ranchitos, that would seem to be a much higher allocation of new housing in our immediate area than in other parts of the county.

The county obviously needs to have additional housing. However, let's do it in a way that has the least impact on the character of existing neighborhoods. And let's pick areas for additional housing that do not have the drawbacks of steep terrain and wildfire danger so prevalent in Los Ranchitos.

Please support Alternative 1, and not Alternative 2. If you feel that you must support Alternative 2, please exclude Los Ranchitos parcels from the list of proposed sites for additional housing.

Thank you.

Larry Van Note

**From:** [Laura Arends](#)  
**To:** [housingelement](#)  
**Subject:** Proposed Housing Development at Old Gallinas School Site  
**Date:** Wednesday, March 9, 2022 4:19:03 PM

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To Whom It May Concern –

I am just hearing about this proposed housing at the above site. I live in the next door neighborhood and would be very unhappy if this site was developed at this density. I have lived in this neighborhood for almost 30 years and the traffic has increased where we have to decide when the best time is to leave to avoid gridlock. As you are aware, the Venetia Valley School and the JCC contribute to an enormous amount of traffic Monday – Friday.

The improvements made to the school to increase the enrollment have dramatically increased traffic. The buses can't even make the turn into the driveway without backing up. Poorly designed. The amount of cars driving up and down San Pedro Road is tenfold from years prior. There are better locations set up to handle this increase in traffic.

Thank you,  
Laura Arends

**From:** [Laura S.](#)  
**To:** [Rodoni, Dennis](#); [housingelement](#)  
**Subject:** Housing Element  
**Date:** Monday, March 14, 2022 12:09:28 AM

---

Dear Supervisor Dennis Rodoni and Director Lealya Thomas,

I am not understanding why Marin County can not tell the state to keep their money and we will move forward with our own plan of when and what we want to develop in our county. I would think that as long as we don't take State money, they can not come in here and tell us where we will develop if we don't live up to their expectations.

Exactly what is the money they will give us and is it really worth it to have them tell us to ruin the pristine environment that we have for so many decades protected?

Our county is very unusual and visitors from neighboring counties flock to the beauty and peacefulness of West Marin. I have encountered people in Roy's redwoods standing silently, staring up into the trees and breathing deeply. They come here to unwind, and get away from the chaos of the traffic, suburbs, malls, traffic lights, rules, crowd control, stress, clenched teeth, wrinkled brows.

Nothing good will come of building anything except affordable housing. Affordable housing probably doesn't excite developers. Oh well. We have zero need for expensive or even moderately priced homes. I do not support any housing on raw land.

So then we move on to all the ADU's that are in code enforcement. ADU's are affordable housing. ADU's benefit the owners of them who then have income. They are run by the individual owners, so there are no administration costs of running a housing project.

One of the problems with building new affordable housing is how do you make sure the people who need them who live in our communities now, get to live in them? When asked that question, I believe the answer was that there is no way to assure the community members who need them would get them. That won't solve our problem.

I certainly do not envy your positions and the task at hand. I trust you will do what is right for our communities and our sensitive environment.

Sincerely,  
Laura Szawarzenski  
415 488-0114  
Lagunitas

**From:** [ltb@saber.net](mailto:ltb@saber.net)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor Housing Development Possibility  
**Date:** Tuesday, March 15, 2022 2:40:24 PM

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Leah Tuffanelli would like information about:

I have lived on School Road off the "Atherton Corridor" for 25 years. It is a rural neighborhood, developed along the hillsides surrounding wetlands. There are no public transportation options, density limits for each parcel (2 acre minimum on my road), and, per statistical analysis, a lot of it will be threatened by global sea rise flooding in 25 years. Already we see that on the 37. Why would any reasonable housing planner put a large housing development in such a location? It makes no sense. I am strongly opposed. If you must, reduce the subdivision requirements for every home owner in the vicinity, so we can make two homes for every one. But do not destroy the community that we have all invested and lived in for decades by authorizing some housing developer to construct a monstrosity in elevated wetlands. That just goes against all the laws, ideas, plans and concepts so many of us have been told by government for decades. I look forward to someone responding to me.

**From:** [Linda Bell](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 1:42:42 PM

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I am writing this letter because I am very concerned about one of the housing element siting alternatives being considered for unincorporated Marin. Specifically, as a homeowner in Los Ranchitos, I am very much opposed to Alternative 2 (Environmental Hazards/Infill).

This alternative places a disproportionate allocation of additional housing in our area, instead of more equitably distributing that housing over the entire county. This proposal does not treat existing homeowners fairly, since it forces certain areas to carry a bigger burden than others.

This is especially concerning to our neighborhood, because adding significant additional housing in Los Ranchitos would completely change the character of our neighborhood. Adding the same amount of additional housing to many other parts of our county would not have the same detrimental effect.

Furthermore, adding additional housing in unincorporated Marin should take into account additional housing being proposed in nearby cities. New housing is already being proposed at the nearby Northgate Mall, which is an ideal location. If additional housing is sited at the Northgate Mall AND in Los Ranchitos, that would seem to be a much higher allocation of new housing in our immediate area than in other parts of the county.

The county obviously needs to have additional housing. However, let's do it in a way that has the least impact on the character of existing neighborhoods. And let's pick areas for additional housing that do not have the drawbacks of steep terrain and wildfire danger so prevalent in Los Ranchitos.

Please support Alternative 1, and not Alternative 2. If you feel that you must support Alternative 2, please exclude Los Ranchitos parcels from the list of proposed sites for additional housing.

Thank you.

Linda Bell



**From:** [Linda Levey](#)  
**To:** [BOS](#); [PlanningCommission](#); [housingelement](#)  
**Cc:** [SVNA Email](#); "[Damon Connolly](#)"  
**Subject:** RE: Marin County Housing & Safety Element Update - Comments  
**Date:** Monday, March 14, 2022 2:40:03 PM

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Hello Marin County Board of Supervisors, Marin County Planning Commission, and Marin County Housing Element Staff: (For the 3/15/22 BOS meeting, this is Item 10 on the Agenda)

I will reiterate the comments I made at the 2/15/22 Housing Element meeting and for the 3/1/2022 BOS/Planning meeting...

I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years.

Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help.

I was glad to see, in the latest "Hybrid" document, the previous number of 422 units slated for SV (an increase of almost 25% of the 1,700-1,800 units we currently had, at last count) has been reduced. Still the current 245 number of units proposed (if I added right) are an increase of almost 15% of the 1,700-1,800 units we currently have, at last count. It's lower than before, but still a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia - more congestion and loss of our green spaces.

And as you well know, it's not just the units specific to SV that will affect us in our everyday lives. We have to consider the cumulative effects of the building to the north, south, and west - we are not an island.

If I am reading this new list correctly, there are a total of 84 units slated between 170 and 220 North San Pedro Road and another 103 units slated at Old Gallinas School, at 251 North San Pedro Road. That's now 187 units within a couple of blocks on our already hugely congested street, and our only road in and out of Santa Venetia. All of these units are slated as "lower income". Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and

for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process?

Previously both McPhail's School and Oxford Valley (Outnumbered) were removed from some of the models. Now they are both added back with 33 and 38 units of above moderate housing. One site, McPhail's is underwater much of the year and the other, Oxford Valley, is a beautiful, mostly undeveloped site. As well, 5 units on Bayhills, at the top of the road, an unbuilt property with no services that I know of? I'm not sure who these units would benefit except the developer. Do we really need to continue to add "above moderate income" units to an area that is already struggling with our infrastructure.

Also, I heard them say at the 2/15/22 meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? Are the 84 total units slated for the JCC, Church, and Rodef Shalom to be built on their parking lots? If that is the case, where will people park? The lots at the JCC and Rodef Shalom are typically full and overflowing already.

They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking previously required is frightening.

And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back further against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.

Thank you for your attention to my comments, Linda Levey, SVNA Treasurer and Board Member, CSA #18 (Parks) Chair

**From:** [Linda Peterson](#)  
**To:** [housingelement](#)  
**Cc:** [Jeffrey P. Peterson](#); [Beep Peterson](#); [Taylor Peterson](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Sunday, March 13, 2022 7:51:48 PM

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Regarding the rezoning of Los Ranchitos:

The parcels that have been identified for rezoning in Los Ranchitos are not well-chosen, lack proper due diligence and do not adhere to the County's criteria for "underutilized residential". The vast majority of our homes in the community have been significantly upgraded and remodeled. We have personally lived in Los Ranchitos for over 30 years, we have raised our children here and we have been active in the the community. We have also over that period of time have extensively remodeled our home along with improving upon our entire property. Yet, the county has identified our property as one to be rezoned. The vast majority of the homes in Los Ranchitos and in particular our street, Knoll Way have been extensively upgraded which has further enhanced the community. According to the maps provided by the county, several of the homes identified, have been recently remodeled and are still marked as "underutilized" and highlighted for redevelopment. Furthermore, several properties that haven't been touched for years or even decades are not highlighted for redevelopment. Furthermore, properties subject to Proposition 13 are unfairly penalized for long-term ownership by having high land to improvement ratios. Properties on flat land are included or excluded randomly, while properties on steep slopes, in the WUI with high fire hazard, and accessible only by narrow roads are mainly included. There's just no sense or consistency to what the county has conveyed to our community.

My husband and I purchased our home in 1991, and as a native of San Rafael we scaped together every nickel, dime and penny to do so. We stretched and worked extremely hard over the years to enhance our property for our personal enjoyment and as a byproduct, for that of our neighbors. Rezoning Los Ranchitos is not only illogical, it lacks any merit and does not truly help provide a solution for the need for increased housing in the county. There are several other areas in Marin County that have the opportunity for a clean slate for development. Bringing higher density to Los Ranchitos forces a greater degree of traffic on narrow roads, increases the risk of fire danger and potentially loss of life.

Having been born and raised in San Rafael, there are several other locations around the county that are far more suited for the expansion of additional well planned out communities. Scattering a few extra multi-residential unities in random locations throughout Los Ranchitos does not address the need for a well planned housing community. We live in a rural area with extensive wildlife that coexists with our horses and the community. Bring higher density housing to this community would be detrimental to not only to the current homeowners but would be a significant impact to the environment and the wildlife within.

We welcome an opportunity for an open dialogue to help the county select more

suitable locations and provide the need for quality housing.

With our common goals in mind,

Linda Peterson (15 Knoll Way)

**From:** [Linda Ruggieri](#)  
**To:** [housingelement](#)  
**Subject:** "above moderate" housing  
**Date:** Thursday, March 3, 2022 5:17:04 PM

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Why are we planning to build MORE "above moderate" than "moderate" priced units under this plan? That is completely insane and won't help our problem. The issue is not spaces but AFFORDABILITY. Just noticed the new "Verandas" development going up along the freeway in Novato...."homes starting at \$800K"....how on earth does this begin to solve the problem of lack of affordable housing in Marin County?

Marin needs 2+ bedroom rentals in the \$2000/mo range if we are ever to house our "essential workers" and aging population on fixed incomes who are being priced out of the place they've called home for generations.

Sincerely,  
L Ruggieri  
Sent from my mobile

**From:** [lisa@racekartsinc.com](mailto:lisa@racekartsinc.com)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Concern re: Proposed Housing Sites on Atherton Corridor & Olive Ave.  
**Date:** Monday, March 14, 2022 2:51:01 PM  
**Importance:** High

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Hello,

I would like to express my major concerns re: Proposed housing sites on Atherton Corridor & Olive Ave.

I have lived on Archibald Lane (cross street Atherton Ave.), Novato for 37 years. I have some major concerns with the proposed addition of several hundreds of new housing units in our area, 500 units just on the Atherton Corridor alone.

The units that are proposed are located along much of Atherton Ave. and parts of Olive Ave.

Atherton Ave. is only a two-lane road and has experienced major traffic congestion during the flooding of Hwy 37 in which traffic was re-routed from Hwy 37 to Hwy 101, using Atherton Ave as the detour. Traffic was at a standstill on Atherton Ave. many times throughout the closing of Hwy 37. When it wasn't at a standstill, traffic moved very slowly and was backed up for over

1 ½ miles on a regular basis until Hwy 37 was re-opened. The flooding on Hwy 37 has not been permanently resolved.

With all the recent fires including one last year on Atherton Ave., there needs to be an escape route from the fire without being stuck in a traffic jam on this 2-lane road. As we know, people have died because of being stuck in a traffic jam during the 2018 Camp Fire in Paradise, CA.

Also, the Novato Fire Dept. sub-station is located on Atherton Ave., close to Olive Ave. and when there is an emergency, whether it be a fire or medical aid, if Atherton Ave. is blocked there is the possibility that emergency response time would take much longer with potentially tragic consequences.

The other concern I have is the bike lane on Atherton Ave. is not protected in any way other than marked by white lines. Many drivers drive much faster on Atherton Ave. than the posted speed limit and with more housing comes more families using the bike lanes.

Atherton Ave. also has many eucalyptus trees very close to the westbound lane. I believe this should be addressed since they are shallow rooted trees and could potentially block the roadway or even injure someone if left unmanaged. I have already seen some of those trees fall.

Also, it seems like adding several hundreds of housing units on the Atherton Corridor and

Olive Ave are unusual locations since I am not aware of any bus routes there and the locations proposed are quite a distance from any grocery stores, gas stations, and other necessities for those that may not have any vehicle transportation.

Thank you for considering the concerns I have.

Best regards,

Lisa Caceres

**From:** [Lisa Hamilton](#)  
**To:** [BOS](#); [housingelement](#); [Rodoni, Dennis](#)  
**Subject:** Comments Re: 03/15 Housing Sites Update - Board of Supervisors/Planning Commission Joint Meeting  
**Date:** Monday, March 14, 2022 4:35:15 PM  
**Attachments:** [Comment Letter - 31522 Housing Element Meeting.pdf](#)

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Thank you for the opportunity to comment on the Housing Element alternatives.

I recognize how hard this is. You have many different people with important needs telling you what to do. . . and you have a deadline that seems right now to be pretty strict.

This is a big issue so I will be succinct:

**Developing in many areas of unincorporated Marin (particularly rural, West Marin) would be a disaster.**

- Many parcels up for development would create pollution and public health issues.
- Flood hazard areas already defined by FEMA are inappropriate for building.
- A-60 parcels represent important lands use for open space and agriculture, they should not be rezoned.
- Areas far from transportation corridors or job centers will needlessly increase auto usage – negatively impacting climate change and increasing expenses to upgrade roads and infrastructure.
- For people who are already priced out of the housing market, it would be particularly expensive to live there because the parcels are so far away from job centers, adding to already high living expenses.
- And of course drinking water access would be a great challenge as would be mitigating fire risks near WUIs.
- Therefore, it's absolutely essential to have locations inappropriate for development removed from any potential consideration lists.

**The housing shortage can be alleviated by more creative measures.**

- Restrict short-term rentals, which are displacing residential communities.
- Modify zoning laws in urban city centers like San Rafael to allow for use of existing vacant commercial buildings and to build higher residential units.

**A LOT of Marin residents had no idea this was going on until just a few days ago and want to get involved.**

- We need more community engagement with in-person meetings, outreach, and publications to promote public participation.

**Marin can be a place for affordable housing, environmental conservation, and (yes) wealthy developers.**

Organizations and individuals outside Marin use insults such as describing our



carefully made community plans as “impediments” or saying we value “preserving natural landscapes over housing.” They are trying to make an argument that is either/or.

That is a false choice. We are wiser than that.

Pitting environmentalists against social justice and equal housing is an old-fashioned, traditional argument that ignores the truth that most people who want social justice also want environmental justice. *Just look to Green Latinos, who work with Latinx leaders committed to addressing public lands and ocean conservation issues; ask Bay Area local Rue Mapp, founder of Outdoor Afro, which celebrates nature and community (these are just a few).*

Environmentalism is social justice.

As you know, we are in a climate emergency as well as a housing crisis. We have also as a nation lost touch with our ability to solve problems as a community – with creativity, established social and climate science, and listening to the needs of all constituents.

Marin has been a role model for protecting irreplaceable environmental treasures – look at Muir Woods, Marin Headlands, Point Reyes. Do we want to be admired for carrying on that stewardship?

Do we want to be seen by future generations as the ones who found solutions in a deliberate, constructive manner protecting our natural resources and building affordable housing for those who work and live here?

There is a place for development in Marin. I ask you to think about where housing makes the most sense. That really is what we’re talking about here. Where, at the end of the day, does it make the most sense to build homes?

As a San Rafael resident, I’m more than happy to take on those extra 3,000+ homes proposed for unincorporated Marin in my town. Please bring those 3,000+ homes here. Please don’t put them in unincorporated Marin.

Thank you for consideration of my comments.

Lisa Hamilton

**From:** [lisa.usc@comcast.net](mailto:lisa.usc@comcast.net)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor Development  
**Date:** Monday, March 14, 2022 1:26:06 PM

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Lisa Helfond would like information about:

I completely oppose any development along the Atherton Corridor. Rush Creek is sensitive wetlands. There is a critically important migration of many coastal birds which nest here in the yards of the homes here which have been built sparsely and with nature in mind. Dense building developments do not belong in environmentally sensitive areas. I am very concerned that any proposed county housing will cause ecological repercussions and devastation to the Rush Creek watershed. Traffic to/from highway 37 was a complete nightmare on Atherton when the highway closed due to flooding several years ago. Flooding will happen again and if the Atherton Corridor is developed, emergency equipment and evacuations will be a disaster in itself. Preservation of the Rush Creek ecosystem should be a priority. Please do not waste our tax money on an Environmental Impact Report when there are many other areas to consider.

**From:** [Leyla Hill](#)  
**To:** [BOS](#); [housingelement](#)  
**Cc:** [LRIA](#); [Leyla Hill](#); [Kathleen McEligot](#); [David Morris](#); [Judy Schriebman](#); [John Wyek](#)  
**Subject:** Public Comment/Housing Element: Against the Hybrid List  
**Date:** Monday, March 14, 2022 1:08:38 PM  
**Attachments:** [Protest HybridList 2022.pdf](#)

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**We are writing to protest the proposed hybrid plan.** It gives an inequitable 37% of all housing to District 1. Our District is also being heavily impacted by San Rafael's housing numbers. Yet MIG Planners have NOT guaranteed that both the city's and the county's plans will be taken into account in doing the impacts analysis, which is a **violation of CEQA**, given the close overlapping of these two jurisdictions with regards to streets, schools, and other services. The county is not some distinct country far removed from the cities. City and county are as closely intermingled as a hand in a glove, as are our many Marin cities and towns. What one does affects all the others and CEQA requires that cumulative impacts are taken into account in doing any EIR or impacts assessment.

We do not protest your plans to increase the number of lower income housing units and decrease the above moderate income housing units vs the RHNA numbers the state has burdened us with. We are in greater need of lower income, workforce and homeless housing than any other type. Moderate housing should also be lowered, in order to increase the Lower end. However, the RHNA numbers for the county are highly inflated and should be challenged (see #3 below).

Marin is a small peninsula, with only 1 major north/south highway, with many homes on steep slopes, on narrow roads, in the WUI or on the floodplains in the path of sea level rise. To put more people in harm's way, without a clear path forward for emergencies, is to further neglect government's duty to its citizens. We are also at risk of insufficient water, which is a serious health and safety issue. **The state is guilty of not addressing public health and safety** by using the name of a housing crisis, when in reality this is a crisis of wage stagnation, of inadequate health care for all, and rising costs while wealthy corporate interests grab more and more by speculating on housing.

I am also writing to **protest the proposed up-zoning of Los Ranchitos.** Our neighborhood was created and zoned light agriculture in the 1950s. We have horses, goats, chickens, fruit trees and vegetable gardens, as well as an abundance of wildlife, large trees and 4-5 intermittent streams that flow openly from our very steep hills through our yards and out to the Civic Center and Gallinas Creek. **These properties are neither vacant nor underutilized.** Our large trees refresh the air and draw down carbon, reducing the effects of climate change and the heat island effect so common to paved over cities. It is a quiet oasis that connects

directly with open space out to the coast. We provide additional food security with our gardens. Many of the properties identified are in the WUI, on steep slopes, served by steep, narrow, winding roads, or cut by intermittent streams in both the hills and the flats. The planners clearly did not look at the maps in constructing this list.

Our neighborhood is also home to a drug rehab facility and had been home to a facility for adults with Down's syndrome for over 30 years. They have been or will be pushed out as owners and developers see the profit from the up-zoning you are proposing. Where will they go?

It is not fair, equitable or in keeping with your own list of housing principles to destroy the unique ecological values of this area by paving it over with additional houses and driveways that will all be for above moderate housing. We don't need more of this category of housing and you should absolutely push back on the state on this. Many of our properties already have allowable legal ADUs and JDUs which provide lower income housing without the need for any up-zoning. This smells of a boon to developers and their funders, not a solution to the housing problems facing us.

The county is derelict in its duty to serve its residents by not protecting the homes and neighborhood we bought and moved into. This area is not for everyone, as maintaining a large property takes money and work. Neither is the city the place for everyone, but this densification seeks to make every place the same and truly only serves the very, very wealthy: the banks, developers, financial hedge funds, and anyone in the game who builds for profit and cares nothing for the gentrification/densification that causes all home prices to go sky high and prices the working class out of their homes and neighborhoods.

We are protesting this entire exercise in futility, as a clear money grab by the building, developer, financial and hedge fund interests, using the flimsy cover of housing needs. If this were about solving the affordable housing crisis, which we need to do, the state would provide funding for it and they would not be giving us numbers in the moderate or above moderate range. If this were about the health of the residents, there would be additional funding for the homeless, along with the preservation of open space, additional parks and health care for all. Without such funding, this is but another state unfunded mandate, and the county should absolute protest this via every possible means, including banding together with other jurisdictions for legal action.

In addition, we support the following points raised in Tam Almonte's letter:

1. Lower the "No Net Loss" buffer of units to a bare minimum.

The No Net Loss Law requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period. Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. That's up to 1,070 more units! "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days. The Density Bonus Law (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable. Planners have said the density bonuses were NOT included in their calculations. Reduce the buffer numbers immediately.

## 2. Advocate for a Spheres of Influence Adjustment in Marin County

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion's share of the total County's allocation when it has the least capability of providing for more residents?

Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city's SOI. The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county. Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin's jobs are in the cities of Marin, we believe that 37.5 percent or less of the 2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County. Marin County's Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. This adjustment should be made ASAP to lower Unincorporated Marin's RHNA.

3. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

We urge you to advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers. It has been proven that HCD's methodology was flawed. The Embarcadero Institute's report entitled; "Double Counting in the Latest Housing Needs Assessment" found that; "Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently doubled the Regional Housing Needs Assessment in California....Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area."<sup>[1]</sup> HCD's RHNA methodology must be corrected, and an audit will help bring this about.

4. Support and endorse the Our Neighborhood Voices Initiative.

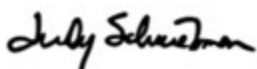
We urge you to support and endorse the Our Neighborhood Voices Initiative, as have other CA cities, towns, and counties. The Our Neighborhood Voices Initiative will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

Please do your utmost to stop the destruction of Marin County and stop the plans that put so many people at risk from flooding, wildfire and being able to escape in an emergency. The state must be held responsible for forcing cities and counties into a position where, in order to meet RHNA numbers with the time pressure they are under, they will be violating CEQA by not properly assessing the cumulative

impacts.

Sincerely,



Los Ranchitos Improvement Association

Judy Schriebman, Secretary

3 Poco Paso

San Rafael, CA 94903

Leyla Hill, President

David Morris, Vice President

Kathleen McEligot, Treasurer

J.P. Wyek, Past President

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[1] <https://secureservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf>

**From:** [Theodore Borrromeo](#)  
**To:** [BOS; housingelement](#)  
**Cc:** [Diane Henderson](#); [Lai, Thomas](#)  
**Subject:** MARCH 15 HEARING ON HOUSING ELEMENT UPDATE  
**Date:** Monday, March 14, 2022 3:24:02 PM  
**Attachments:** [image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

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Dear Chair Rice and Members of the Marin County Board of Supervisors:

This letter is in response to the staff report and attachments prepared for the March 15 hearing on the Marin County Housing Element Update.

As discussed in the staff report prepared for your consideration for the March 15, 2022 meeting, County staff has 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, to accommodate housing needs for the 2022-2030 planning period. Staff and MIG have factored in state laws around site sustainability and local knowledge in preparing a list of sites to meet the County's Regional Housing Needs Allocation Number (RHNA). The sites included for discussion at the March 15, 2022 meeting incorporate feedback received from the Board and Planning Commission workshop on March 1 and additional refinement based on a number of goals that were highlighted as important considerations.

Catholic Charities of San Francisco, San Mateo and Marin is the property owner of the St. Vincent site at 1 St. Vincent Drive, San Rafael (not 170 N San Pedro Road, Santa Venetia as indicated on Attachment 1 Hybrid Housing Sites) as well as the Carmelite Monastery of the Mother of God at 530 Blackstone Drive, San Rafael (not Santa Venetia as shown on Attachment 1 Hybrid Housing Sites); both of these sites are included on Attachment 1, Hybrid Housing Sites. Catholic Charities of San Francisco is pleased to have the opportunity to work with the County to develop much needed housing. We look forward to the environmental review that will explore potential constraints and avenues to developing much needed housing.

Please let us know if we can provide any additional information.

Sincerely,

Ted Borrromeo

**Ted Borrromeo**

Interim CEO





Catholic Charities

MARIN ♦ SAN FRANCISCO ♦ SAN MATEO

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**From:** [Margaret Kathrein](#)  
**To:** [housingelement](#); [bos@marinccouty.org](mailto:bos@marinccouty.org)  
**Subject:** Housing Site Considerations  
**Date:** Sunday, March 13, 2022 12:57:19 PM  
**Attachments:** [1992 Juvenile Hall Master Plan.pdf](#)  
[1993 Letter from Supervisor re Juvenile Hall Plan.pdf](#)

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Dear Supervisors and Housing Commissioners,

Thank you for the opportunity to participate in the housing site process. I have lived in Lucas Valley for 34 years and I was co-chair of the committee to develop the Juvenile Hall Master Plan. I have also served 2 terms on the Lucas Valley Homeowners Association Board of Directors and at times we have addressed these issues. Following are my comments and observations.

1. Even Distribution is Necessary Throughout the County

County-wide distribution should be proportionate. I support Marin County's efforts to comply with the state mandate for additional housing, including affordable/market rate housing and racial equity. However, the principle of equitable distribution should be followed. Housing sites should be distributed evenly among all Marin Districts. In-fill in higher density areas is appropriate. The current plans and hybrid plan imposes a majority of sites in District 1. For reasons below, District 1 cannot sustain this level of additional housing.

2. Limited Traffic Access

In case of evacuation, Lucas Valley Road provides the only escape route in the event of a fire, earthquake, or other disaster. As demonstrated by the wildland fire in August, the limited escape route poses a serious consequence and a liability. During any emergency, traffic will be a hazard due to limited access to homes and emergency vehicles. Travel on LV Road also presents hazards to traffic with deer, coyotes, and other wildlife, crossing the road to access water in Miller Creek.

3. Lack of Services

The potential sites in Lucas Valley fail to provide access to transportation, jobs, services, and amenities. Lucas Valley is not close to the 101 transit corridor. Lucas Valley is an inappropriate choice for additional housing.

4. Environmental Hazards- High Fire Danger, Flooding, Earthquakes

The Lucas Valley sites present environmental hazards, including potential flooding of creeks and high fire danger. High fire danger was exhibited last August when a wildfire approached very close to houses in our neighborhood and the neighborhood was evacuated. A few years ago, the small creek that runs along my property on the edge of County property flooded. This flood caused mud to run through several houses, most notably 1111 Idylberry (extensive structural damage) and 14 Mt. Darwin, where mud filled the swimming pool. Another flood started higher in the hills causing a mud slide that seriously damaged homes on Mt. Tenaya Court and Mt. Palomar.

5. Wildland/Urban Interface

Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newsom's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers. In addition, the rural character of this valley should be considered and preserved.

6. Limited Water

The drought has required conservation of water. Additional water hookups would be in violation of conservation efforts.

## 7. Juvenile Hall Site Master Plan

The Juvenile Hall Site Master Plan was created from 1992-1993 with input from both the community and Marin County Planning Department. The Plan approved by the County.

The Plan covers approximately 70 acres surrounding Juvenile Hall, with each parcel designated for specific uses. The Plan stipulates that no additional development is allowed in the entire area surrounding Juvenile Hall, along the Idylberry corridor, or in the grassy areas along LV road, which have been protected for recreation.

The walking/biking/stroller path the encircles this area is popular for recreation and is heavily used by Lucas Valley and Marinwood residents.

Attached are copies of a 1993 letter from Supervisor Bob Roumiguere, and the Juvenile Hall Site Master Plan. (Appendix to be provided at a later date.)

For all of the reasons above, Lucas Valley is an inappropriate choice for additional housing sites.

Possible sites that appear more promising include: The Marinwood Market site, close to transportation, the highway 101 corridor, and services.

The St. Vincent property, if wetland areas and environmentally sensitive areas are avoided.

Sites adjacent to Smith Ranch Road.

Thank you for your consideration of these determining factors.

Sincerely,

Margaret Kathrein

1098 Idylberry Road  
San Rafael, Ca 94903  
District 1

**REPORT AND RECOMMENDATION OF THE  
COMMUNITY COMMITTEE ON THE DEVELOPMENT  
OF THE JUVENILE HALL PROPERTY**

**SEPTEMBER 1992**

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This Report and Recommendation is made to the community, to the Marinwood CSD, to the Lucas Valley Homeowners Association, and to Supervisor Robert Roumiguere for a MASTER PLAN for the development of the current site of the County's Juvenile Hall. This Report and Recommendation was prepared by a volunteer committee (the "Committee") of residents from the Lucas Valley/Marinwood areas, formed at the request of Supervisor Robert Roumiguere.

I.

EXECUTIVE SUMMARY

The County-owned property on Lucas Valley Road is a beautiful expansive site which contributes to the character of Lucas Valley as much or more than any other single parcel. Grass mounds followed by fields sweep up into the open space of Big Rock Ridge. The property blends the residential neighborhoods on both sides with the rural landscape. In the middle are county buildings and the Juvenile Hall detention center. For the most part, the unobtrusive and isolated nature of these buildings, both in terms of visual, traffic and noise impact, make them compatible with the surrounding neighborhood. As such, the property site is considered an asset to the community.

Juvenile Hall itself, however, is an adverse use to the surrounding residential community. Its use is inconsistent with the residential character of the neighboring community. Safety, especially in light of recent breakouts, is always a concern. The physical facilities, and overhead lighting, are neither attractive nor in character with the surrounding residences. If the County, today, attempted to place Juvenile Hall or other similar facilities in a similar residential neighborhood it would have tremendous difficulty in showing that such a use would "not be detrimental to the community or injurious to the property in the territory in which said property is situated". The use would likely be found to "constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated". Nevertheless, there is substantial and overwhelming County desire for the Juvenile Hall site to remain as is.

The County has taken great care to mitigate the detrimental impact on the community and potential injury to adjacent property. Juvenile Hall is well separated from the residences. The open expanse in front of Juvenile Hall has remained undeveloped to foster the look and character of the historic agricultural use and zoning of the property. The park offices on one side and county educational facilities on the other side generates little noticeable traffic. The County consistently has consulted with the nearby community to assure that recent improvements to the buildings blend in with the character of the neighborhood. Many benefits inure to the county from the Juvenile Hall site's current usage. Juvenile Hall is accepted as a permanent part of the neighborhood and the County is able to use the site for other low impact overflow uses. The property is also used for recreational purposes such as hiking, biking, walking, picnicking and model airplane flying.

Unfortunately, this "underdeveloped" look of the Juvenile Hall property constantly draws the attention of outsiders and newcomers who find that very little developable land remains in Marin County. Thus, proposals are constantly made to "do something" with the property. In part, this "do something" refrain results from the fact that there exists no current master plan for the Juvenile Hall site. The community and Supervisor Roumiguere realize that this lack of a plan threatens the future continued harmonious use of the property with the surrounding neighborhood. Moreover, in developing a master plan, the community might realize even better usage of the Juvenile Hall site to satisfy other needs and desires of both the community and the County. For example, the abandoned hospital is a blight that should be removed. The County also has social obligations to the elderly, handicapped and infirm. Numerous proposals and "master plans" have been suggested for the Juvenile Hall property. These proposals often compete with each other. Some have drawn the wrath of the community while others have strong support.

The Committee has reviewed suggested competing proposals and has sought to pull together those which would best serve the needs of the community and the County in developing a master plan. As a result, the Committee recommends the adoption of a master plan which would provide for the following development and property uses: (1) development of a low-income single-story senior housing be built near the

old hospital site; (2) continued use by the County of the Department of Education buildings and printshop, with the eventual transformation of these areas to County Open Space; (3) continued use of the Juvenile Hall facilities; (4) a moderately more intensified use of the current Juvenile Hall Administrative facilities for other county social services and county storage; (5) the use of a portion of the fenced in frontage acreage for gardens to be used as positive activities for Juvenile Hall detainees and to provide vegetables and fruit for County food banks; and (6) construction of one or two soccer fields and picnic area. Approval of each and all of these developments is contingent upon the remainder of the property being added to the Open Space District and/or permanently preserved for recreational uses to be operated by the Marinwood CSD and the Lucas Valley Home Owners Association.

## II.

### BACKGROUND OF THE PROJECT

#### A. HISTORY OF COMMITTEE DEVELOPMENT

In 1990, Marin Supervisor Robert Roumiguere convened a group of interested residents from Marinwood, Lucas Valley, Mont Marin and Lucas Valley Estates. This group met to discuss possible uses for the County-owned property surrounding Juvenile Hall in Lucas Valley and a proposal by Terra Linda Rotary Club to build a senior citizen housing complex on the site (See Appendix, hereinafter "App.", Exhibit A). A landscape architect and planner was retained by the County, a series of meetings was held, and various plans for possible land use were considered by the group. "The Juvenile Hall Property Re-Use Study," dated January 1991 (App. Exhibit B), reflects some of the ideas that were considered and presented to the communities in open meeting on January 22, 1991. No plan for development of the site captured the support of the community. Thus, the planning process was continued, in an effort to reach a consensus. The group's efforts culminated in Site Development Plan Option 7C (App. Exhibit C). Supervisor Roumiguere asked the group to present this plan to the community for input.

Plan 7C was presented to the Lucas Valley Homeowners Association on December 3, 1991, and to the Marinwood Community on December 5, 1991. At these meetings, there was strong opposition to the intense development articulated in the plan. The community's negative response is reflected in the minutes of the meeting of the Lucas Valley Homeowners Association (App. Exhibit D) and the Lucas Valley Homeowners Association letter to Robert Roumiguere (App. Exhibit E).

Also, as part of that process, a petition to the Board of Supervisors was circulated, stating that the community wants to retain the area as open space. Over 1,000 signatures were obtained in a very short time. The community expressed a desire to explore the purchase of the property.

The group reconvened at the Civic Center on December 18, 1991 and January 14, 1992 to determine the course of future action. At the January 14, 1992 meeting, an Ad-Hoc Committee of volunteers from the Lucas Valley/Marinwood communities was formed, at the request of Supervisor Roumiguere, for the purpose of developing a master plan for the County-owned property surrounding Juvenile Hall.

The Committee was instructed by Supervisor Roumiguere to consider all realistic options for the use of the property, including the feasibility of a community purchase of the property for the purpose of preserving it as open space. The Committee was asked to develop and present an overall plan that would be acceptable to the surrounding communities. This process represents a pro-active planning approach for this property, as advocated by Supervisor Roumiguere and Mr. Ron Marinoff, Marin County Planning Commissioner. The Committee members live in the valley and are concerned representatives of the community. The Committee was directed to consider the needs and wishes communicated by the residents of the area, in the total context of the valley and other potential development that may impact current residents.



Supervisor Robert Roumiguere asked Margaret A. Kathrein and Reed R. Kathrein to co-chair this Committee. The volunteer members of the Committee (see App. Exhibit F) represent 30 individuals from Lucas Valley Estates, Upper Lucas Valley, and the Marinwood/Lower Lucas Valley area. The Committee has held ten meetings as follows:

- January 14, 1992  
Community meeting; R. Roumiguere appointed Committee.
- February 11, 1992  
General meeting of Committee.
- February 23, 1992  
Walking tour of Juvenile Hall property.
- February 25, 1992  
Meeting with Terra Linda Rotary representatives. Reviewed proposed 3-story senior housing plan.
- March 1, 1992  
Walking tour of Juvenile Hall property with Rotary members.
- March 16, 1992  
Meeting with Rotary to review proposed single-story senior housing plan.
- April 6, 1992  
General meeting of Committee.
- April 9, 1992  
Meeting with Rotary to review three proposed plans: one story, two story, and one and two story combined senior housing. Mark Reisenfeld, Director, Planning Department, attended the meeting.
- April 13, 1992  
General meeting to discuss drafting of proposed recommendations.
- May 26, 1992  
General meeting to review draft report.
- July 22, 1992  
General meeting to finalize report.

The meetings were attended by committee members representing each of the community areas. Members of the Terra Linda Rotary (Irwin Taranto, Irving Schwartz and Chris Craiker) attended three meetings at which they presented alternative plans for senior housing on the Juvenile Hall site.

In addition to the meetings, the Committee conducted two walk-through orientation tours on the Juvenile Hall site within the fenced area. Members of the Rotary were present on the second walk-through.

The Committee's co-chairs also met with the Director of the Marin County Planning Department, Mark Reisenfeld, along with Denise Pinkston, a member of the Planning Department staff. Mr. Reisenfeld also attended a Committee meeting to answer questions and discuss possible land-use mechanisms for accomplishing the Committee's goals.

The co-chairs and some committee members also met with Supervisor Robert Roumiguere on March 25, 1992 and on June 24, 1992 to provide an update and to discuss bringing the Committee's Report and Recommendation before the entire community and the full Board of Supervisors.

This report represents the Committee members' recommendation to preserve the environment of the Valley, as well as to protect its future.

The following is the Committee's Report and Recommendation.

**B. THE PROPOSALS ANALYZED**

The Committee originally contemplated dividing into two groups. One group would develop the information needed to pursue an option to buy the property from the County and a second group would develop a Master Plan for developing the property. In the formative stages of the Committee, however, a consensus was reached that if an acceptable Master Plan could be developed that addressed the concerns of the residents, there would be no need to pursue the purchase option.

**1. The Purchase Option**

At several meetings leading to the January 14, 1992 formation of the Committee, a substantial majority of those attending the meetings expressed a desire to keep the Juvenile Hall property undeveloped. Information on purchasing the property was requested. In a show of hands at the November 1, 1991 meeting, which was attended by more than 100 area residents, 85% of those attending supported purchasing the property. The Committee briefly considered two purchase options:

a. **Benefit Assessment District.** The creation of benefit assessment district is started by a petition, which indicates the level of support within the community. The petition delineates the parameters of the project, including the total estimated cost of the project. Notice of a public hearing would be required to be mailed to those property owners included in the proposed assessment district. The decision of the Board of Supervisors would then be based on community response at the public hearing. If the Board passed a measure to implement the assessment district, the purchase of the property would be secured by the purchase of 20-year bonds at market rate interest. Basically, the purchase of the property would be dependent upon borrowing money, secured by our properties, to purchase the acreage currently not in use by the County.

b. **Flat or Parcel Tax.** The flat tax would entail the equal taxing of County residents, with no consideration given to those deriving special benefits due to their residing in close proximity to the property in question. Boundaries would be drawn, the proposal would be submitted at a public hearing, and a measure would be put on the ballot for those property owners that would be taxed. Passage of the ballot measure would require the support of two-thirds of the voters.

Full consideration of either purchase option requires an accurate assessment of the price at which the property could be bought. Determining such a price is contingent upon precisely which portions of the property would be purchased, as well as the uses permitted for the remaining parcels. Full consideration would also entail conducting surveys to determine a price at which the community would support purchasing the property.

Ultimately, the Committee members determined that if the County was willing to agree to a mutually acceptable Master Plan, there was no reason why the community or the County should expend the time and resources required to consider this option further. In addition, since the community in essence already owns the property, they should not be required to purchase the property a second time.

## 2. The Development Options

At the meetings leading up to the January 14, 1992 formation of the Committee, several plans for development of the Juvenile Hall property were overwhelmingly rejected by the community. Those plans contained elements of high density housing (both market rate and below market rate housing), and formal sports fields with lights, parking and the resultant traffic. As these elements were eliminated and replaced with other options, the community appeared to regain interest in the development of a MASTER PLAN for the property. The development options generally supported by the community are as follows:

a. Open Space. Strong support exists for open space for all portions of the property currently not in use by the County.

b. Park. The community strongly supports that the property remain open space, as is evidenced by the 1,000 signatures on the petitions submitted to Robert Roumiguere and the Board of Supervisors in December 1991. Some members of the community have expressed interest in replanting native plants to create a natural lower valley environment.

c. Recreation. The community supports a recreational element for the property, although formal playing fields, which could promote intense use and activity, are generally opposed. Some members of the committee favor open fields left in their natural state with periodic mowing of the grass.

d. County Expansion. Strong opposition exists for any expansion of the County Education Department buildings north of the Idylberry Corridor. The Committee will accept limited County expansion in the southwest corner of the property, where some widely spaced County buildings currently exist, as long as there is a promise that the remainder of the parcel remains open space. Any expansion must remain low density, limited to one story in height and the architectural design must be acceptable to the community. Priority should also be given to the upgrade of existing structures that are vacant in lieu of the construction of new facilities. It will also be the responsibility of the County to remove unoccupied, unsightly structures (such as the hospital). Any future construction by the County must also be oriented toward the preservation of existing trees and shrubs in the area. Minimizing any increase in traffic would also be a priority for any future County expansion.

e. Senior Housing. The community generally accepts the idea of a small-scale senior housing facility slightly south of the site of the old hospital, located on a maximum of four acres. Rotary presented to the Committee several different proposals for such a facility. Each proposal contained approximately 80 units, though Rotary did not rule out the possibility of fewer units. Some proposals contained three story buildings. Others were one and/or two stories. This facility would house mobile seniors who do not require on-site health care. Bringing medical care on site would increase traffic and activity, which many community members would consider detrimental to the well-being of the current residents, unless the number of critical-care units was strictly limited. Building senior housing on the Juvenile Hall site will require an amendment to the current zoning and/or a General Plan amendment.

f. Agricultural. In addition to the current agricultural use at this site, the community strongly supports some element of agricultural use for either a tree orchard or community gardens and continued contribution to the Marin Food Bank. A strong interest is indicated for agricultural projects that would incorporate the cultivation of native growth and the restoration of the plant population displaced by development of the existing buildings there.

C. THE ANALYSIS

The following criteria were used to analyze the proposals for the Juvenile Hall site:

1. Do the Proposals Serve the Needs of Valley Residents

- a. Quality of life.
- b. Open Space.
- c. Recreation.
- d. Semi-rural environment.
- e. Safety for our children.
- f. Protection of wildlife.
- g. Preservation/restoration of native plants.

2. Do the Proposals Serve the True and Vital Needs of the County

- a. Preservation of open space.
- b. The need of elderly residents for housing.
- c. The County's future agricultural needs.
- d. The County's recreation needs.
- e. The County's need for office space.

3. Do the Proposals Fit Within the Past and Present Policies Enunciated by Marin County

- a. The historic County long-term plans. [Social need to help elderly]
- b. Current zoning. [Agricultural, single family surrounding]
- c. The character of the Valley. [Rural]
- d. The County General Plan. [Density directed to 101 Corridor]

4. Can the Proposals Be Accomplished without Destroying the Environment and Character of the Valley

- a. Traffic levels and flow restrictions.
- b. Noise restrictions.
- c. Density restrictions.
- d. Visual restriction.
- e. Agricultural usage.
- f. Open Space dedication.

- g. Cumulative impact with future development.
- b. Pedestrian traffic and wildlife.

If these criteria are ignored, the Committee believes that the quality of life in the Valley will deteriorate as increased traffic, the loss of open space, the loss of the pedestrian corridor, the increased danger to children playing on the property, and the increased density replace a quiet, suburban valley. Examples of such poor planning include Contra Costa County, particularly the congestion now found in the Walnut Creek area. The Committee finds that growth, for the sake of growth, is a vicious cycle which destroys the value of planning and the quality of life. The Committee also acknowledges the excellent history of the Marin County Planning Department, the Planning Commission and the Board of Supervisors in protecting the planning of Marin County thus far.

### III.

#### COMMITTEE FINDINGS

##### A. THE NEEDS OF THE COMMUNITY

The Committee finds that the residents of Lucas Valley/Marinwood moved to Lucas Valley for its original low density, lack of traffic congestion, and the quiet peacefulness of the Valley environment. Many residents of this Valley now feel that these values are threatened by development pressures and, in particular, by the potential development of the Juvenile Hall property, by the Smith Ranch Road development, by Phase III of Lucas Valley Estates, the proposed Lucas Film/ILM expansion, the potential development of the Daphne property and the Silvera Ranch development. All of this development is to take place within a four-mile radius of the Juvenile Hall property. The Committee believes that the development of the Juvenile Hall site must be considered in the total context of this current and future development.

The Committee also finds recreational use of the Idylberry corridor. Use of the property by the numerous walkers, joggers and observers of nature, will be hampered by any development to the extent that the increased automobile traffic on the Idylberry corridor would present a danger to pedestrians. Development will also change the peaceful and natural character of the site. In addition, increased traffic within the property would change the environment, making it unpleasant to continue these outdoor activities in an area that was selected by many residents for this very reason. The heavy use of this property for recreational uses demonstrates the need to maintain open park-like recreation areas, especially if a portion of the property is to be dedicated to senior housing.

The Committee finds that the noise from Lucas Valley Road traffic has increased dramatically, and that continued development is steadily increasing the noise and traffic levels. Any development will increase traffic at the Mt. Lassen/Lucas Valley Road intersection.

Particularly in the early morning hours and late evening, deer and other wildlife indigenous to the area traverse the grounds of Juvenile Hall to access potable water in the nearby creeks and could also be victimized by any increase in vehicular traffic. Due to the drought conditions that have prevailed in the County for the past several years, water sources for deer and other wildlife have been minimal. Thus, there should be available access to Miller Creek to provide water sources for the Valley's wildlife.

The Dixie School boundary extends to Miller Creek Road in Marinwood. Many children regularly ride bikes or walk along the Idylberry pedestrian corridor from Marinwood to Dixie Elementary School in upper Lucas Valley. In addition, a substantial number of children ride bikes daily from upper Lucas Valley to Miller Creek Middle School in Marinwood. Thus, the Idylberry pedestrian corridor is an important pathway for neighborhood children, and must be maintained safely, with restricted or prohibited vehicular traffic. Safety is of

the utmost concern to the community. The use by children, coupled with the importance to the community of pedestrian recreational uses, requires that no increased development occur north and immediately south of the Idylberry Corridor. Any increase in density, added traffic or visual obstruction along the Idylberry Corridor would be totally unacceptable to the community.

The position of the community is unequivocally clear: Idylberry Road shall remain closed to vehicles at the east and west ends of the property to prohibit through traffic on Idylberry Road, as it is currently.

Current traffic at the Juvenile Hall site is already intense. The Committee finds that it is not uncommon for the County to have approximately 100 cars parked on the property during weekday hours: County Administration 40-45 cars; Parks 17-20 cars; Juvenile Hall 16-25 cars; Magnolia Park School Print Shop 3-5 cars; Educational Buildings 7-10 cars. These cars create a substantial amount of traffic both entering and leaving the property. Traffic also flows continuously in and out of both the Big Rock Deli and Creekside Office parking lots. Frequently 10 or more cars are parked parallel on both sides of Mt. Lassen at the entrance to the Juvenile Hall site, because Mt. Lassen Drive serves as overflow parking for the Creekside office complex. Mt. Lassen Drive also serves as an access route from Lucas Valley Road for residents who live on Mt. Lassen Drive, Mt. Susitna Court, Mt. Palomar Court, Mt. Darwin Court, Mt. Diablo Circle, Mt. Tenaya Drive, Mt. Tenaya Circle, Pikes Peak Drive and Idylberry Road. This constitutes access for approximately 150 homes and for Dixie School. Any development must be considered within this total context of the current traffic flow.

The Committee finds that a senior housing facility should be restricted in size, to approximately 55 units with a maximum of 32 parking spaces for residents. A disparity of opinions exists among Committee members who support limits ranging from 35 to 80 units. On balance, a majority of the Committee members would support senior housing of around 55 units. Based on Ecumenical Association for Housing (EAH) experience with management of other senior developments in Marin County, a development of 50 units would be financially feasible to operate efficiently. However, according to EAH, a development of 65 to 70 units will be safer to operate financially. A limit of one space for every two units with approximately ten visitor spaces is compatible with EAH experience for low income senior housing. The facility size should be consistent with the per acre population and parking density of the surrounding community (12-16 bedrooms per acre; 8 parking spaces per acre). The visual impact of a larger facility and the needed parking requirements, along with increased noise to the surrounding neighbors caused by a larger facility would have a detrimental impact on surrounding neighbors. A greater number of units would also have an unacceptable impact on the traffic currently accessing the property and nearby homes. The 80 unit facility proposed by Rotary could stretch the resources of the Juvenile Hall site beyond its limits. The density could be out of character with the surrounding neighborhoods.

The Committee also finds that buffer zones are imperative to separate any development of this property from existing homes. Existing trees and undeveloped borders must be maintained to prevent any new uses from encroaching on established residential areas.

## **B. THE NEEDS OF THE COUNTY**

The Committee finds that any proposed master plan must take into account the following County needs: (1) recreational; (2) housing; (3) preservation of open space and historical landmarks; (4) wildlife and plant preservation; (5) agricultural and food source needs; (6) county facilities and storage; and (7) health care.

Recreational areas accessible to the neighboring community benefit the county in several ways. They greatly impact the quality of life for residents of all ages, and, where accessible by foot, attract greater usage and cause less congestion. Each community should have areas for dogs to be walked, trails for walking and jogging and areas for bike riding.

Where a portion of the population is unable to join the work force because it is elderly, disabled or infirm, the community has a social responsibility to help. To this end, housing for Marin County's elderly, is appropriate.

Preservation of open space and historic landmarks is also a county responsibility. The county property currently contains the poor farm cemetery. Retention of open space and vistas enhance the character of Marin for all of its residents.

The County also has a social obligation to retain wildlife access to natural water sources. The Juvenile Hall site is currently the major access of deer and other animals to Miller Creek.

The Juvenile Hall site has been and should continue to be a source of food for the poor and charities. The Committee finds it has a unique and irreplaceable soil (deep valley loam) and climate combination that has allowed it to provide five thousand pounds of vegetables annually to the Marin Food Bank. (See App. Exhibit G). This can be expanded with the development of fruit orchards and the cultivation of larger portions.

The Committee finds that Juvenile Hall site is unique in that in the past it has served each of these needs, and with careful planning can continue to serve each of these needs.

C. THE PAST AND PRESENT POLICIES ENUNCIATED BY MARIN COUNTY

1. Past Policies Enunciated For the Site

The Juvenile Hall site has always been used to provide for county supported medical, juvenile, handicapped, and poor facilities. It was purchased by Marin County around 1880 from the Lucas family for construction of a facility to establish the County Poor Farm. The County Poor Farm facilities were constructed on November 1880. The Poor Farm was replaced with a County Hospital in 1913, which offered both nursing and custodial care. In 1958 a Master Plan for the County Farm Site was prepared at the discretion of the Marin Board of Supervisors (App. Exhibit H). In 1962 the hospital building was found to be an earthquake hazard and the program was phased out and some of the buildings taken over by the County for education of the disabled and storage of county records. The "new" wing of the county hospital was used, at least through 1967, as juvenile courtrooms and offices.

A secondary use of the site was for a juvenile hall detention facility first constructed in 1936. In 1964, the nurse's home on the northern most edge of the property, now used as county storage behind Magnolia classrooms, was converted to a girls' wing for Juvenile Hall. The boys' wing was remodeled. Both buildings just south of the hospital are now abandoned. An activity and administrative wing and one classroom was constructed. In 1960, a senior boys' building (also now abandoned), two new classrooms and an administrative addition were constructed to coordinate with a new proposed county hospital. The county hospital proposal was dropped and in 1963-64 a site utilization plan was put together for projected Juvenile Hall growth. In 1965-66 a family rehabilitation center, classrooms and a dining hall were built as the first phase of the 1964 plan in the southwestern corner of the property.

In 1967 the Marin County Fire Department occupied a residence with a garage substation and the Sheriff's deputy occupied a residence. Only the substation next to the basketball courts remains today.

In 1967 the Marin County Planning Department prepared a site utilization study and proposal for the Marin County Board of Supervisors (App. Exhibit I). That report made several findings and recommendations including:

The Juvenile Hall site is an ideal centrally located and economical site to provide services for the county's children;

- The Juvenile Hall site should be planned in terms of the Probation Department's future needs such as Magnolia Park School (family counseling, diagnosis and testing, instruction and training for the mentally handicapped, county fire protection, outdoor playing fields and daycare). The balance of the site should be planned for other county-sponsored programs, such as a library, gymnasium, classrooms, and peripheral plantings;
- The old county hospital should be demolished; and
- The creation of a pedestrian-bicycle path and easement connecting Idylberry Road in Marinwood with Idylberry Road in Lucas Valley should be established.

Sometime after the 1967 report, Magnolia School built classrooms just south of the nurses' building. Parks and Recreation built offices on the eastern edge of the property after consultation and design review by Marinwood and Lucas Valley residents. New juvenile hall facilities were also built between the now abandoned facilities to the west and the Parks and Recreation buildings.

In 1971 the Marin County Office of Education reached an agreement with the Lucas Valley Home Owners' Association to allow construction of the Occupational Training Center and the expansion of playground space for the Magnolia Park program (for the mentally retarded), a greenhouse and a garden. A buffer zone, mandated by the Board of Supervisors, was established. (App. Exhibit J). Part of the shop building and soils testing laboratory were demolished and the road was rerouted into a loop of "minimum" width agreed to for safety and access to the classrooms and storage buildings. While the playgrounds, greenhouse and garden were never developed, the training center was built. In 1991, the Office of Education upgraded the training center for use as a printshop.

## **2. Current Zoning and Planning Policies Enunciated For the Site**

The property is divided into two land use zones. The upper 47.77 acres is zoned O-A, Open Area District, which limits the area's uses to such uses as parks, recreation, grazing, equestrian and hiking. The lower 39.44 acres is zoned A-2, Limited Agricultural District. Source: Juvenile Hall Property Re-Use Study, January 1991, prepared by R. Bruce Shaffer. The current County General Plan designates the property as PF (Public Facility).

The San Rafael General Plan 2000 adopted in 1986, "Policies For Specific Areas", states:

Development in Residential Neighborhoods. The City will protect and conserve existing neighborhoods by requiring that new developments be harmoniously integrated into existing neighborhoods in terms of density, intensity and design. New development will be required to respect site features and avoid highly visible hillsides or steep unstable slopes. (General Plan 2000, page 71, emphasis added).

According to the Plan 2000 the current zoning and neighboring permitted density is 4 units per acre on both the Lucas Valley and Marinwood sides to the property.



D. MITIGATION TO PROTECT THE ENVIRONMENTAL CHARACTER OF LUCAS VALLEY

The Committee finds that departure from the past and current uses and policies applied to the Juvenile Hall site would have a potentially adverse impact on the environmental character of Lucas Valley. The Committee finds, however, that if steps are taken to mitigate the adverse impact, certain proposals could be accomplished without destroying the character of the Valley and the surrounding neighborhoods. In this regard the Committee finds that any proposed Master Plan should have the following mitigation plans and objectives which were articulated by the members of the community at meetings held in the Marinwood and Lucas Valley Community Centers and the Marin Civic Center:

1. Recreation Area/Play Area/Park. The Committee finds that the lower area of the site should be improved to one or two informal sports specific recreational fields. It should be an open area maintained in a manner similar to the way it is now. The land would be open for community use, similar to Dixie Field in appearance. These areas unite upper and lower Lucas Valley residents. This continuity and harmony is important to the valley environment. The Committee envisions transfer of property to the Marin Open Space District or, if a soccer field is to be considered, maintenance should be funded jointly by Marinwood and Lucas Valley Homeowner Associations with a renewable lease to the CSD.

2. Senior Housing. The Committee finds that approximately 55 units would be appropriate to meet community goals. Low density parking (32 places) is also critical to community acceptance. All buildings must be architecturally rustic in the same character as homes in the Valley. All buildings must be low profile single story. Architectural design must be scrupulously monitored with community involvement in design planning. The facility should require minimal personnel to create minimal traffic. The Committee finds it essential to maintain existing trees especially the mature trees west and north of the old hospital as well as the redwood trees. Bushes should act as a buffer to enhance the environment and shield buildings from view. A minimum setback of 100 feet from the existing pavement would be essential. Finally, Committee members find that cars should be prohibited from entering the Idylberry pedestrian corridor.

3. Idylberry Pedestrian/Open Space Corridor. The Committee finds that priority along this pathway should be given to pedestrians. The pedestrian corridor serves to integrate communities and creates a sense of continuity. The Committee recognizes the importance of recreational uses: biking, hiking; the jogging pathway to Dixie and Miller Creek Schools and of keeping vistas and view corridors open. Long-term certainty is critical. The community would support dedicated open space north of Idylberry Corridor, with a lease back to the County for use of existing buildings only. The community prefers restricting vehicular access away from the Idylberry corridor. (Attachment B). \*

4. Dedicated Open Space. The Committee finds that dedicated open space north of the Idylberry corridor is desired by the Community and constitutes an essential part of this Master Plan. Open space would provide long-term certainty, would be an asset to the County and would links other open-space parcels. \*

5. Traffic Flow Restrictions. The Committee finds that traffic flow design modifications are needed to provide for safety of pedestrians and children. As use of the County educational buildings are discontinued, traffic should be blocked off of the service road running parallel to Mt. Lassen and along the Idylberry corridor. Traffic should be rerouted along the southern end of the old hospital site for access to Juvenile Hall facilities and the County parks and offices.

IV.

RECOMMENDATIONS FOR A MASTER PLAN

A. MASTER PLAN

Accordingly, the Committee recommends the preparation of a MASTER PLAN for the development of each of the Juvenile Hall property parcels defined in Attachment A, which MASTER PLAN shall provide substantially as follows:

1. The Upper 40 Acres (Parcel A)

That parcel which represents the upper 40 acres will be deeded to the Open Space District to be protected Open Space.

2. The Lower 39.45 Acres (Parcel B)

The lower 37 acres should be divided into the following parcels with zoning and restrictions necessary to implement the following plans:

a. Upper Idylberry Corridor (Parcel B1). All property north of the current Idylberry Corridor will be deeded to the Open Space District to be protected as Open Space, along with a lease-back to the Marin Office of Education, for use of the buildings currently on this parcel. If such buildings or uses are abandoned or changed, the lease will be terminated and the Open Space District will retain complete ownership. The lease could be renewable in 5-year increments so long as current uses continue. No buildings presently existing shall be expanded, altered, or rebuilt. Current uses shall not expand. (9.21 acres) \*

b. Current Hospital Site (Parcel B2). The site slightly south of where the current County hospital sits will be designated for senior housing only and restrictively planned to allow construction of a senior housing facility. This facility will be limited to approximately 55 units, with each unit no larger than 500 square feet, and will be dedicated to serve those seniors already residing in Marin County who cannot afford market-rate housing. The facility shall (1) be one story, (2) be constructed of materials and design approved by the Lucas Valley, the Marinwood, the Mont Marin and the Lucas Valley Estates Homeowners Associations, (3) preserve the mature trees on the north and west side of the hospital, and (4) shall have the following minimum setbacks:

- At least 100 feet from the southerly edge of the Idylberry Corridor. The County hospital will be torn down and the area will be reseeded with natural grasses to blend in with the surrounding environment.
- At least 100 feet from the easterly edge of the service road currently on the western side of the parcel.

Parking shall be on the interior of the buildings, or at the southern or eastern portions of the parcel and shall be limited to approximately 32 spaces (5.50 acres).

c. The Juvenile Hall and County Parks Offices Site (Parcels B3 and B4). The sites of the current Juvenile Hall and County Parks offices shall remain County facilities. Any future development on these sites shall have a 60-foot setback from the Idylberry Corridor, and shall be limited to one story in height. Design and materials for improvements to be subject to the approval of the Mont Marin, the Lucas Valley, the Marinwood, and the Lucas Valley Estates Homeowners Associations. Parking shall not be along the Idylberry Corridor. (4.62 and 2.56 acres, respectively)

d. The South-West Corner/Administrative Buildings (Parcel B5). The site of the County offices in the south-west portion of the property, adjacent to Miller Creek, shall remain County facilities. This area shall be designated for future County expansion and storage. Design and materials will be subject to the approval of the Lucas Valley, the Marinwood, and the Lucas Valley Estates Homeowners Associations. (6.06 acres)

e. The South Central Portion (Parcel B6). The current Juvenile Hall garden shall continue and, if possible, shall be expanded. Agricultural uses will be expanded to preserve and fully utilize the deep valley soil and climate conditions so important to this portion of the valley. (6.10 acres) The remaining portion should allow a tree grove, community garden or an informal recreational field. (See Parcel B7 below.)

f. The Lower South East Portions (Parcels B7). The open grass field in the lower east portions of the property shall be preserved for recreational uses. Development shall include at least one soccer field, but no more than two soccer fields, surrounded by shade trees and an informal picnic area. No future construction should ever be allowed on this parcel.

To maintain and preserve parcels B6 and B7, a 20-year renewable lease should be given to an entity created by the Lucas Valley Homeowners Association and the Marinwood Community Services District. The lease should be renewable every 20 years at the option of the Marinwood or Lucas Valley Homeowners Associations. Alternately, the Committee would prefer to have this area deeded to the Open Space District to permanently protect it as a recreation area. (5.40 acres)

3. Traffic Flow

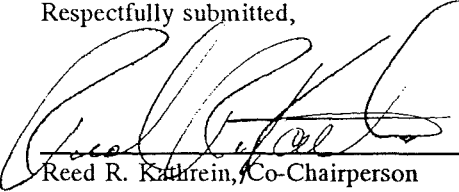
The Committee recommends as an integral part of the Master Plan that the traffic flow on the Juvenile Hall property be rerouted as set forth in Attachment B.

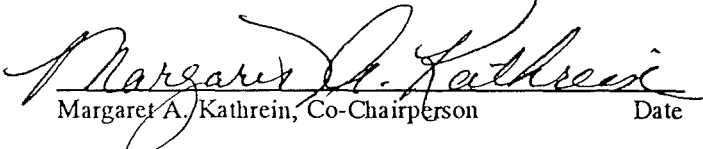
All of the above recommended uses are part of an overall MASTER PLAN and items are not to be considered individually.

4. Implementing the Proposed Plan

The Committee requests that Supervisor Roumiguere and Mr. Reisenfeld, Planning Director, work with the Lucas Valley Home Owners Association, the Marinwood CSD and the community to implement these recommendations. The Committee also requests that a special task force, appointed by the community homeowners associations, shall be included in all phases of implementation of this MASTER PLAN. It shall be informed of and included in all meetings. Its input shall be sought as to both the general outlines and detailed implementation of the MASTER PLAN.

Respectfully submitted,

  
Reed R. Kathrein, Co-Chairperson  
10/5/92  
Date

  
Margaret A. Kathrein, Co-Chairperson  
Date

ATTACHMENT A

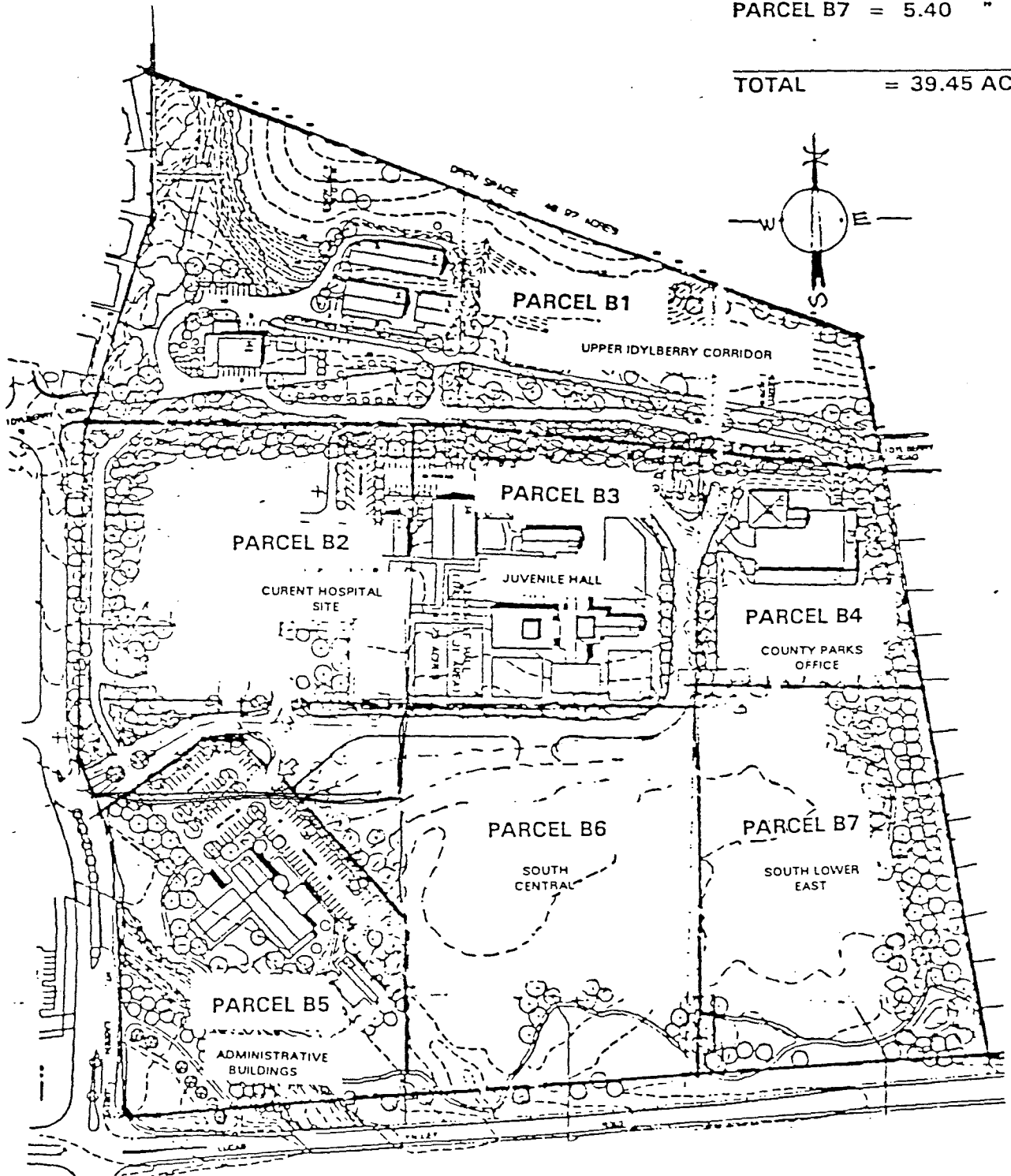
PARCEL B1 = 9.21 ACRES      PARCEL B4 = 2.56 "

PARCEL B2 = 5.50 "      PARCEL B5 = 6.06 "

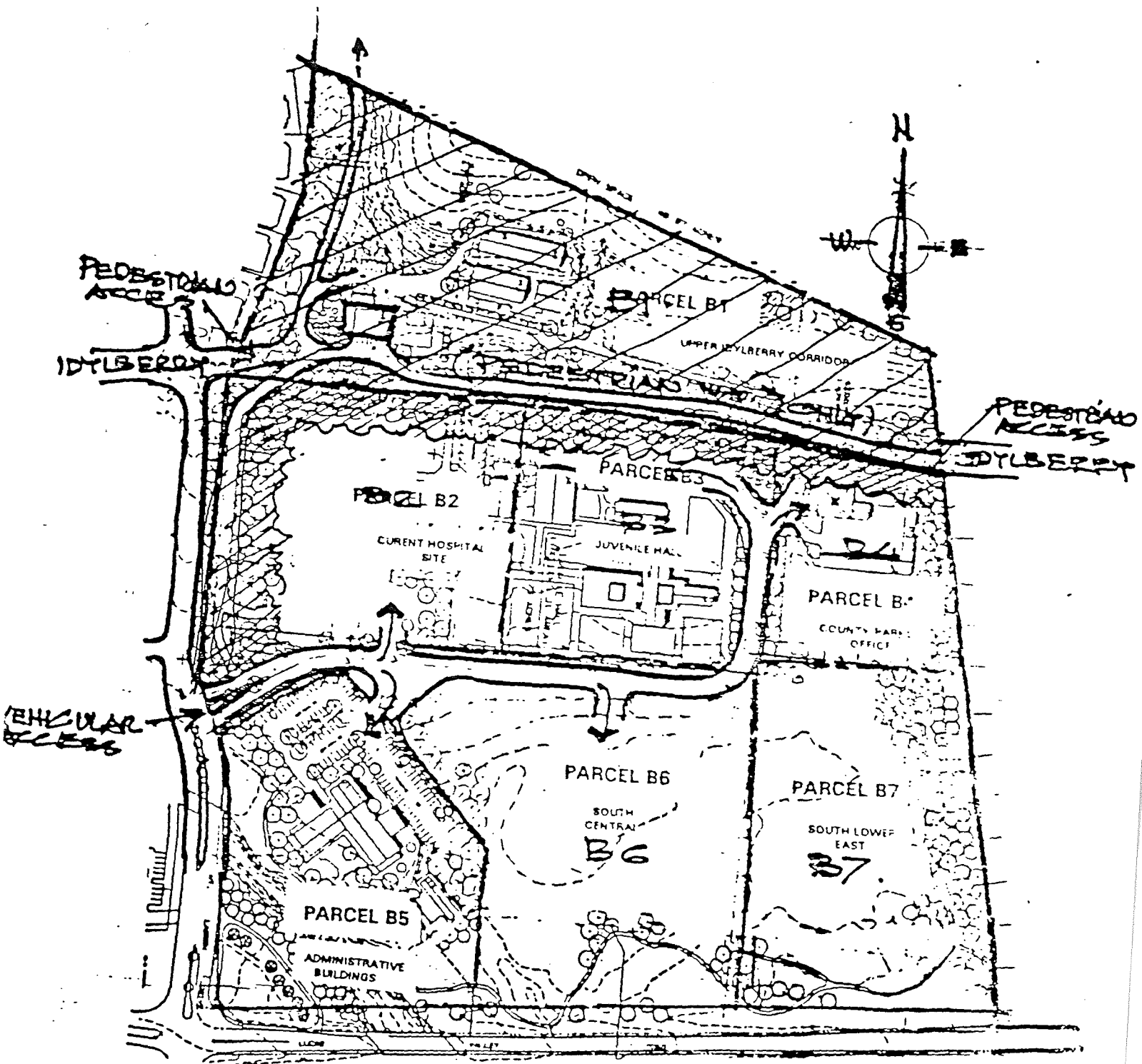
PARCEL B3 = 4.62 "      PARCEL B6 = 6.10 "

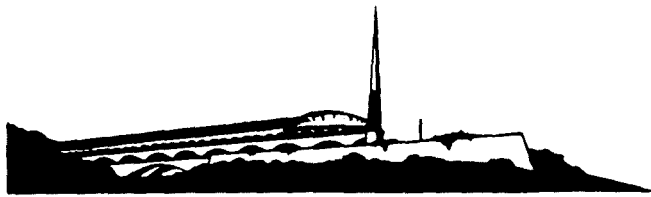
PARCEL B7 = 5.40 "

TOTAL = 39.45 ACRES



ATTACHMENT B





ADMINISTRATION BUILDING  
SUITE 315, 3501 CIVIC CENTER DR.  
SAN RAFAEL, CALIFORNIA 94903-4193  
TELEPHONE (415) 499-7331  
FAX (415) 499-3645

## THE BOARD OF SUPERVISORS OF MARIN COUNTY

October 14, 1992

Reed R. Kathrein and  
Margaret A. Kathrein  
Co-Chairpersons  
1098 Idylberry Road  
San Rafael, California 94903

Dear Marge and Reed:

Re: Juvenile Hall Committee -- Final Report

Wow! You've done great! I've had the pleasure of reading through your very comprehensive report dated October 5, 1992. Both of you, and the members of your committee, deserve a tremendous amount of gratitude for the in-depth, very comprehensive and very time-consuming manner in which you approached this effort. I can't tell you how much I personally appreciate the way in which you approached this project and the manner in which you carried it out.

If there is a way to do it in your final draft, I think it would be wise to include an explanation of why we started this planning process in the first place. As you will remember, from time to time there are news stories about a proposed use of the property. For instance, a member of the Superior Court bench urged its consideration for a site for the new county jail. We were able to beat that back. The homelessness commission suggested that it be studied as a site for the homeless and we were able to stop that. In the case of the jail, had the Board of Supervisors not proceeded with the current construction, our concern was that the federal courts would appoint a special master whose job it would be to build the jail without regard to location or impact on the county budget. In other words, we could have had that use forced upon us with no recourse.

Community leaders and I agreed that we were better off to try to find uses for the property that were acceptable to the community rather than leaving it as an open target for adverse uses that might be approved in the future, either by the then-elected members of the Board of Supervisors or by some higher power over the objections of the community.

I believe it is important that the community realize that this was not just an effort to use up the land; but, instead, was intended to insure the community against uncontrollable adverse uses of the property in the future.

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VICE-CHAIRMAN	CHAIRMAN				CLERK
BOB ROUMIGUIERE	HAROLD C. BROWN	AL ARAMBURU	GARY GIACOMINI	BRADY BEVIS	VICKIE J. DAY
SAN RAFAEL	SAN ANSELMO	TIBURON	SAN GERONIMO	NOVATO	REGULAR MEETING
1ST DISTRICT	2ND DISTRICT	3RD DISTRICT	4TH DISTRICT	5TH DISTRICT	TUESDAY, 9 A.M.

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Reed and Margaret Kathrein  
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**With your report in hand, I will now discuss the proposed uses with the Administrator, and with members of the Board, and others who will be involved in the decision-making process at the Civic Center. Hopefully, from those meetings, we will receive encouragement to proceed with the next step which would be to again hold hearings in the community with your committee's proposal in hand.**

Thank you, again, for your tremendous leadership on this project and please convey my warm thanks to the members of your committee. I'll be back to you as soon as possible.

With kindest personal regards, I am

Sincerely,

A handwritten signature in cursive script, appearing to read "Bob", with a long horizontal line extending to the right.

BOB ROUMIGUIERE  
Supervisor - District 1

BR:ls Kathrein

October 5, 1992

Supervisor Robert Roumiguere  
Marin County Board of Supervisors  
3301 Civic Center Drive  
San Rafael, CA 94903

Re: Juvenile Hall Committee-Final Report

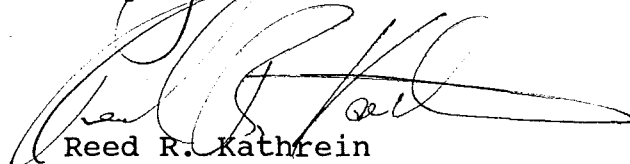
Dear Bob,

We are pleased to submit the Final Report and Recommendation of the Juvenile Hall Committee. After many meetings, we have attempted to summarize the work of the Committee in one final document that incorporates the range of views expressed by the members. In essence, we believe that there is general Committee support for the concepts expressed in this report. Please contact us if you would like to schedule a meeting to discuss the Report.

We thank you again for your interest in this project and for your support of our community goals.

Very truly yours,

  
Margaret A. Kathrein

  
Reed R. Kathrein

cc: Mark Riesenfeld, Planning Director (w/encl.)  
Lucas Valley Homeowners Association (w/encl.)  
Marinwood CSD (w/encl.)  
Committee Members (w/o Appendix)

M E M O R A N D U M  
MARIN COUNTY BOARD OF SUPERVISORS

**TO:** Juvenile Hall Committee

**FROM:** Supervisor Bob Roumiguere

**DATE:** 3/12/93

**RE:** Implementing Community Planning Efforts for Juvenile Hall Site

Your committee has done an outstanding job of preparing a complex and detailed plan for the County's Juvenile Hall property and you are to be commended for this effort.

Implementing the Lucas Valley Juvenile Hall site plan could be accomplished through the dedication of open space to the Marin Open Space District, the leasing of recreational land to the Marinwood CSD, the development of senior housing, the continued use of existing County facilities, and allowing the development of additional storage space for the county. These proposals are described more fully below and on the attached map. As you know, the major goal is to secure approval of these uses now to preclude the possibility of adverse uses of the property being forced on us in the future.

1. Preserving the Area North of Idylberry extension for Open Space and Continued Use of Existing County (MCOE) Facilities

The area of the site north of Idylberry should continue to be used for open space and the continued use of the existing space currently occupied by the County and leased to MCOE. No expansion of this space should be permitted in the future. The dedication of all the property north of Idylberry to the Marin County Open Space District, with an easement that allows the County (or MCOE) to use the amount of space they have currently, would secure this site against additional future development. This dedication would require the preparation of documents by County staff to create the necessary easements and transfer the site from the County to the Open Space District, and the approval of the documents by the Board of Supervisors.

2. Preservation of Area from Lucas Valley Road to Juvenile Hall site for Recreation and Open Areas

The community's preferred use for this area is recreation including play fields, open space, perhaps a small park with trees, and gardening. To facilitate the securing of this area, a lease of this entire area to the Lucas Valley and Marinwood community for a period of ten years could be adopted to allow planning for financing and building recreational facilities. The lease would immediately preserve the site for its intended purposes, and provide additional time (2 to 3 years) for the development of detailed site development and financing plans. The lease could be automatically extended for a period of fifty years once recreational uses have been installed.

Such a lease could be prepared by County staff and approved by the Lucas Valley/ Marinwood community and the County Board of Supervisors.

3. Facilitate the Construction of an Eighty-Unit Disabled Senior Housing Project on the Site Currently Occupied by the County Hospital

The County of Marin can lease the old hospital site (4 to 5 acres) for the development of senior housing. Once the site has been leased for this purpose, County staff in cooperation with Terra Linda Rotary can begin to develop design and finance plans for a senior housing project and arrange for the demolition of the existing County structures. Plans for the project would be submitted for approval and public review to the Marin County Planning Department and Planning Commission. Public hearings on the site design and housing project would be held at the Planning Commission and the Board of Supervisors prior to project approval. County staff and Terra Linda Rotary would prepare lease documents and a preliminary proposal for the housing development for the approval of the Board of Supervisors before commencing detailed site plans. This use provides the Board of Supervisors with justification for limiting the use of the balance of the property.

4. Existing County Uses on the Site Would Be Consolidated in the Vicinity of the Juvenile Hall Buildings

In order to allow the development of the senior housing project, some existing County uses including storage and Juvenile Hall buildings would be consolidated into the existing Juvenile Hall facilities. The buildings currently located on the western edge of the Juvenile Hall area would be relocated into the center of the facility which has already been designed and funded. The County storage facilities located near the old County hospital building would be relocated to a new one-story building consolidated with the existing County offices at the Corner of Mt. Lassen and Lucas Valley Road.

Our plan is to first present the plan and implementation measures to your committee on April 27th. If your committee supports the plan, it will then be presented to the broad Lucas Valley/Marinwood community on May 11. The various associations in the valley will also take formal actions on the plan.

Following these meetings, and if the plan is found acceptable, I will ask the Board of Supervisors for approval.

I look forward to meeting with you on:

Tuesday, April 27  
7:30 p.m.  
Lucas Valley Community Center

With kindest regards,



Bob Roumiguere

DEDICATE TO OPEN SPACE DISTRICT

PARCEL B1 = 9.21 ACRES	PARCEL B4 = 2.56 "
PARCEL B2 = 5.50 "	PARCEL B5 = 6.06 "
PARCEL B3 = 4.62 "	PARCEL B6 = 6.10 "
	PARCEL B7 = 5.40 "

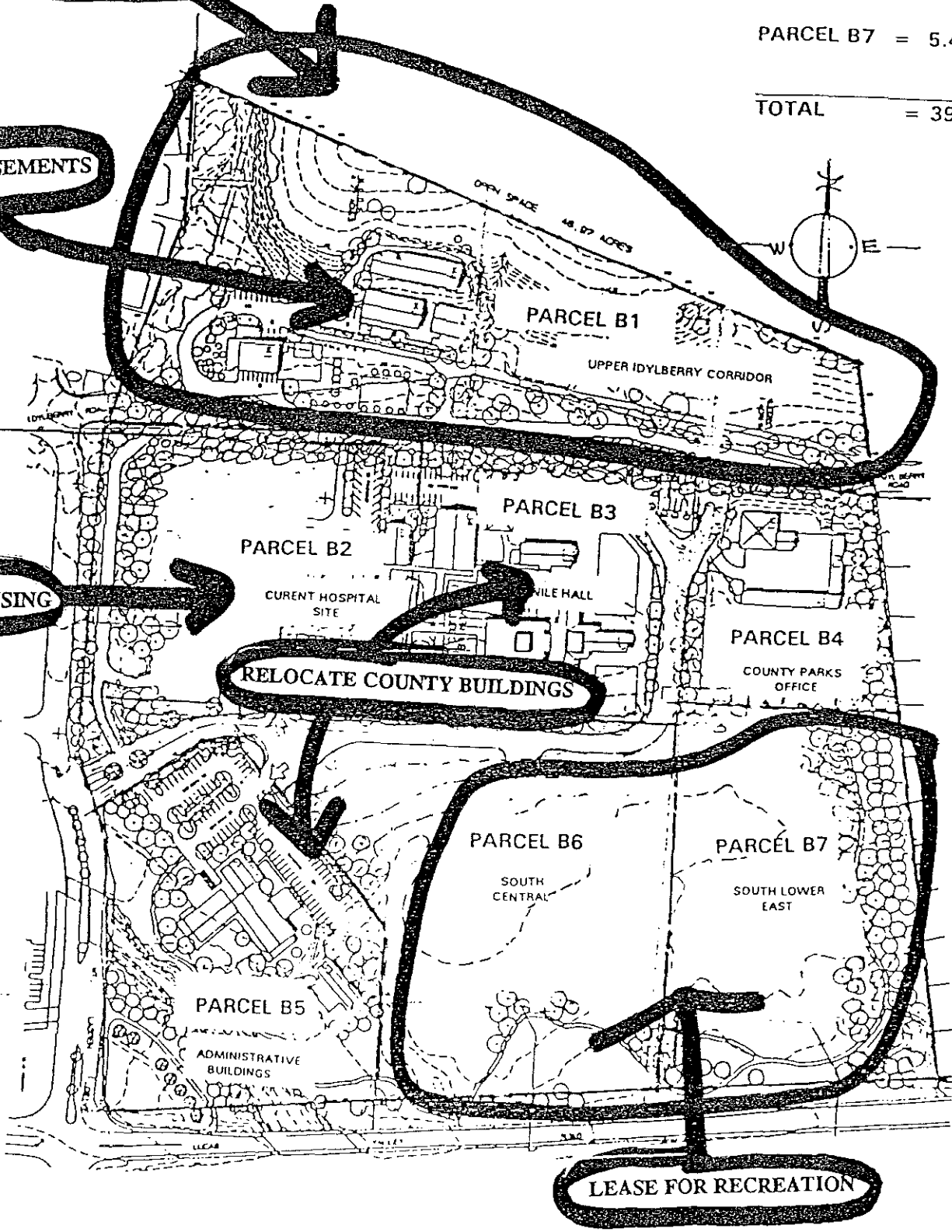
TOTAL = 39.45 ACRES

BUILDING EASEMENTS

SENIOR HOUSING

RELOCATE COUNTY BUILDINGS

LEASE FOR RECREATION



IMPLEMENTING COMMUNITY PLANNING EFFORTS FOR JUVENILE HALL SITE

PRELIMINARY BOUNDARIES SUBJECT TO CONFIRMATION THROUGH DETAILED SITE PLANNING

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Support for hybrid list of candidate housing sites from Marin Community Health Improvement Plan's Housing Action Team  
**Date:** Tuesday, March 15, 2022 8:48:03 AM

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**From:** Paige Kruza <paige@raimiassociates.com>  
**Sent:** Monday, March 14, 2022 3:26 PM  
**To:** Connolly, Damon <DConnolly@marincounty.org>; Rice, Katie <KRice@marincounty.org>; SMoulton-Peters@marincounty.org; Rodoni, Dennis <DRodoni@marincounty.org>; Arnold, Judy <JArnold@marincounty.org>  
**Subject:** Support for hybrid list of candidate housing sites from Marin Community Health Improvement Plan's Housing Action Team

March 14, 2022

Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903

Dear Honorable Members of the Marin County Board of Supervisors,

We write to express our support of housing in Marin, and especially in support of housing attainable by households with lower income. The 2021-2023 Marin Community Health Improvement Plan (CHIP) identifies three goals that are critical to maintaining and improving the health of people living in Marin County: increase housing security, increase economic security, and increase social connection and sense of belonging. Developed with 95 diverse community leaders representing multiple sectors and communities throughout Marin and approved by a Steering Committee of 39 members, the CHIP also identifies expanding housing options for lower-income residents – including by **increasing permitting and development of affordable and accessible housing throughout the county and by leveraging existing land assets** – as being a critical strategy to increase housing security. Housing is a basic need and housing security has far-reaching benefits. Housing security can make it possible to maintain a job, engage in education, and experience an increased quality of life.

The CHIP partnership also supports the 2022 Marin County Race Equity Action Plan's goal to *Increase homeownership within traditionally marginalized racial/ethnic and social groups*, which closely aligns with the CHIP's focus on increasing housing security and reducing racial inequities. These priorities align with the focus on affordable and accessible housing in *Livable for All, the Age-Friendly County of Marin Action Plan*, as well as the California Master Plan on Aging's goal to ensure *Housing for All Ages and Stages* (both of which support ensuring that community members are able to age where they want to live in safe, dignified, accessible, and affordable housing).

Our communities and neighborhoods affect our health in important ways. When people’s homes are near parks and bike paths, exercise is easier. When people live near grocery stores where good food is available, it’s easier to eat healthy. Things within our homes, like lead, mold, and other toxins can make us sick. **And when housing is really expensive, it makes it challenging to go to the doctor or eat well, which harms our health.** These are just some of the many ways that housing stability and location significantly affect health care costs, access, and outcomes.<sup>[1]</sup><sup>[1]</sup>

Currently, Marin County has more than 9,000 renter households who do not have access to an affordable home. As a result, 63% of extremely low-income and 31% of very-low income households spend **more than half of their total income on housing.**<sup>[2]</sup><sup>[2]</sup> These households include people working as home health aides, childcare workers, janitors and cleaners, medical assistants, and others whose contributions make it possible for other community members to work, go to school, and be healthy. When households struggle to pay the rent, they not only face financial and housing instability, but they are also at heightened risk for a host of negative health outcomes. Families paying excessive amounts of their income for housing often have insufficient resources remaining for other essential needs, including food, medical insurance, and health care. These tradeoffs can threaten the health of all family members, particularly children.

Marin County desperately needs more housing overall, **and our lower-income community members urgently need safe and accessible housing they can afford** without having to skip meals or dentist appointments or other essentials. Although identifying feasible sites for affordable housing developments will not have an immediate effect on our community, **it is absolutely critical to ensure that new and lower-cost housing is built over time** – which will have a significant positive impact in the future. Addressing water use and climate hazards are both vital, but drought is no excuse for failing to tackle the housing crisis in our community. Efficiency measures and water use restrictions are the most effective interventions to reduce water use, not anti-housing measures that fail to fix drought and exacerbate the struggles many Marin community members already experience.

One step you can take today to support the long-term health of our current residents and of future generations is to approve candidate housing sites for the Housing Element update which include sites at all affordability levels that are feasible and likely to result in the development of accessible and affordable housing. **We therefore urge you to select the staff recommended Hybrid list.**

Sincerely,  
The Marin CHIP Keeping People Housed Action Team

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<sup>[3]</sup><sup>[1]</sup> Maqbool, N., Viveiros, J., and Ault, M. (2015) “The Impacts of Affordable Housing on Health: A Research Summary.” The Center for Housing Policy. <<https://nhc.org/wp-content/uploads/2017/03/The-Impacts-of-Affordable-Housing-on-Health-A-Research-Summary.pdf>>

<sup>[4]</sup><sup>[2]</sup>

Mazzella, D.M., Rosenfeld, L., Carroll, A., Stivers, M., and Schwartz, M. (2021) "Marin County 2021 Affordable Housing Needs Report." California Housing Partnership. <[https://1p08d91kd0c03rlxhmhtydr-wpengine.netdna-ssl.com/wp-content/uploads/2021/05/Marin\\_Housing\\_Report.pdf](https://1p08d91kd0c03rlxhmhtydr-wpengine.netdna-ssl.com/wp-content/uploads/2021/05/Marin_Housing_Report.pdf)>

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**From:** [Mark Raskoff](#)  
**To:** [housingelement](#); [Goncalves, Gustavo](#)  
**Subject:** Housing Elements Statement  
**Date:** Monday, March 14, 2022 12:51:49 PM  
**Attachments:** [ltr to planning com 22722.pdf](#)  
[housin elements statement mcr.pdf](#)

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I am submitting this statement on behalf of the Marin Cove HOA for the Zoom hearing tomorrow. If there are any concerns or questions, I would be happy to speak at the hearing.

# MARIN COVE HOMEOWNERS ASSOCIATION

February 27, 2022

VIA EMAIL: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
[GGoncalves@marincounty.org](mailto:GGoncalves@marincounty.org)

The Hon. Damon Connolly  
Marin County Supervisor  
Division 1

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

County of Marin  
Community Development Agency  
Housing and Federal Grants Division

***Re: Housing Elements—Planned Site Consideration***

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Dear Supervisor Connolly and Gentlepersons:

As the directors of Marin Cove Homeowner's Association, and on behalf of the Association, we register our strong objections to plans to turn the Old Gallinas school site into a housing complex.

The Marin Cove subdivision is in the Santa Venetia neighborhood. It has 75 units, on single lane streets, and has limited parking areas. The owners are generally single families; some of which have children. The owners, in part due to the limited public transportation, generally use cars to get to and from work.

Marin Cove HOA, not the school district, owns the strip of land on the west side of Schmidt Lane separating the field at the Old Gallinas School District from Schmidt Lane. The HOA does *not* consent to the use of its property to provide access for proposed housing. To the extent the driveway on Schmidt Lane, which crosses the strip of property owned by the Marin Cove HOA, is claimed to be an easement to permit access to the field, if the proposed housing development contemplates the use of such driveway, such is a dramatically increased use of the easement. We do not consent to the use of the driveway to serve a 180-unit development.

For the reasons discussed below, we request the removal of the Old Gallinas property from the list of sites proposed for affordable housing. We make these objections based on Government Code section 65852.21 of the Housing Crisis Act ("HCA"), which provides for denial of a proposed housing development project if such project would have a "specific, adverse environmental and social impact," as defined and determined in paragraph (2) of subdivision (d) of Government Code section 65589.5. A significant adverse environmental and social impact means a "significant, quantifiable, direct, and *unavoidable* impact"

# MARIN COVE HOMEOWNERS ASSOCIATION

County Housing Elements Study  
February 27, 2022  
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[emphasis added], based on objective, identified written public health or safety standards, policies, or conditions. (Govt. Code, § 65580.5(d)(2).)

Preliminarily, we object to the lack of notice of consideration of the Old Gallinas school site as a location for affordable housing. The Board only learned of the consideration on Monday, February 21, 2022. In the past, the County posted notices of consideration of proposed construction developments on our streets, or sent circulars to residents, so they could make a reasoned response. Why such notice was not given here is unclear.

In the past, Santa Venetia residents have objected to the County's attempts to either build on the Old Gallinas field, or turn the field into a designated dog park. The residents' objections, then, as now, included concerns as to congestion and parking. Due to the lack of notice, we are only able to offer brief comments as to the unsuitability of the planned development in this location. We do not know, for example, whether the proposal is for the entire closure of the child care center, as well as the field. We do not waive any objection to the lack of notice. We reserve all rights to contest the lack of notice.

As a very brief summary, the significant adverse impacts posed by the housing development include the loss of needed facilities for childcare and recreational purposes, traffic congestion on our streets, parking problems, and safety concerns created by the inability of emergency vehicles to access our neighborhood during periods of traffic congestion. There are obviously more suitable alternatives which, under the HCA, does not permit disregarding these adverse impacts.

First, the loss of a child center (if such is being considered) will dramatically affect local residents who use the center to permit their children to be cared for while they work. The Legislature has declared furnishing facilities for child care serves an important public interest.<sup>1</sup> The field is used by children attending the day care center for recreational purposes. It is unfair to conclude such children should not have adequate recreational space.

Second, turning to the traffic congestion issue, North San Pedro is only a two lane highway east of Civic Center Drive until approximately Peacock Gap. This roadway is already heavily burdened by parents dropping off and picking up their children (weekdays 8-9:15 am, 3-4 pm), and buses transporting children to and from the Venetia Valley school. Approximately 730 children attend the school. The turnouts built during the modification of the Venetia Valley school have not eliminated the congestion problems.

The HCA expressly refers to congestion management, and provides that nothing in the HCA relieves a public agency from complying with congestion management. (Govt. Code, § 65589.5. subd. (e).)

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<sup>1</sup> Welfare and Instructions Code §1597.30, provides, in pertinent part:

- (b) That there are insufficient numbers of regulated family day care homes in California.
- (c) There will be a growing need for child day care facilities due to the increase in working parents.
- (d) Many parents prefer child day care located in their neighborhoods in family homes.
- (e) There should be a variety of child care settings, including regulated family day care homes, as suitable alternatives for parents.

# MARIN COVE HOMEOWNERS ASSOCIATION

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A 180-unit housing complex on the field will obviously have additional vehicles coming into the neighborhood. Residents will likely have at least one vehicle, have visitors who use a vehicle to come into the neighborhood, and cause commercial vehicles to travel into the neighborhood to deliver goods, as well as provide maintenance and repair services to residents of the complex.

During the hours when school is starting or closing for the day, traffic is bumper to bumper from the Venetia Valley school to the traffic light at Civic Center Drive. During this period, as residents have repeatedly pointed out in prior Marin County hearings, emergency vehicles cannot pass. With the Marin Post Acute home at 234 North San Pedro, and ambulances not uncommonly needed, it does not take a great deal of imagination to believe the congestion poses a significant healthcare risk to persons at the home. The blockages also pose general healthcare and fire risks, to residents in the Las Gallinas area if emergency equipment cannot reach the properties which need assistance. On weekends, the roadway is commonly used by visitors to the China Beach state park.

Third, the Old Gallinas field is also regularly used as a de facto park for recreational purposes. The property is used by the Little League, children playing, and other uses by residents. Tenants in the Venetia Oaks section 8 housing at 263 North San Pedro also use the park for recreation. Unlike other neighborhoods in the area, there are no local parks in the immediate Santa Venetia residential area. Parks are a recognized public interest.<sup>2</sup> Such use should continue, as the loss would be a significant adverse impact.

Fourth, with repeated rumors of repairs to the Las Gallinas sanitary drainage system, if a development were to be located on the field, we question whether the current system would adequately service residents' needs. The Housing Crisis Act permits consideration of sanitary concerns in determining suitable sites. (See Govt. Code, § 65852.21. subd. (c)(2).)

Fifth, our area has limited street parking. The Housing Crisis Act refers to parking concerns, and states a governmental authority may limit off street parking to one space per unit. (Govt. Code, § 65852.21, subd. (c)(1).) With a 180-unit complex, even if parking were limited to one off street parking space per unit, where is such off street parking going to come from? The area on Steven Court on the northwest side of the Old Gallinas field is private property, and is not a public street. Our streets already have limited parking, and complaints have repeatedly been made as to overnight parking of oversize commercial vehicles (including tree wood chipping equipment with sharp edges parked in areas next to the childcare center where children could climb on, and be injured on, such equipment), and longtime storage of vehicles parked on our streets. Such parking incidents, in a residential area, are nuisances and potential safety risks to children and residents. The residents' requests' for signage stating restrictions on such parking have not been accepted.

Sixth, the HCA requires a consideration of alternative locations. If school sites are believed suitable, why is the total vacant and boarded up MacPhail school site at the east end of Vendola Drive not a more

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<sup>2</sup> Govt. Code, § 5001 (a)(2) “the state parks *and other nature, recreation, and historic areas deserve to be preserved* and\ managed for the benefit and inspiration of all state residents and visitors” [Emp. Added.]

## MARIN COVE HOMEOWNERS ASSOCIATION

County Housing Elements Study

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suitable alternative? Why, with a large commercial area at the Northgate Center (bounded by a residential area) vacant, and unused, is such not a more suitable alternative location for a residential development? The surface streets there can more readily accommodate the traffic; the development would be closer to more frequent mass transit; and would appear to better serve the public needs.

Seventh, we see no sign a detailed analysis of the effect of the closure (both environmentally and socially), the impact on residents, and the traffic congestion, has been considered or even reasonably evaluated.

In sum, we submit the decision to consider the Old Gallinas Child Center property for a housing development is not well-considered and cannot withstand logical analysis in terms of the significant adverse impact on traffic, the deprivation of the publicly recognized right to have child care near a person's residence, and the loss of recreational opportunities, and other more suitable alternatives. The Las Gallinas School field is not a suitable site for a housing development.

Thank you for your consideration. We would be happy to provide further information or address any questions or comments.

*Mark C. Raskoff,*

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President, Marin Cove HOA

**STATEMENT OF MARK C. RASKOFF AND MARIN COVE HOMEOWNERS' ASSOCIATION IN OPPOSITION TO PLACEMENT OF OLD GALLINAS CHILDREN'S CENTER ON SITE LIST FOR HOUSING DEVELOPMENT**

My name is Mark Raskoff. I am president of the Marin Cove HOA, a 75 unit largely, 4-plex condominium subdivision directly across from the Old Gallinas Children's Center site (Assessor Parcel no. 180-123-01 (commonly referred to as 251 N. San Pedro)) proposed as a site for affordable housing. I speak and offer this statement in addition to our prior letter (a copy is attached).

We still object to the lack of notice of the consideration of this property as a site suitable for housing. We do not waive objections as to the lack of notice. We have little information as to the criteria applied to place sites on the list, or how much of the Old Gallinas property will be used for housing, or the physical design of the housing.

Marin Cove HOA is strongly opposed to the inclusion of the Old Gallinas Children's Center site because it will: (i) destroy the only public green space in the neighborhood; (ii) destroy a child care center; and (iii) result in needless congestion threatening the safety of residents. It will also put a burden on the public utilities which are already being considered for repair and maintenance.

There is no question California has a housing crisis, and the legislature has acted to deal with the problem.

***However, it is equally obvious the Legislature did not provide that other fundamental public policies were to be ignored.***

The Affordable Housing Acts nowhere states that other important public policies are to be ignored. Nor does the AHA state that the interest in affordable housing is the sole factor to be considered in site section. Nowhere does the AHA state that public policies favoring schools, child care centers, parks, and/or environmental quality are to be disregarded.

Nowhere in the AHA does is there any statement:

- schools are to be destroyed for affordable housing
- child care centers are to be closed;
- public parks are not to be preserved and are to be built upon simply because there is a housing need;
- the California Environmental Quality Act and environmental concerns are to be ignored.
- private property can be taken for affordable housing, other than as legally provided. The proposed site seemingly involves use of an easement across Marin Cove HOA property for access to the planned development. We do not consent to the dramatically increased use posed by a 180-unit complex.

Had the Legislature intended the factors above were unimportant and could be disregarded, it would have been a simple matter to state such. In fact, however, the AHA states exactly the opposite – it mandates consideration of congestion, the impact on the environment such as sanitary waste systems, and seeks to limit the impact of cars on surrounding neighborhoods by limiting the number of spaces.

The Old Gallinas School Property is a very important neighborhood resource, and is used for many purposes. It is not abandoned or vacant.

The park is currently used by children at the Gallinas Children's Center. The Legislature has declared providing child care is an important public policy. Are local area parents who use the site for child care going to be told they will have to search for child care somewhere else?

The baseball field is leased for Little League games and is the only such field in the Gallinas neighborhood. Are the children and their parents to be told they cannot have a Little League in their neighborhood? The park is also used by residents in the Section VIII housing across on the northeast side of the Old Gallinas Children's Center.

The field is also used by residents for gathering and recreation, just as any other park. The Legislature has declared that parks and green spaces serve the public good. Is the local neighborhood going to be deprived of a recreational green space?

Avoiding congestion is a factor expressly noted in the AHA. How is North San Pedro, already bumper to bumper during school opening and closing periods, going to handle the additional traffic? Where is the parking for the proposed complex going to be? The street parking already is limited. The parking lot northwest of the property is private property owned by Marin Cove HOA, and is not open to the public.

The final point concerns quality of life, environmental considerations, and public utilities. We are in the midst of a water and energy supply crisis with no sign of abatement. Both water and energy are inadequate for the existing number of residents. Water rationing, power interruptions, and monthly brownouts are common. If the drought continues (as is likely), such problems are only going to worsen. How are the already limited public utilities and infrastructure going to take the added strain of additional users? The Las Gallinas Sanitation district is already indicating repairs and special assessments may be needed to keep the existing system operating. How would 180 units not place a further burden on the sanitation system? Finally, why are not other sites, such as unused commercial spaces, more suitable as locations for affordable housing? With the section XIII housing already in the area, why should this neighborhood be disproportionately and unfairly burdened with an additional multiple unit housing structure?

The Marin County Board of Supervisors has a tradition (for example in opposing the Route 1 coastal freeway, coastal roadway, and the Marin Headlands development), for considering the quality of life and environmental impact. It has rejected developments when such destroy the Marin quality of life, even if claimed as necessary by the state, (See *Can the Place Last?* (1971)). The tradition should continue here.

For all of the reasons stated above, we submit that the Old Gallinas Child Care site be removed from consideration as a site for Affordable Housing.





**From:** [Mark Ottoboni](#)  
**To:** [housingelement](#)  
**Subject:** Old Gallinas school  
**Date:** Sunday, March 6, 2022 5:21:58 PM

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How can we keep building new housing and not increase our water supply and upgrade our roads and electric system . We can't seem to keep our electricity running during a heat wave yet we keep building. We do not need to cover up more open space ( baseball field) with more concrete. Please take old Gallinas school and baseball field off the list . Mark And Diane Ottoboni

Sent from my iPhone

**From:** [Damazyn, Michele](#)  
**To:** [housingelement](#)  
**Subject:** FW: Housing Element - Strawberry Site "R7" Pan-Pacific  
**Date:** Thursday, March 10, 2022 8:46:11 AM  
**Attachments:** [Att 1 Sites Inventory.pdf](#)

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**From:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Sent:** Thursday, March 10, 2022 8:43 AM  
**To:** BOS - Aides <[BOS-AidesNOT@marincounty.org](mailto:BOS-AidesNOT@marincounty.org)>  
**Cc:** Mosher, Ana Hilda <[AMosher@marincounty.org](mailto:AMosher@marincounty.org)>; Damazyn, Michele <[MDamazyn@marincounty.org](mailto:MDamazyn@marincounty.org)>  
**Subject:** FW: Housing Element - Strawberry Site "R7" Pan-Pacific

Aides,

Attached is an e-mail from Mark Inbody received in the March 9, 2022 BOS mailbox relating to the Housing Element. Please forward as you deem appropriate.

Thank you,



**Joyce Evans**  
DEPUTY CLERK

County of Marin  
Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
415 473 3768 T  
415 473 3645 F  
CRS Dial 711  
[jevans@marincounty.org](mailto:jevans@marincounty.org)

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**From:** MARK INBODY <[markinbody47@gmail.com](mailto:markinbody47@gmail.com)>  
**Sent:** Wednesday, March 9, 2022 8:40 PM  
**To:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Cc:** Moulton-Peters, Stephanie <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>

**Subject:** Housing Element - Strawberry Site "R7" Pan-Pacific

Supervisors and Planning Commission Members -

I write following the March 1, 2022 joint meeting, and in advance of the March 15, 2022 Housing Element meeting. I respectfully reiterate my request that Site "R7" - the "Pan Pacific" site in Strawberry, be removed from potential sites for the proposed Housing Element.

By way of background, this site was **specifically removed** from consideration in the 2008 cycle because it was deemed inappropriate for development due to traffic, housing density, community character and slope concerns. Those issues have not changed.

At both the February 7 Strawberry and March 1 joint meeting, I asked if IMG has had "boots on the ground" in reviewing the potential sites for the Housing Element. We received only the vague response that IMG was "familiar with" the sites. I seriously doubt that anyone from IMG has actually been here. I sincerely hope that the Supervisors and Planning Commission members have physically viewed the sites prior to voting on the appropriateness for high-density housing. If anyone wants to take a look with me, my contact information is below.

One can understand how site R7 looks appropriate to IMG for development from a satellite photo. The satellite photos make it appear that building those sites out would not be challenging. (Att. 1.) However, the Assessor's map shows parcel 034-012-27 to be at a **37% grade**. That is extremely steep. By comparison, the Pyrenees mountain stages of the Tour de France average 8-9%. The average grade up to Mt. Tam is 7% and the steepest pitches are 12%. I am attaching two photos at ground level to show what the Pan-Pacific site looks like, aka boots on the ground. (Att. 2, 3.)

In addition to the slope challenges, there are serious safety concerns about the Pan-Pacific site. My neighbor Sara Iqbal spoke about prior traffic accidents at the North Knoll/Eagle Rock four-way intersection. There are no sidewalks here, so people hike and walk their dogs in the street. The North Knoll intersection to Tiburon Boulevard is already constantly jammed, and will require a stoplight (50 feet from the Tiburon Blvd. stoplight to 101) if more cars are added to the neighborhood. Please also note that Project 3443 at 36 Tiburon Boulevard (across from North Knoll) proposes a day care center with 56 students and 15 staff members, daily. We are all for child care, but this is an additional burden on Eagle Rock access to Tiburon Boulevard.

Perhaps more importantly - and in light of the increased wildfires - North Knoll is the **only way out** of Eagle Rock and adjoining properties (including the Kruger Pines development) in the event an evacuation is necessary. Adding more units, and therefore more cars, creates an even more pressing safety risk to residents in the event of a wildfire evacuation.

Finally, I note that development of the Pan-Pacific site is in direct conflict with the Strawberry Community Plan (original 1973 and updated 1982). That local Plan prioritizes open space and community character. It proposes four build-out sites, three of which have been developed and the fourth (Seminary) is now hotly contested. The proposed build-out of "R7" is in direct conflict with

what the community has envisioned, literally for decades. Even if legally justified (a debatable point), what exactly would the benefit to Strawberry be to override those community-driven plans? Are we selling out open space for a few dollars? Once it's gone, it's gone. I would hope the County has the vision to add these open spaces to the Ring Mountain Open Preserve.

I request that this communication be made "part of the record" for the Housing Element, including the attachments. All rights pursuant to GC 65009 are reserved on my, the Eagle Rock Neighbors, and the Strawberry Community Association's behalf. I reserve the right to provide further environmental concerns if this process gets to the EIR stage. (I reiterate for now this untouched space adjoins the Ring Mountain Open Space Preserve.)

Thank you for your consideration, and I look forward to a constructive discussion on March 15.

--

**Mark Inbody**  
17 Eagle Rock Road  
Mill Valley, CA 94941-1608  
415.994.0487 home/cell



**Att. 3. "R7" Pan-Pacific site.  
37% grade.  
Natural landscape.**
























Att. 2

# Draft Sites Inventory (Candidate Housing Sites)

## - County Review

Draft Candidate Housing Sites  
(Universe - All Sites)

-  Kentfield Commercial Underutilized
-  Office - Forest Knolls (Upper Floors)
-  Bowman Canyon (Jay Garlick)
-  Bowman Canyon (Jay Garlick)
-  Inverness Underutilized Residential
-  Bolinas
-  Downtown Project
-  Tam Junction Corner Retail
-  Aspen Lots
-  North Knoll Rd/Saint Thomas Dr
-  North Knoll Rd/Saint Thomas Dr
-  Tam Junction Corner Retail
-  Firehouse Community Park Agency
-  Strawberry Commercial
-  Strawberry Commercial
-  Marinwood Plaza
-  Marinwood Plaza
-  Marinwood Plaza
-  Strawberry Village Center
-  Marinwood Plaza
-  Strawberry Village Center





Stinson Beach ComCntr

Vacant



Albion Monolith



Oak Manor @ Sir Francis

(Hsng Ovrly)



Oak Manor @ Sir Francis

(Hsng Ovrly)



Inverness Underutilized

Residential



Inverness Underutilized

Residential



Inverness Underutilized

Residential



Dixie Marin Services



Inverness Store



Olema



Grandi Building/Site



Inverness Commercial



Olema



Inverness Underutilized

Residential



Inverness Yacht Club



Inverness Underutilized

Residential



Inverness Underutilized

Residential



Vacant Pt. Reyes Station



Kentfield Commercial

Underutilized



Kentfield Commercial

Underutilized



Inverness Underutilized

Residential





Kentfield Commercial  
Underutilized


 College of Marin Parking Lot

 Marinwood Plaza



Kentfield Commercial  
Underutilized

 College of Marin Parking Lot

 150 Shoreline

 Tamalpais Union HSD Prpty



Kentfield Commercial  
Underutilized

 Los Ranchitos



Inverness Underutilized  
Residential




Kentfield Commercial  
Underutilized



Kentfield Commercial  
Underutilized




Kentfield Commercial  
Underutilized

 Los Ranchitos




Kentfield Commercial  
Underutilized

 Vacant Nicasio

 Nicasio





Cottages at Pt Reyes  
Seashore


 150 Shoreline



Kentfield Commercial  
Underutilized

 Vacant Tamalpais













 Los Ranchitos

 Tamalpais Commercial

 Los Ranchitos


 Strawberry Commercial


 Strawberry Commercial

-  Los Ranchitos
-  Buck Center Vacant Property
-  Atherton Corridor
-  Atherton Corridor
-  Atherton Corridor
-  Atherton Corridor
-  Atherton Corridor
-  Atherton Corridor
-  Greenpoint Nursery
-  Atherton Corridor
-  Atherton Corridor
-  Buck Center Vacant Property




Kentfield Commercial  
Underutilized

 Olema

 Olema




Inverness Underutilized  
Residential


 150 Shoreline


 Vacant Pt. Reyes Station




Pt. Reyes Coast Guard  
Rehabilitation/Conversion


 Los Ranchitos

 Presbytery of the Redwoods

 Vacant Pt. Reyes Station


 Vacant Pt. Reyes Station


 Olema

 Olema

 Vacant Pt. Reyes Station


 Vacant Pt. Reyes Station

 Saltwater Oyster Resturant

 Santa Venitia Commercial







Santa Venitia San Pedro Rd  
Commercial

 Martha Company





 Los Ranchitos





Santa Venitia San Pedro Rd  
Commercial

-  Los Ranchitos
-  Tam/Jnctn State Vacant Lot
-  Church of Jesus Christ
- 





San Quentin Adjacent Vacant  
Property

-  Pan Pac Ocean Site
-  Pan Pac Ocean Site
-  Olema Catholic Church
- 

Kentfield Commercial  
Underutilized

-  Pt. Reyes Village
- 



Office - Lagunitas (Upper  
Floors and Rear Prop)

-  Pan Pac Ocean Site
-  Vacant Bolinas
-  Stinson Beach Commercial
- 













Kentfield Commercial  
Underutilized


- 

Sacramento/San Anselmo  
Properties

-  Karuna
- 

Kentfield Commercial  
Underutilized

-  Subud California
-  Sloat Garden Center
-  Pan Pac Ocean Site
-  Kentfield Catholic Church
-  St. Vincents/Silveira
-  Atherton Corridor
-  Los Ranchitos
-  Sloat Garden Center
-  Libao Property
-  Los Ranchitos
-  St. Vincents/Silveira
-  Tomales Catholic Church

 25 Bayfield




Presbyterian Church San Geronimo


 Los Ranchitos

 San Geronimo Golf Course



Jack Krystal Hotel Parcel Site

 Vacant Pt. Reyes Station


 Olema

 Inverness County Site




Kentfield Commercial Underutilized

 Inverness County Site

 Nicasio Corp Yard - County

 Albion Monolith

 Old Gallinas Children Center


 Los Ranchitos


 Los Ranchitos


 Los Ranchitos


 Los Ranchitos

 Los Ranchitos

 Los Ranchitos


 Los Ranchitos


 Los Ranchitos

 Los Ranchitos


 Los Ranchitos

 McPhail School

 Los Ranchitos

 Los Ranchitos

 Marinwood Plaza

 Los Ranchitos

 Pt. Reyes Station



Pt. Reyes County Vacant Site





Pt. Reyes County Vacant Site



Office (Across From Juvenile Hall)

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos



Santa Venitia San Pablo Ave  
Commercial

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 McPhail School

 Los Ranchitos

 Los Ranchitos

 McPhail School

 Los Ranchitos

 Los Ranchitos


 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Strawberry Commercial

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos



Santa Venitia San Pablo Ave  
Commercial

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos



Kentfield Commercial  
Underutilized

 Los Ranchitos

 Los Ranchitos


 Los Ranchitos




Carmelite Monastery of the  
Mother of God

 Los Ranchitos


 Los Ranchitos

 Los Ranchitos

 North Coast Seminary

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

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 Los Ranchitos

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 St. Vincents/Silveira

 Los Ranchitos


 Los Ranchitos


 Los Ranchitos


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 Los Ranchitos


 Los Ranchitos

 Los Ranchitos

 County Property (Pt. Reyes)


 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos



Congregation Rodef Shalom  
Marin

 Los Ranchitos



Bernard Osher Marin Jewish  
Community Center

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos


 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Cal Park (Woodland/Auburn)




Bernard Osher Marin Jewish  
Community Center

 Los Ranchitos



Bernard Osher Marin Jewish  
Community Center

 Los Ranchitos

 North Coast Seminary

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

 Los Ranchitos

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 Los Ranchitos


 Los Ranchitos

 Los Ranchitos



Kentfield Commercial  
Underutilized

 Vacant Tomales

 Vacant Tomales

 Tomales



Kentfield Commercial  
Underutilized

 Los Ranchitos





Kentfield Commercial  
Underutilized




Cornerstone Community  
Church of God

 Vacant Tomales

 Stinson Beach Underutilized


 Stinson Beach Underutilized


 150 Shoreline



Office - Lagunitas (Upper  
Floors and Rear Prop)


 825 Drake

 St. Andrews

 Marin City Church of God



Kentfield Commercial  
Underutilized

 Tomales



Sacramento/San Anselmo  
Properties



Sacramento/San Anselmo  
Properties





Sacramento/San Anselmo  
Properties



Shoreline Unified School  
District



Tomales Joint Unton High  
School District



Shoreline Unified School  
District



Shoreline Unified School  
District



Shoreline Unified School  
District



Vacant Tomales



Vacant Tomales



Tomales Joint Unton High  
School District



Inverness Underutilized  
Residential



Stinson Beach Commercial



Kentfield Commercial  
Underutilized



Olema



Santa Venetia Vacant



Santa Venetia Vacant



Outnumbered, LLC



Los Ranchitos



Los Ranchitos



Cal Park (Woodland/Auburn)



Cal Park (Woodland/Auburn)



Lucas Valley Environs Vacant



St. Vincents/Silveira




San Domenico School




St. Vincents/Silveira





St. Vincents/Silveira

 St. Vincents/Silveira

 St. Vincents/Silveira

 Vacant Santa Venetia

 Holiday Inn Mill Valley

 Overlook Lots

 Stinson Beach Commercial

 College of Marin Parking Lot

 College of Marin Parking Lot

 College of Marin Parking Lot



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Vacant Blackpoint (Olive Ave;  
55-acre site)



Pt. Reyes Village Red/Green  
Barn



Pt. Reyes Village Red/Green  
Barn

 Tam Junctin Vacant Lot

 Peace Lutheran Church


 Marin Gateway Center

 Greenpoint Nursery




Jack Krystal Hotel Parcel Site

 Kentfield Catholic Church

 St. Andrews

 Church of Jesus Christ

 Subud California



Congregation Rodef Shalom  
Marin



Bernard Osher Marin Jewish  
Community Center



Bernard Osher Marin Jewish  
Community Center



Bernard Osher Marin Jewish  
Community Center



Peace Lutheran Church



Peace Lutheran Church



Peace Lutheran Church



Cornerstone Community  
Church of God



Marin City Church of God



Tomales Catholic Church



Presbytery of the Redwoods



Presbyterian Church San  
Geronimo



Olema Catholic Church



Olema Catholic Church



Olema Catholic Church



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Bowman Canyon (Jay Garlick)



Tomales Nursery



Tomales



Tomales Nursery



Strawberry Village Center



Marin County Juvenile Hall



Marin County Juvenile Hall



Marin County Juvenile Hall



Marin Gateway Center



Atherton Corridor



Atherton Corridor



Atherton Corridor



San Geronimo Golf Course



Tamalpais Union HSD Prpty



Hidden Valley Elm Schl Vacant Area



Vacant Blackpoint (Olive Ave; 55-acre site)



Dixie Marin Services



Inverness Store



Inverness Yacht Club



Lucas Valley Environs Vacant

## Biology Sites

## Transportation Sites

**From:** [MARY ANN GALLARDO](#)  
**To:** [housingelement](#)  
**Subject:** New Housing Sites  
**Date:** Monday, March 7, 2022 3:01:25 PM

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Have you been considering the vast amount of unused space at Hamilton in Novato? Whole neighborhoods could still be added to the present ones and even a small shopping center and bus depot. The Smart Train already has service there so I don't understand why there isn't more discussion of a larger scale approach to that area.

Mary Ann Gallardo

**From:** [Mary Turri](#)  
**To:** [housingelement](#)  
**Cc:** [James Selle](#)  
**Subject:** Atherton corridor  
**Date:** Tuesday, March 15, 2022 10:14:22 AM

---

Hello

I am in opposition of the housing element in the Atherton corridor for the following reasons:

**Environmental**

Most properties in the Atherton corridor are on septic. It will be a huge cost to provide sewer to all the homes that are proposed. Water is a precious commodity. How is this being addressed? How close are these sites to wetlands?

**Traffic**

With the increase in housing Atherton Ave. will need traffic lights, infrastructure additions, new drainage, probably road widening. Traffic from Vallejo is only increasing.

**Wildlife**

There is an abundance of wildlife in the area including fox, bob cats, deer, raccoons, possums, skunks and much more. We have hawks, red winged black birds and other birds nesting in the area.

**Rush Creek Preserve**

We are very close to Rush Creek with, I would suspect, endangered species.

Many properties have farm animals... sheep, goats, pigs, horses, cattle, rabbits, roosters and chickens along with water fowl, etc. Say a larger development goes in next to one of the proposed sites there will be complaints from the new neighbors about farm smells, roosters crowding, etc. Will this still be allowed?

Please do not change our area. 1 AUD is acceptable per property.

Mary E. Turri  
James W. Selle  
7 Equestrian Court, Novato

**From:** [Maura Ochoa](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Thursday, March 10, 2022 6:43:03 PM

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Hello,

We write to express our support for Alternative 1 for the housing element as it is a much more equitable proposal for the distribution of the additional housing and does not place the majority of the impact of the additional housing on one neighborhood. The neighborhood proposed in Alternative 2 of Los Ranchitos already is in a WUI area with narrow roads and limited egress. Additionally, just slightly down the road from Los Ranchitos, the Northgate Mall has already been designated for additional multi-unit housing. Alternative 2 will cause undue hardship to the neighborhood of Los Ranchitos and its residents (including the varied wildlife) by increasing traffic congestion as well increasing the attendant risks from a potential wildfire in the area. Our streets are narrow, windy and have no sidewalks or curbs. They cannot handle the additional housing. Alternative 1 just makes much more sense.

Thank you for your attention.

Maura & Mariano Ochoa  
Los Ranchitos residents

**From:** [Maura Prendiville](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** comments re 3/15 housing element discussion  
**Date:** Monday, March 14, 2022 11:41:36 AM

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Hi there,

I am a D1 Marinwood residents and of the sites listed in our neighborhood, I'd like to point out:

- (1) Marinwood plaza has been vacant forever and is starting to feel like blight. Understand it needs cleaning up but it would be a great place for multifamily housing--plus right by the freeway so wouldn't create traffic.
- (2) Carmelite Monestary 530 Blackstone (incorrectly labeled as Santa Venetia--it's actually Marinwood). There's literally nothing out there so no reason not to put more units in that spot--there is plenty of room.
- (3) Jeanette Prandi: this space is severely underutilized and would be a great place to plan for many units. There's not much existing traffic and it's easy to get to schools and parks by bike. Most of the area residents are either retired or work from home so it shouldn't create too much traffic. The nearby elementary school, Lucas Valley Elementary, has had declining enrollment so there is certainly room for more kids there.

--

Maura Prendiville  
(415) 845-0835



**From:** [Mohurley@gmail.com](mailto:Mohurley@gmail.com)  
**To:** [housingelement](#)  
**Subject:** Luxury housing at Flanders Ranch in San Geronimo Valley is Ludacris  
**Date:** Monday, March 14, 2022 1:17:53 PM

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Maureen Hurley would like information about:

What on earth are you thinking? The idea of Tiburronizing Flanders Ranch on the San Geronimo Valley with 100 luxury homes is absurd, and ecologically irresponsible. We have had a prolonged drought cycle for decades. We don't have water to support 98 new luxury homes which will have a minimum of three bathrooms and various appliances including dishwashers and washing machines that will use an incredible amount of water. Not to mention, each house will have 2-4 cars which will further clog an already beleaguered road into Fairfax. Not to mention the air quality. Have you been out to the valley on the weekends? The traffic jams. There is no reliable public transport. There is no retail infrastructure to support 98 houses. Each of those houses will require staff from elsewhere to take care of those places. The fact that you included no lowing come housing says it all. This has nothing to do with supplying affordable housing for anyone. This is putting money into developers pockets.

**From:** [mohurley2](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** say no to developing luxury housing in the San Geronimo Valley.  
**Date:** Monday, March 14, 2022 6:18:27 PM

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Date March 14, 2022  
Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903  
Submitted via email: [housingelement@marincounty.org](mailto:housingelement@marincounty.org),  
[bos@marincounty.org](mailto:bos@marincounty.org), and [drononi@marincounty.org](mailto:drononi@marincounty.org)

Dear Marin County Supervisors,  
Thank you for the opportunity to comment on the Housing Element alternatives.  
To whom it may concern:

What left-field did this luxury housing idea come from? And why isn't alternative housing added in suburban areas where there is infrastructure, shopping, and services, versus the isolated rural San Geronimo Valley? You do understand that we have, a profound lack of water during times of drought. Basically we've been in route for about 10 to 15 years. It doesn't seem like that's going to change any time to soon. Luxury houses will feature things like 3+ toilets washing machines, dishwasher, swimming pools.

and then there is the traffic. And adding 100 houses equals adding minimum of 300 extra cars to traffic over White's Hill at least two times a day. As it is, driving in the San Geronimo Valley is a weekend nightmare.

I thought planners and developers were supposed to consider the impact on roads and infrastructure first, before designing a housing project such as this—entirely inappropriate.

Sir Francis Drake is already heavily impacted, and adding 40-150 more families would create huge negative impact on the valley. and it certainly went to do anything to try to integrate people And you know, it won't be low income housing, merely more luxury housing for the well-heeled. How is that helping the housing crisis? Sounds like somebody needs to have the process defined and spelled out. Also with luxury homes comes thr support staff to take care of the properties. Those people are not going to be coming from the Valley, they will be coming from Fairfax, San Anselmo, San Rafael, etc. Adding even more traffic and pollution to the valley. We cannot support this massive influx of people.

And why use unspoiled landscape such as using the historic Flanders-Ottolini Ranch for housing instead of developing a viable plan that would work within an industrial or urban landscape? No matter how you cut it, this is not a very good plan. And as such, it would be an absolute disaster for the San Geronimo Valley. It would destroy our quality of life, it would destroy what water supply we do have, it will destroy our riparian water ways, It will also destroy the quality of our air, as the valley is a closed unit. Just check out how the fog rises in the valley. This plan, such as it is, will

destroy the very quality of life of rural West Marin. I was born and raised in Marin, the valley has been my home for nearly 70 years. My family settled here in 1910.

Is it possible to get MALT involved to preserve the open landscape of the historic Ottolini- Flanders ranch? Just say hell no to this housing scheme. Don't Tiburonize the valley. Better to allow some granny units on existing properties rather than developing virgin land. And move the housing group scheme to Central Marin, like Novato, or even the Birkenstock place on the US 101 corridor where it would at least fit in, and not disrupt our way of life.

Maureen Hurley,  
Forest Knolls

**From:** [Meehyun Kurtzman](#)  
**To:** [housingelement](#)  
**Cc:** [Lucas Valley Homeowners Assc.](#)  
**Subject:** Comment for the record; Marin County Housing Element 2022  
**Date:** Monday, March 14, 2022 2:38:19 PM

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March 14, 2022

Marin County Board of Supervisors

San Rafael CA 94903 Marin County Planning Commission

3501 Civic Center Dr.

San Rafael, CA 94903

**RE: Hybrid Plan; Housing Element 2022**

Dear Board of Supervisors and Planning Commissioners:

I am submitting this letter as a record, protesting the proposed hybrid plan. It is patently inequitable when the county allocates 37% of all housing to District 1. I request that, as the former county general counsel argued to the California Appellate court during the MCA v. The Marin County, that all proposed projects will address, as required by CEQA, its cumulative impact, by utilizing project EIR or impact assessment.

I also endorse letters and concerns submitted by the Lucas Valley Homeowners Associations dated 2/28/2022 and the Sustainable Tam Almonte dated March 10, 2022, and the Los Ranchitos Improvement Association.

Marin as a land locked peninsula, has challenges in expanding their housing needs due to the limitation of its geography. We are also limited by the inability to expand our transportation corridor, mainly Highway 101 and we have a landmass that does not afford easy implementation of high-density housing. Most of the proposed housing should be built on the highway 101 corridor close to transportation access and infrastructure needed, but not available at the inland rural corridors like the Lucas Valley Environ. During the 2013 HE, the county up-zoned over 6000 acres of very low density zoned areas to 30 units per acre, a high density more suitable for the city center. Even with this drastic and a questionable action, the up-zoned land was not earmarked for 100% affordable housing allocation. That was a mistake. Please do not repeat that error without fully understanding the impact of such a legislative move.

I believe in creating housing for all income levels. By creating a partisan divide of people seeking low to moderate housing over anyone who wishes to build anything at all, the real solution becomes elusive. I advocated for deregulation of the second unit ordinances so ADUs can be built. The solutions are out there. Providing incentives for urban land/building owners to develop underutilized buildings that can be adapted to be re-built as housing is a

solution that should be looked at seriously.

On the matter of safety, it has been proven that wildfire evacuation along the Lucas Valley Road corridor is a major concern. This is not hypothetical, but it is a known fact that there is a problem. There are plans and actual building projects that are being built on the Lucas Valley Road corridor that is not even addressed in this current HE 2022. The first order of responsibility for the governmental body is public safety. Planning and allocating high density housing, while ignoring a known health and safety issue, is a road to malpractice, which could adversely impact the local government body, putting itself in an adverse position. Please do not get lost in micro solutions and forget that at a macro level, the HE 2022 proposal will affect the health and safety of people who live in the subject area.

Thank you.

Meehyun Kurtzman

125 Mount Lassen Drive, San Rafael CA 94903

[meehyun@me.com](mailto:meehyun@me.com)

**From:** [Megan Oppedal](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#); [Jonas Oppedal](#)  
**Subject:** Re: NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 7:29:57 PM

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Hello - to clarify one typo below, in this sentence, I missed the word "not" in an important place. I meant to state:

"...additionally the roads, safety, and infrastructure is simply *\*NOT\** in place there to support the proposals.

On Mon, Mar 14, 2022 at 4:20 PM Megan Oppedal <[megan.oppedal@gmail.com](mailto:megan.oppedal@gmail.com)> wrote:

We just learned about the latest proposal regarding the Hybrid list.

In addition to my comments from yesterday, I wanted to follow-up to also register that we are absolutely **against the recommended hybrid list and up-zoning Los Ranchitos**.

The "acreage" in Los Ranchitos alternates between extremely hilly and deep ravines; additionally the roads, safety, and infrastructure is simply in place there to support the proposals. This presents a huge infringement upon the residents, would wreak havoc on the local environment and wildlife, and increase the dangers as outlined below.

Please do not proceed with the Hybrid list.

On Sun, Mar 13, 2022 at 9:00 PM Megan Oppedal <[megan.oppedal@gmail.com](mailto:megan.oppedal@gmail.com)> wrote:

Hello,

My family and I own our single family home in Los Ranchitos, at [19 Indian Rd, San Rafael, CA 94903](#) (parcel # 179-242-75).

We have been closely monitoring the Housing Element and proposals and would like to provide our **strongest support for Alternative 1**. See below for our rationale that Alternative 1 is the best option. Alternative 2 is simply not fair, and frankly not feasible unless it removes Los Ranchitos sites altogether.

**General rationale for Alternative 1:**

- The numbers of additional housing and increases in density are distributed equally across the county, without any one district bearing a disproportionate burden. Alternate 2 burdens District 1 disproportionately.
- Properties in Los Ranchitos that are inappropriate for denser development would not be up-zoned; the limits of our steep terrain, high fire hazard in the WUI, and narrow streets, would be recognized and respected. Denser housing would be developed in locations where it could be better supported by efficiency of providing services.

**Specifically, for our property at 19 Indian Road, as well as adjacent properties on our hillside:**

- While on paper the lots in Los Ranchitos may "appear" underutilized, this is easily debunked when considering the terrain, fire hazards, narrow roads, limited & hilly parking, and emergency planning scenarios. Our property at 19 Indian Road, as well as those of our neighbors, is surrounded by woodlands with daily wildlife activity that would be disrupted, and have already been flagged for high fire risk. If the number of families and residents were to increase on Indian Road, in the event of a fire or other catastrophe, the narrow roads would create significant evacuation risks and hazards for the emergency personnel as well as residents.

Please consider the potential risk and damage that would be caused in Los Ranchitos by adding housing or upzoning. Alternative 1 seems the best path forward.

Thank you,  
Megan Oppedal @ 19 Indian Road

**From:** [Michael Doane](#)  
**To:** [housingelement](#)  
**Subject:** Opposition to proposed Atherton norders Rush Creek development  
**Date:** Tuesday, March 15, 2022 1:18:01 PM

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Der Sir/Madam:

I am writing to express my strong opposition to the proposed development at Atherton Borders Rush Creek in Novato. I am disappointed that the town would even consider such an ecologically unsound project. It would have an severe negative impact on our local community. Please do not permit this to happen.

Michael Doane  
2 Lockton Lane  
Novato, CA 94945

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**From:** [mike\\_ring@comcast.net](mailto:mike_ring@comcast.net)  
**To:** [housingelement](#)  
**Subject:** Proposed Housing Along Atherton Avenue  
**Date:** Monday, March 14, 2022 1:47:52 PM

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Michael F Ring would like information about:

The “Hybrid Housing Sites” proposal dated March 8, 2022 proposes 323 low income housing units along Atherton Avenue. This is far too many units for a narrow strip of land (approx 1300 ft long by 500 ft deep) with poor access to the services needed by low income residents. It also unfairly puts 30% of the County's required low income units in the Novato area and does not equitably distribute those units over the whole County. Please move the units elsewhere and/or allow some moderate income units into the mix while dramatically reducing the density.

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**From:** [Michael](#)  
**To:** [housingelement](#)  
**Subject:** Friend of the County...  
**Date:** Sunday, March 13, 2022 11:53:42 PM

Dear Dennis et al.,

Once again we have a contentious issue in Marin County! I haven't seen you for a few years and I'm glad all went well for you in the last election cycle. I hope you are not burning out on the world of politics. As a former builder myself and a working naturalist and photographer for national magazines, producing a book about the wild Bay Area, I think I have an educated view of Marin's wild lands without being an anti-builder type. Marin is unique in the Bay Area, the jewel of the nine Bay Area counties.

I urge you to keep the character we now have that so many fought for in the County by going with option two. Focusing on infill and keeping larger projects along the County's existing development corridor and near 101. Agricultural lands are lost forever when developed and the infrastructure, especially roads are already overloaded heading East out of West Marin in the mornings.

Adding houses without additional employment guarantees the new residents will be commuters. Traffic engineers estimate each new home can produce more than 10 vehicle trips per day. Adding just a couple of hundred homes far west of 101 will be like adding saturated fat to the arteries of the County. The quality of life will go down for all of us, congestion and pollution will increase as will emergency vehicle arrival times. Please put the development down the 101.

Sincerely,

Michael Sewell

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.visualpursuit.com%2F&data=04%7C01%7Chousingelement%40marincounty.org%7Cb51b68c8e27e4fde689908da0587433e%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0%7C637828376217829988%7CUnknown%7CTWFpbGZsb3d8eyJWlJoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000&sd=Uh5e%2BoW4S3DdJ0xp9vQeG9Ok6rG%2FZvmF9vFwiIRxKi4%3D&reserved=0> 415-699-1850

Sent with compliments from Siri

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: West Marin Housing Element  
**Date:** Monday, March 14, 2022 3:13:45 PM

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**From:** Michelle Rutledge <[michellerutledge@live.com](mailto:michellerutledge@live.com)>  
**Sent:** Monday, March 14, 2022 2:51 PM  
**To:** Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Cc:** Johnny <[jfrjrx@gmail.com](mailto:jfrjrx@gmail.com)>  
**Subject:** West Marin Housing Element

Dear Supervisor Rodoni,

I am writing regarding the proposed Housing Element in West Marin. In short, I am befuddled as to how this project has made it this far. In a state where fire danger and drought has upended home ownership, I am incredulous that the governor (not surprised) continues with this plan. In addition, two years of coronavirus restrictions resulted in limited outreach and communication; while the county insists the outreach has been extensive, the reactions from those of us who have been on the zoom meetings show that the process was insufficient.

To be clear, I oppose ANY forced residential development for the following reasons:

1. The lack of infrastructure specific to West Marin, including sewage systems, water (especially for those of us on well water only), and limited internet access.
- 2.
3. Elevated fire danger, limited escape routes, and declining insurance availability (many of us are getting dropped; those of us who are lucky to keep our homeowners insurance see 50% rate increases year after year).
- 4.
5. Community. West Marin also has a higher racial and socioeconomic diversity not seen in many other parts of Marin County. We are not afraid of low-income housing or people of any color or stripe, as evidenced in our current neighborhoods. However, we do object to new development that materially changes our landscape, our resources, and our community. Perhaps you should work more cooperatively with owners who want to build ADUs (or have but couldn't get permits) rather than simply adding new homes. By the way, how does building above-market homes help with low-income needs? Why is that even a component of the Housing Element?
4. Sensitive wildlife habitat including but not limited to Coho Salmon and Northern Spotted Owls. How is it that there have been such tight restrictions on building in West Marin, but now the county mandates housing complexes with sped-up timelines?

5.

6.

7. Open space. Period. We have chosen to live in these areas specifically because we value space. Housing "density" is exactly what we don't want in West Marin. That is why we put up with septic systems, well water, lack of internet, travel time, power outages, environmental regulations, and all of the rest of what comes with living in the beautifully remote West Marin. Not wanting to develop our wild landscape is not NIMBYism; it's the reason we live here.

We understand that this housing push is being mandated by the state. However, we want you to stand up for us in West Marin. This is not a tenable housing solution, and we hope that you fight for us.

Thank you,  
Michelle Rutledge  
Nicasio CA

**From:** [Brook-Rosenberg, Monica](#)  
**To:** [housingelement](#)  
**Subject:** 1500 Butterfield Rd. proposal  
**Date:** Sunday, March 6, 2022 9:37:16 AM

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Good morning,

If I read well, the plan would be to add 90 units to the end of Butterfield road.

As a new parent to Upper School in San Domenico, I can't even begin to imagine the impact this would have over the current traffic situation in Butterfield Rd. The road as it is now already is unsafe for bicyclists , pedestrians and residents alike.

I kindly suggest you remove this site for good, unless other access roads are developed in the future.

Thank you.

Monica Rosenberg

San Rafael, CA

Sent from [Mail](#) for Windows

**From:** [N Blair](#)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor  
**Date:** Wednesday, March 2, 2022 9:50:18 AM

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Hello,

I have already chosen to voice my concern over why the Atherton Corridor should not be re-zoned. I have spoken from the standpoint of conservation as this is a sensitive wildlife area. We border Rush Creek which serves as a conservation effort for endangered and threatened species. Increasing development in the area will diminish conservation efforts. Please see the link provided.

I do understand the importance of housing, but if we do not protect biodiversity, there will be worse implications.

<https://www.pnas.org/content/107/2/940>

**From:** [Nadia Volk](#)  
**To:** [housingelement](#)  
**Cc:** [DragonSlayer](#)  
**Subject:** Atherton corridor  
**Date:** Monday, March 14, 2022 1:16:39 PM  
**Attachments:** [IMG\\_9328.PNG](#)

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Hello:

I want to second the below concern as a highly alarmed homeowner in Rush Creek. I also feel we are being unfairly burdened with more than an equitable number of housing units in our small area. And it would be disastrous with Atherton not equipped for a large development. Please see below

1:03

◀ Mail



## General

CORRIDOR. [https://nextdoor.com/p/2wzTTyFKdc89?utm\\_source=share&extras=Njl2MTgwMjc%3D&init\\_source=copy\\_link\\_share](https://nextdoor.com/p/2wzTTyFKdc89?utm_source=share&extras=Njl2MTgwMjc%3D&init_source=copy_link_share)

Hello everyone, I wanted to share some information about this proposed development in the Atherton Corridor. I am very concerned with the ecological repercussions and devastation that this may bring to the riparian zones along the Atherton Corridor. This riparian zone is a structurally diverse zone that supports native flora and fauna including endangered species. It is extremely important to advocate for the ecosystem of rush creek. I am a student at UC Davis student studying Landscape Architecture and we constantly speak to the importance of affordable housing which I support but we also emphasize how important it is to be mindful of the ecosystems that are in place. In this case, as many have already commented there is a large plot of land in alameda del Prado that is a great option for affordable housing development being

option for affordable housing development being that the hardscape has already been built to support the particular needs of housing developments. Developing in the Atherton Corridor would bring heightened traffic, increase light pollution which has a lot of impact on wildlife as well as place a strain on the water supply in the area. Please I implore you to make contact and if you can join the meeting on Tuesday and speak out against this development.



Comment



Home



Groups



For Sale



20

Notifications



More

Regards,  
Nadia Lightfoot



**From:** [Nanci Croy](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2  
**Date:** Saturday, March 5, 2022 6:56:06 AM

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I am in favor of Alternative 1. YES to Alternative 1. It does not make sense to build more housing in this area for many reasons. The Los Ranchitos Improvement Association (LRIA) has listed all the negative consequences.

**From:** [nicwand](#)  
**To:** [housingelement](#)  
**Subject:** Resist RHNA  
**Date:** Friday, March 11, 2022 1:52:20 PM

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To whom it may concern,

As a property tax payer, voter and long term resident, our family urges your office to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve our environment.

Nic

Sent with [ProtonMail](#) secure email.

**From:** [Nicole Baxter](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** low income housing proposal for Lucas Valley  
**Date:** Monday, March 14, 2022 8:35:10 AM

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I'm writing briefly with tremendous concern and anxiety over the proposal of 150 low income units at the juvenile hall, and the 58 at the Mt Lassen office complex. i live in Lucas Valley, the fire last year was incredibly scary, We could see the flames from our front door before we evacuated. To add another 200+ residences in this area is irresponsible. It threatens the safety of us all in this valley. Lucas Valley Road is an artery, our only exit, and it got jammed. Add another 400 vehicles to exit, and it could be a disaster. Not to mention how the buildings will impact the look, the natural beauty of our area.

Plus, who's going to teach all the kids of the new families that move in? We'd need new schools built and our current excellent school system does not have the capacity. We're growing already as our elderly neighbours pass on and families move in. Please don't add extra pressure on the educational and natural resources of our area. Please reconsider the very unbalanced proposal, for the safety of those of us who live here now.

Nicole Baxter  
10 Mt Muir Ct  
San Rafael

**From:** [nblair9999@gmail.com](mailto:nblair9999@gmail.com)  
**To:** [housingelement](#)  
**Subject:** Housing Element - Atherton Corridor  
**Date:** Monday, March 14, 2022 11:28:27 AM

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Nina Blair would like information about:  
Hello,

I'm writing to protest the proposed re-zoning of lots along the Atherton Corridor. This is a sensitive wildlife corridor next to a conservation site (Rush Creek). Re-zoning properties to make this area easier for development is detrimental to conservation efforts. The county has no business re-zoning lots here for additional housing. Development for such efforts should be done in areas that are already developed and void of wildlife (think old shopping areas). The more housing developed along the Atherton corridor will disrupt the natural movements of wildlife and destroy the native plant species these animals/insects need to survive. While I understand the SB laws allow the county to ignore the environmental impacts, I believe it would be wise for our elected officials to consider the implications of developing sensitive wildlife areas. Areas like the Atherton corridor should not be disturbed. Preserving our biodiversity is important, and development undermines conservation efforts. Please please do not re-zone this area.

Thanks,  
Nina Blair

**From:** [Stephanie Farac](#)  
**To:** [housingelement](#)  
**Subject:** No building in Atherton corridor  
**Date:** Monday, March 14, 2022 10:03:24 PM

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Hello,

I have lived in Novato for the last 20 years. I love this area because of the open space, wildlife and parks for my kids to explore. Being around nature is what makes my hectic day feel less stressful. This area that you plan to build over 300 homes is not suitable for that. It will disrupt a unique ecosystem that I hold dear to my heart. There are endangered and vulnerable species living there. Riparian areas are critical for wildlife and plant species. There are more suitable areas to build that have been impacted by structures already. This is pristine habitat and should be kept that way!

Also, do you have a plan on the increased traffic, water usage, pollution, energy, fire danger that these homes will bring??

Why should one person get rich, while the rest of us have to deal with the consequences? This is my home and I will fight for it! My kids deserve better. The earth deserves better. Please no building in the Atherton corridor. Please contact me with any questions.

Stephanie Farac  
415-328-4475

Sent from my iPhone

**From:** [Lilianna Keding](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** No development on tam district site in San Geronimo valley and at TPL property!!!  
**Date:** Monday, March 14, 2022 3:46:27 PM

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Date March 14, 2022

Marin County Board of Supervisors

3501 Civic Center Drive

San Rafael, CA 94903

Submitted via email: [housingelement@marincounty.org](mailto:housingelement@marincounty.org), [bos@marincounty.org](mailto:bos@marincounty.org), and [drodoni@marincounty.org](mailto:drodoni@marincounty.org)

Dear Marin County Supervisors,

Thank you for the opportunity to comment on the Housing Element alternatives.

To whom it may concern:

I am a young educated parent, linguist, artist and valued member of my community for over 38 years. I was born and raised in San Geronimo valley. What enjoy about my community is the ability to breathe fresh air and coexist with our abundant wildlife. My children and I decided to live here because I wanted a safe place for them to grow up and to have an appreciation for being stewards of our environment. Over the years Mt appreciation for this unique gem of a community and place has grown as I have lived in the East bay and experienced it's over development and increase in pollution and decrease in quality of life.

I have quite a few concerns with the housing locations such as the Flanders ranch site (now owned by Tam district) and the private property owned by TPL.

This land must be kept for agricultural purposes for all time and enjoyed by the community. Once you get over whites hill, rural west Marin has always been intended to be set aside for growing food and livestock. Being so far from any public transportation and places of broad businesses is one factor.

Second both sites would create their own separate villages and would be far from grocery stores, post offices, businesses. This goes against our community place for the Sg valley.

There is a huge huge issue of adding that many luxury homes in regards to the traffic increase. There is no highway there because this area was never intended to have the kind of urban sprawl that other communities closer to 101 have. There must be a limit onto the amount of new development on undeveloped agricultural land for the sake of all those that reside now. This leads to a very serious and dangerous concern. If you run the future traffic models for these two sires alone you will find that the strain on sir francis drake is dangerously high. You, the county could foreseeable see yourselves in many lawsuits led on behalf of residents in the case of a wildfire evacuation and something happens to those residents. I would recommend making a much stronger case to the state legislature on reducing the number of housing in rural areas for just this reason alone. Don't set yourselves up for failure. Be wise, creative and sustainable about meeting housing needs in west Marin. The Flanders site (and I use the word Flanders because this land was theirs and before that it belonged to the native tribes).

And why is it that no one from the county has brought up the fact that this land rightfully belongs to the native Miwok tribes???. Has anyone consulted with them??

For environmental reasons, Flanders site is in a flood plain. It has wetlands, constant seasonal streams that feed the rest of the Lagunitas creek watershed. Increase silt form contraction and septic systems will infiltrate in the ground water and contaminate our creeks and as a result our endangered steel head and coho salmon eggs and young. I'm not sure how the dept of fish and wildlife will feel about you building on that site not to mention scores of environmental groups and the community at large.

Where will you get the water for these homes let alone all the septic systems within 100 feet of creeks even seasonal ones?

State Farm has said that they won't insure any new housing in the valley. Who would even want to buy a new house that can't be insured for fire and homeowners??

There is a lack of infrastructure to support development including wastewater and roads.

In addition, please incorporate into your site selection to protect and conserve the sensitive habitat areas we are fortunate to continue to have in the County of Marin due to decades of environmental protection.

- Exclude any parcels for development that are within 100-feet of a creek, shoreline, wetland, floodplain, and other sensitive habitat areas where significant risks with wastewater treatment through septic systems could create pollution and public health issues.

- Development should not be proposed in areas that are Special Flood Hazard Areas (defined by FEMA as Zone A,

Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30).

- Exclude any parcels that are zoned as A-60 and do not plan to rezone A-60 parcels. This was a hard-fought battle in the 1970s to create A-60 zoning to protect important agricultural lands and open space. Rezoning A-60 is a slippery slope.

- Exclude high-density single-family home, apartments, and condominium development from areas that are outside of the County defined High Growth Geographies as they are not near transportation corridors or job centers and will increase the number of vehicle

The miles traveled that will undermine the County's Climate Action Plans and require costly upgrades to roads and infrastructure to accommodate the increased single car trips.

- We can't just build our way out of this housing crisis! The County needs to address the causes of our residential housing shortage. Please begin developing steps to establish restrictions on short-term rentals and consider new zoning that would prohibit new development now and into the future from being converted to short-term rentals.

Commercial repurposing Sites to consider: former two bird cafe property in forest knolls next to post office , valley vendors must be willing to sell in forest knolls, current site for Woodacre fire station when it moves to other location.

Legalizing adu units in the valley is an alternative that must be taken seriously. Only choose to building housing where buildings currently exist. That way you are not increasing the demand for our precious and scarce drinking water!

Thank you for consideration of my comments.

Lilianna Keding  
City of Residence  
Lagunitas

Sent from my iPhone

**From:** [Sarah Petras](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 11:03:10 PM

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To whom it may concern,

Not every lot in Los Ranchitos is appropriate for subdivision. It is wrong to think so.  
I strongly oppose the “Hybrid List” and the attempt to Up-zoning Los Ranchitos.  
Sarah Petras

Sent from my iPad



**From:** [ginavon@aol.com](mailto:ginavon@aol.com)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 4:03:10 PM

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To Whom It May Concern-

I would like to share that we do not want to see Los Ranchitos included as a site for rezoning or put on the hybrid list. This neighborhood is known for its tranquility. Having more homes located in this area will increase traffic and noise and impact the wildlife. As it is our neighbors already have 12 people living on their property - I can't imagine them building another structure and having more people. Many of the properties in Los Ranchitos are situated on hills and not conducive to additional units.

Kind regards,

Gina von Esmarch

43 Oak Ridge Rd.

San Rafael, CA 94903

**From:** [Linda Bartera](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 11:59:12 PM

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I vote NO to HYBRID LIST . Los Ranchitos doesn't have wide enough streets for parking along . We have very narrow winding streets. No sidewalks for people to safely walk if extra autos. Ingress & egress would be compromised in general let alone an emergency situation. Los Ranchitos is HERITAGE LAND . Dividing beautiful parcels up would destroy very precious & valuable properties. It would also destroy wildlife corridors which area greatly needed . My property would not have street access for another unit. Etc  
There are many other more accessible and appropriate places for extra housing .  
Sent from my iPad

**From:** [Northbridge Homeowners Assn NHA](#)  
**To:** [housingelement](#); [BOS](#); [GGoncalves@marincounty.org](mailto:GGoncalves@marincounty.org)  
**Subject:** Housing Element  
**Date:** Sunday, March 13, 2022 12:29:27 PM  
**Attachments:** [Northbridge Comments to BOS re Housing Element.docx](#)

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Please see the attached comments from the Northbridge Homeowners Association regarding the Housing Element Site List, which we are resubmitting in connection with the Board of Supervisors meeting schedule for March 15, 2022. Please note in particular the comments concerning Old Galinas School and Ballfield (251 North San Pedro). PLEASE do not allow housing to replace the only ball field in the entire Santa Venetia neighborhood. That would be absolutely tragic.

**TO:** Marin County Board of Supervisors  
**FROM:** Northbridge Homeowners Association  
**DATE:** February 28, 2022  
**RE:** Comments Re Housing Element Draft Candidate Sites: 3/1/22 BOS Meeting, Agenda Item # 10

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The Northbridge Homeowners Association (“NHA”) respectfully submits these initial comments regarding one of the candidate sites identified in the County’s Draft Candidate Housing Sites list—specifically, 251 North San Pedro Rd. (herein, “Old Gallinas School and Ball Field”)—and also regarding the identified potential sites in Santa Venetia more generally. We very much appreciate the Board’s consideration of the below comments.

Northbridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northbridge includes 176 single-family homes as well as a neighborhood pool and privately-owned tennis courts. Given our close proximity to Old Gallinas School and Ball Field, any proposed development of that property is obviously of critical interest (and concern) to our residents.

The County’s draft candidate site list identifies Old Gallinas School and Ball Field as a candidate site for adding an extremely large number of what would have to be high-density housing units in a relatively small space. Specifically, the draft list identifies Old Gallinas School and Ballfield as a potential site for developing 186 units on just that single property. The NHA has received feedback from some of the residents in our neighborhood. The scope, size, and would-be density of this, alone, are shocking and of great concern to our neighborhood. Moreover, Old Gallinas School and Ballfield, in particular, would be a very poor choice/candidate for any significant housing development for multiple reasons:

- Please Don’t Get Rid of Santa Venetia’s Only Ball Field. To accommodate a project anywhere near the scope suggested in the draft list would require not only getting rid of the school buildings (which themselves are currently being used for essential child day care services), but also would require getting rid of (i.e., building on top of) the baseball field which currently comprises the majority of the property. This is the only ball field that Santa Venetia has, and it would be absolutely terrible if it were to be lost. Indeed, the Santa Venetia Community Plan, developed based on input from a broad range of Santa Venetia community members over more than a year of community meetings and discussions and approved by the Board of Supervisors in 2017, specifically identifies as a major priority of Santa Venetia residents: “preservation of existing recreational assets in the community such as the...existing ball and play fields.” (p. 63) This item was included in the Community Plan because numerous residents identified this specifically (including the Old Gallinas Ball Field, in particular) as a critical neighborhood asset to preserve. Replacing the ball field with housing would run directly contrary to the will of the community. The ball field provides tremendous recreational value to the community, and its loss would be devastating. Surely,

there must be better candidate sites that don't require eliminating the only ball field for an entire neighborhood (and eliminating a desperately-needed day care facility on top of that).

- Don't Exacerbate an Already Very Serious Traffic Problem We are sure you will receive comments from others in Santa Venetia about the traffic problems this neighborhood already faces under the status quo. Adding numerous units of housing where the Old Gallinas School and Ball Field is—and, more broadly, adding hundreds of additional housing units to Santa Venetia—would significantly exacerbate an already very serious traffic problem in the neighborhood. Santa Venetia has one way in and out of the neighborhood, and that one road (N. San Pedro Rd.) often backs up significantly, particularly, but not only, during school drop off/pick up times. Even without the potential additional housing identified in the draft candidate site list, the traffic situation in Santa Venetia is already expected to get worse in the near and intermediate term, as San Rafael City Schools apparently intends to expand and increase enrollment at Venetia Valley School (e.g., expanded Grades 6-8 enrollment) and the Osher Marin JCC also has plans to increase the size and enrollment of its school (as reflected in its recent Master Site Plan). As to Venetia Valley School, the County apparently has little if any control over development/expansion plans on SRCS school property. Both the current major traffic problems facing the neighborhood and the schools' expansion plans must be considered in evaluating the traffic impact, and ultimately the viability, of adding any material amount of additional housing to Santa Venetia. Simply put, adding hundreds of housing units to this neighborhood, as the draft candidate site list seems to contemplate as a possibility, would further exacerbate a bad traffic situation and, frankly, would not be sustainable for this community.
- Additional Housing Units Would Exacerbate Emergency Exit Problems Relatedly, the fact that Santa Venetia has one road in and out of the neighborhood presents serious concerns in the event the neighborhood needs to evacuate in an emergency. Adding substantial numbers of housing units, and thus substantial numbers of people/vehicles, would make the situation that much worse. Simply put, this neighborhood cannot handle a substantial increase in housing units/population.
- Adding Hundreds of Units of Housing to Santa Venetia Would Materially Impact the Character of the Neighborhood If even a fraction of the potential housing contemplated as possible by the draft site candidate list were to come to fruition, it would involve adding large housing complexes that are overly-dense and out-of-character for the neighborhood, creating potential noise and quality of life problems for Northbridge and Santa Venetia more generally. The possibility of adding 186 units of housing to Old Gallinas School and Ball Field Site, alone, would be a drastic change for Northbridge and is of great concern to our community which is adjacent to the school/ball field. Any rezoning/approval of additional housing, to the extent it is deemed appropriate, should carefully limit development to something far less dense (i.e., something in line with the current, prevailing residential density in Santa Venetia).

**From:** [Owen Clapp](#)  
**To:** [housingelement](#)  
**Subject:** Comment on Alternative #1 and #2  
**Date:** Thursday, March 3, 2022 9:05:30 PM

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Hello,

Thank you for your hard work on the Housing Element!

Speaking for myself, I strongly prefer Alternative #1, as it eliminates the TUHSD site on the San Geronimo Valley side of Whites Hill.

I wish that in Alternative #1, that the homes at San Geronimo Golf Course could be low income, but would overall prefer for that parcel not to be developed, and in its place propose the site of the current MCFD headquarters in Woodacre as a place to develop 29 above moderate income units.

It is unfortunate we are being required to add more above moderate income homes to Marin County.

Thank you for your time,  
Owen

**From:** [Pamela Kroner](#)  
**To:** [housingelement](#)  
**Subject:** Fwd: some questions  
**Date:** Sunday, March 13, 2022 1:35:10 PM

---

Dear Housing element,

I live at 90 Camino del mar In Inverness. I have lived here in a tiny cabin since 1975. My working career was as a librarian with Marin County Library. I am a renter, living on the property directly above Chicken Ranch beach.

I swim daily and hike often. I am aware of what happens environmentally here year around and have lived through 2 major fires and the flooding of 1982.

Please read this letter that I just sent to Dennis Rodoni.

Respectfully,  
Pamela Kroner

----- Forwarded message -----

**From:** **Pamela Kroner** <[pamelamichellekroner@gmail.com](mailto:pamelamichellekroner@gmail.com)>  
**Date:** Sun, Mar 13, 2022 at 12:54 PM  
**Subject:** some questions  
**To:** Rodoni, Dennis <[drodoni@marincounty.org](mailto:drodoni@marincounty.org)>

Dear Dennis

Why Balmoral in Inverness? I lived there in 1978 in Hilary Bendix's house. There are already houses on both sides of the dirt road. It is a rock promontory step down on both sides and fragile earth.

Why Pt Reyes Cottages in Third Valley? That is the watershed of the Third Valley Creek. In March 2017 it flooded the Weltman-Butler's property, they couldn't get to their house. The Third Valley Creek once meandered through the valley depositing it's silt in the marsh. Then the Cironcinni-Coles had it straightened into a straight channel. This causes the silt to be deposited in Tomales Bay. Third Valley is a lowland, it is a fragile ecosystem many birds, fish, and reptiles used to live there.

The Weltman Butler's live elsewhere, they spend increasingly less and less time there and yet their gardeners regularly use mowers and industrial strength weed wackers to eliminate cattails, rushes, and sedges from the remaining drainage that now exists.

Marin county has poor people. I saw two men at the Redhill gas station one asked me for spare change and one went through the trash looking for bottles. Those people will not come here? But look what happened to the houses in Pt Reyes across Mesa Rd from the Palace Market. Many became second homes for weekenders.

With septic tanks and a severe water shortage....Inverness does not need these additional homes.

And why are you wavering about this? I do not understand, you are an environmentalist??  
sincerely,

Pamela Kroner

**From:** [PEGGY NICHOLSON](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Subject:** 15 March Hearing, Housing Element Update - Urgent  
**Date:** Sunday, March 13, 2022 11:01:28 PM  
**Attachments:** [Sustainable TamAlmonte's Letter to BOS & PC re Housing Element Update 3-10-22.pdf](#)

---

To all:

I fully endorse the attached **Sustainable TamAlmonte's letter**.

Please support the recommendations to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment. Please care about our beautiful home.

Thank you

Peggy Nicholson  
404 San Francisco Blvd #17  
San Anselmo





**215 Julia Ave  
Mill Valley, CA 94941**

March 10, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites

Dear Marin County Board of Supervisors and Planning Commission,

Please review Sustainable TamAlmonte's letter, dated February 24<sup>th</sup>, to you. In addition, we have the following comments and recommendations regarding the 2023-2031 Marin County Housing Element Update and DRAFT Candidate Housing Sites.

We are extremely disappointed that Marin County Supervisors and Staff have not pushed back more strongly against State Housing Element Laws and Unincorporated Marin's Regional Housing Needs Allocation (RHNA).

It is obvious that Unincorporated Marin is built out if County Planners are continuing to identify sites in the perilous commercial lowlands of Tam Valley, Almonte and Manzanita for housing development and thereby endangering the environment and public health and safety.

Besides removing the Tam Valley, Almonte, and Manzanita Sites from the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List, we urge you to do the following:

**I. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.**

We urge you to avoid the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

## II. Lower the "No Net Loss" buffer of units to a bare minimum.

The **No Net Loss Law** requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period.

Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. **That's up to 1070 more units!** "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days.

The **Density Bonus Law** (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable.

## 2021 Density Bonus Chart by Meyers Nave:

### DENSITY BONUS CHART\*

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

\*All density bonus calculations resulting in fractions are rounded up to the next whole number.

\*\*Affordable unit percentage is calculated excluding units added by a density bonus.

\*\*\*Moderate income density bonus applies to for sale units, not to rental units.

\*\*\*\*No affordable units are required for senior units.

\*\*\*\*\* Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

With how expensive it is to build in Marin, it is much more likely that developers will utilize the Density Bonus Law and build more units than that allowed by zoning, rather than less.

We highly recommend that you significantly lower the number of “No Net Loss” buffer sites.

### **III. Keep the Default Density at no higher than 20 units per acre.**

The March 1<sup>st</sup> Staff Report states:

**“Default Density:** To be considered viable for the purpose of supporting housing affordable to lower-income households (low-, very-low-, and extremely-low-income households), the property must be zoned to support at least 20 dwelling units per acre. However, this law will sunset during the housing element planning period and the County may want to consider higher densities to accommodate the increased RHNA.”

We urge you to **not** consider higher densities and, instead, lobby the State Legislators to keep Marin County’s Default Density at 20 dwelling units per acre.

### **IV. Prevent “By-Right” approvals and increased density on hazardous sites.**

The March 1<sup>st</sup> Staff Report states:

**“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.”

It would be criminal to allow “by right” approvals of development on hazardous sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to disallow this from occurring.

### **V. Advocate for a Spheres of Influence Adjustment in Marin County**

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion’s share of the total County’s allocation when it has the least capability of providing for more residents?

Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city’s SOI. The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county.

Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin’s jobs are in the cities of Marin, we believe that 37.5 percent **or less** of the

2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County.

Marin County's Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. This adjustment should be made ASAP to lower Unincorporated Marin's RHNA.

**VI. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.**

We urge you to advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

It has been proven that HCD's methodology was flawed. The Embarcadero Institute's report entitled; "Double Counting in the Latest Housing Needs Assessment" found that; "Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently doubled the Regional Housing Needs Assessment in California."

"Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area."<sup>1</sup>

HCD's RHNA methodology must be corrected, and an audit will help bring this about.

**VII. Support and endorse the Our Neighborhood Voices Initiative**

We urge you to support and endorse the **Our Neighborhood Voices Initiative**.

The **Our Neighborhood Voices Initiative** will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

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<sup>1</sup> <https://secureservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf>

## **Conclusion**

Please follow our above recommendations to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: West Marin housing  
**Date:** Monday, March 14, 2022 12:25:35 PM

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**From:** [meyerguys@comcast.net](mailto:meyerguys@comcast.net) <[meyerguys@comcast.net](mailto:meyerguys@comcast.net)>  
**Sent:** Saturday, March 12, 2022 5:08 PM  
**To:** Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Subject:** West Marin housing

Philip meyer would like information about:

Hi mr. Rodoni,

I am a long time west Marin resident and voter, I am totally against the proposed development of the school districts portion of Flanders field. West Marin is a special pristine sanctuary for people animals and flora, this nearly 100 home development would ruin the valley that is already too crowded with traffic. Please stand up for what's right and don't allow this catastrophe, low income housing can be put elsewhere, not the valley. All my neighbors feel the same way and together we have the power of the vote.

Please don't let us down. Sincerely, Philip Meyer

**From:** [Ken](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** The Housing Element and Community Plans  
**Date:** Monday, March 14, 2022 1:16:19 PM

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Dear Supervisors, Staff and hired consultants,

We have concerns about the process by which potential housing units have been designated. Has this process given adequate consideration to the community plans of unincorporated towns? Point Reyes Station residents created a Community Plan, adopted by the county, in order to protect those local resources valued by all. This plan represents well-considered local views as to what is important to preserve and to promote in our community. In fact, many of the plan's provisions have been adopted as part of the LCP amendments. See the [Marin County Local Coastal Program Land Use Plan](#), at pp 49-70.

Our community plan should be fully considered in addressing the housing element.

Thank you,  
Ken Levin, President  
Point Reyes Station Village Association



**From:** [Rachel Economy](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Los Ranchitos Rezoning  
**Date:** Monday, March 14, 2022 2:24:54 PM

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Hello,

I am writing to speak in favor of the proposed rezoning of Los Ranchitos to 2 dwelling units per acre. Limiting the number of dwelling units to 2 per acre is a way to maintain the rural roots of the neighborhood while mitigating fire risk and increasing affordable housing in the area and the county. Given however that many of the properties in the neighborhood are on steeper grades and up narrow roads, it would be even more preferable for around half of the properties in the neighborhood to be re-zoned, prioritizing lots that could handle an additional house while maintaining an adequate area of defensible space around all residences and neighbors.

Thank you for taking this comment into consideration,

Rachel Economy  
Tenant, 5 Oak Ridge Road,  
Los Ranchitos

--

Rachel Economy  
Design Strategist, Poet, Visionary Futures Educator  
Owner & Facilitator, Index for the Next World  
[www.indexforthenextworld.com](http://www.indexforthenextworld.com)  
*she / her pronouns*

**From:** [Richard Miller](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1, NO to Alternative 2  
**Date:** Thursday, March 3, 2022 4:26:20 PM

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Yes to Alternative 1  
No to Alternative 2

--

Richard C. Miller  
25 Farm Road  
San Rafael, CA 94903  
(415) 209-3636  
[RichardMillerEIS@gmail.com](mailto:RichardMillerEIS@gmail.com)

**From:** [Riley Hurd](#)  
**To:** [housingelement](#)  
**Cc:** [Bereket, Immanuel](#)  
**Subject:** 2023 Housing Element - the Buck parcels  
**Date:** Monday, March 14, 2022 8:27:36 AM  
**Attachments:** [Ltr - County - 3.14.22.pdf](#)

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Hello,

Attached please find a letter about 2 potential sites owned by my client, the Buck Institute. These are great sites, but the infrastructure necessary to develop them is so costly there needs to be more density.

0.25 to 0.5 units per acre would be very tough to get any ROI given that all utilities would need to be extended to the properties.

Thank you, and give me a ring if you'd like to discuss.

Riley F. Hurd III, Esq.  
RAGGHIANI | FREITAS LLP  
[1101 5th Avenue, Suite 100](#)  
[San Rafael, CA 94901](#)  
Tel: [415.453.9433 ext. 126](#)  
Fax: [415.453.8269](#)  
Email: [rhurd@rflawllp.com](mailto:rhurd@rflawllp.com)



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Riley F. Hurd III  
rhurd@rflawllp.com

March 14, 2022

**Via E-Mail Only**

*housingelement@marincounty.org*

Community Development Agency  
County of Marin  
3501 Civic Center Drive, Room 308  
San Rafael, CA 94903

**Re: 2023 Housing Element -- Candidate Housing Sites  
APN Nos. 125-180-79 and 125-180-85 - The Buck Institute**

Dear County of Marin:

Our office represents the Buck Institute in connection with Marin's 2023 Housing Element update. Two vacant parcels in North Novato owned by the Buck are currently listed as candidate housing sites for the 2023 Housing Element Sites Inventory:

- APN 125-180-79 – 97 acres - 24 Units
- APN 125-180-85 – 136 acres - 66 Units

Each of these parcels are included in both the "Countywide Distribution" and "Environmental Hazards/Infill" housing scenarios that have been selected by the Board of Supervisors for further consideration. Importantly, both sites are already designated for some level of housing in both the zoning code and the Countywide Plan.

The Buck Institute is ready, willing, and able to undertake development projects on these parcels. However, **the densities for these sites would need to be increased beyond the currently allocated numbers for there to be a likelihood of development.** The economy of scale necessary to bring the necessary infrastructure and utilities to these vacant and unserved properties would require additional units to yield a financially viable project.

Densities of  $\frac{1}{4}$  and  $\frac{1}{2}$  unit per acre are simply too low.



Ragghianti|Freitas LLP

Page 2 of 2

“Likelihood to develop” is a critical factor when the California Department of Housing & Community Development analyzes a housing element for certification. For vacant sites, estimated development potential is based on the density of actual residential developments and past production (construction) trends. Here, the Parcel Map that created the two subject properties sets forth the steps necessary to render these sites buildable. Specifically, PM 19-023 notes on the face of the map that these parcels will need sewer, water, fire hydrants, and other utilities in order to be considered buildable. Furthermore, a comprehensive drainage study will be required. The Buck is more than willing to comply with these standards, but they will be very costly to implement, thereby requiring more units to justify the price.

While the County has done an admirable job in identifying many potential sites for housing, a cursory review of the properties suggested thus far reveals that many of them may have a low likelihood of development when factors such as economics, market demand, and construction costs are considered in conjunction with political realities. For this reason, sites with owner commitments to develop will be very important in the certification process. Here, the Buck Institute wants to develop, but the densities need to be higher to make it possible.

We strongly encourage that the County continue to include these parcels in the 2023 Housing Element, but would respectfully request that the densities be increased to a level that would better support development.

Thank you.

Very Truly Yours,

A handwritten signature in blue ink that reads 'Riley F. Hurd III'. The signature is written in a cursive, slightly slanted style.

Riley F. Hurd III

CC: Client  
Immanuel Bereket

**From:** [Roberto Garcia](#)  
**To:** [housingelement](#)  
**Subject:** DEVELOPMENT ALONG Atherton Corridor  
**Date:** Monday, March 14, 2022 11:09:43 AM

---

Hello,

I have been a resident of Novato for almost 50 years and a resident of Atherton for almost 25 years. I strongly oppose any and all development in the Atherton corridor. The disastrous effects it may have on the rush creek ecosystem and watershed are devastating please reconsider and look for places that are already developed and are available to hold a high volume of development.

- Roberto Garcia

**From:** [housingelement](mailto:housingelement)  
**To:** [housingelement](mailto:housingelement)  
**Subject:** FW: Housing Element Site Alternatives  
**Date:** Thursday, March 10, 2022 11:41:45 AM

---

**From:** [rogerbiz@comcast.net](mailto:rogerbiz@comcast.net) <[rogerbiz@comcast.net](mailto:rogerbiz@comcast.net)>  
**Sent:** Thursday, March 10, 2022 10:14 AM  
**To:** Lai, Thomas <[TLai@marincounty.org](mailto:TLai@marincounty.org)>  
**Cc:** Rice, Katie <[KRice@marincounty.org](mailto:KRice@marincounty.org)>; [tom.doglio@marcusmillichap.com](mailto:tom.doglio@marcusmillichap.com)  
**Subject:** Housing Element Site Alternatives

Good morning Thomas,

I have watched with much interest the county's zoom presentations in regards to the update of the Housing Element and site alternatives on January 20, 2022 and the most recent staff presentation and joint meeting of the Marin County Planning Commission and the Board of Supervisors on March 1, 2022. Thanks to you and your staff for all your hard work, and for allowing me and the Marin community to participate in the process.

It is my personal view that development should be spread throughout the county, but mostly within already developed areas with existing infrastructure and transportation, and near services and employment centers. To me, this approach makes common sense, and it is fair and equitable. So, my vote is for Sites Alternative #1: Countywide Distribution.

As you know, my company, PierceCo Properties owns the site known as Cal Park and I note that it is a candidate for up to 50 units on Sites Alternative #1: Countywide Distribution, but zero units on Sites Alternative #2: Environmental Hazards/Infill. I'm assuming the reason it got zero units on Sites Alternative #2 is because it has the potential for flooding even though to my knowledge it has never flooded and it located quite a distance from the bay. There are sites, such as mine, that are located in environmentally sensitive areas which may otherwise be prime housing opportunity sites. So, I encourage staff to look closely at some of these sites, including Cal Park, in terms of how easily the hazards can be mitigated. In other words, look at environmentally sensitive sites on a case by case basis.

In conclusion, as a life long resident of Marin County. I support every effort the county can make to increase the supply of much needed housing at every income level.

Best regards,

Roger Pierce, President  
PierceCo Properties

**From:** [Ronette King](#)  
**To:** [housingelement](#)  
**Cc:** [Ronette King](#); [BOS](#)  
**Subject:** Housing density for Los Ranchitos  
**Date:** Monday, March 14, 2022 12:19:52 PM

---

Dear Sirs:

I am objecting to the inclusion of Los Ranchitos sites for rezoning.

Our own property #30 Oak Ridge Rd., is not appropriate for denser housing due to the steepness of our site. The original owner graded the site with shallow cuts leaving the only buildable section where our home is built. This section has only room for our home, garden and driveway. The rest is too steep and would provide a difficult driveway access through our own driveway. There is also very limited off-street parking

Our neighbor @16 Oak Ridge Rd. has the identical problem with no driveway access to a building site on the steep hill behind them.

Our neighbor on the opposite side, #42 Oak Ridge, already has a guest house on the property and a large season creek.

Oak Ridge Rd is very steep, narrow and would be a dangerous exit event for emergency vehicles and homeowners.

Respectfully,

Ronette king and Archie Stephens  
#30 Oak Ridge Rd

(Los Ranchitos)



**From:** [Rubi Garcia](#)  
**To:** [housingelement](#)  
**Subject:** NO to Atherton development  
**Date:** Tuesday, March 15, 2022 10:01:30 AM

---

As residents and owners of property on Atherton for 20 years, our entire household of 6 opposes the idea to develop low income housing on Atherton.

I ask you to consider how these changes impact our community and environment. The addition of high density homes can lead to increased traffic in our high fire danger area. Urban development creates obstacles for wildlife to access food and water, while more vehicles on the road without the infrastructure will cause significant road delays and disruption to our communities. Atherton borders Rush creek, home to many endangered species.

This project can done in a less disruptive area of Novato. Alternate, less disruptive areas for development include Fireman's fund, an area already built upon. Expansion on our fragile ecosystem is not the only choice.

Atherton avenue would have to be completely reconfigured to handle increased traffic and all that comes with it. Traffic and increased fire danger all in a sensitive wildlife area.

We are in a huge wildlife corridor. The impact of housing will be considerable.

More affordable housing must happen, but can in other areas.

Rubi Garcia,  
Novato resident

**From:** [Rudi Dundas](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** Housing in West Marin  
**Date:** Sunday, March 13, 2022 9:11:51 AM

---

Dear Dennis Rodoni and Board of Supervisors,

As a long time Marin residents, and now residents of West Marin, we would like to express our deep concern for the new housing mandate for the County of Marin. Alternative 1 with countywide distribution will put undue stress on already overtaxed resources in West Marin. The concerns are:

1. Lack of water - many communities in West Marin are already under severe water restrictions that would not support additional housing units.
2. Fire danger - Many West Marin residents are already losing their homeowners insurance due to high fire danger zoning. Additional housing units would make it even more dangerous in case of fire, for evacuation routes and already overworked firefighters in our region.
3. Traffic. We have witnessed heavily increased traffic during the Pandemic. Parking areas are frequently full even during weekdays meaning that residents must often park a distance from their homes. And road traffic has increased leading to more frequent pedestrian, bicycle and auto accidents. Considerable infrastructure improvements and new roads would be necessary to support additional housing units. Does the county have the resources for this?
4. Septic issues- Many of our communities are along waterways and creeks and septic issues, especially related to providing for salmon and other wildlife, and make any new development a costly and difficult process.

These are just the most prominent concerns! Among others, they point to the better decision of fulfilling this housing mandate along the 101 corridor, which has much better infrastructure already in place for denser habitation. And would be less costly both financially and practically for everyone in Marin County.

Thank you for making wise decisions in this difficult process.

Sincerely  
Ruth Dundas and Jim MacDonald  
140 Tamal Road, #833  
Forest Knolls, CA 94933  
(San Geronimo Valley)

RudiOnTheRoad.com  
RudiDundas.com  
@rudi.on.the.road on IG

**From:** [Samantha Garcia](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Atherton Corridor development  
**Date:** Monday, March 14, 2022 11:55:19 AM  
**Attachments:** [AthertonCorridorDevelopment.pdf](#)

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Hello,

Please share this open letter in the meeting on Tuesday at 5 pm. It is important for people to hear why community members are in opposition to the development in this area.

Thank you.

Sincerely,  
Samantha Garcia  
Landscape Architecture B.S. 2022  
Student Chapter ASLA, Community Outreach Chair  
University of California, Davis

To the city of Novato,

My name is Samantha Garcia. I am a student at the University of California, Davis studying Landscape Architecture. I am extremely disappointed to hear about the proposed housing development that is planned take place along the Atherton Corridor in Novato. I understand and fully support the development of affordable housing and recognize the necessity, but I cannot support the development of housing in a fragile and diverse ecosystem such as Rush Creek. Rush Creek is a critical wetland ecosystem year-round, it supports multiple habitats such as the Saltwater Marsh habitat and Brackish water marsh habitats. Development in this area would cause irreparable damage to this ecosystem by increasing water runoff, increasing light pollution, and increasing traffic.

The plots outlined in the proposal are part of the rush creek watershed. That means that development directly affects the rush creek watershed and adjoining waterways such as the Petaluma River. I implore you to look at other spaces in Novato that are available and are already viable to hold large volume housing. There are areas in Novato that hold large viable space such as Fireman's Fund or Alameda del Prado. Both areas have developed their hardscape to accommodate large volume development and traffic. Rush Creek would greatly suffer if impervious pavement and surfaces were to be added in the water shed. Impervious pavement increases water runoff and pollutants that would then end up in Rush creek which then flows into the Petaluma River or Deer Island Basin.

In the Biological Resources of the City of Novato, published on Novato.org highlights the Federal Regulation in regard to endangered species. It states:

“The federal Endangered Species Act (ESA) is a complex law enacted in 1973 to protect and recover plant and animal species in danger of becoming extinct and to conserve their ecosystems, with the ultimate goal being the recovery of a species to the point where it is no longer in need of protection. An “endangered” plant or animal species is one that is considered in danger of becoming extinct throughout all or a significant portion of its range. A “threatened” species is one that is likely to become endangered within the foreseeable future. The ESA prohibits the “take” of protected species. “Take,” as defined by the federal ESA, means to “harass, harm, pursue, hunt, shoot, kill, trap, capture, or collect” a threatened or endangered species. “Harm” is further defined by the U.S. Fish and Wildlife Service (USFWS) to include the killing or harming of wildlife due to significant obstruction of essential behavior patterns (i.e., breeding, feeding, or sheltering) through significant habitat modifications or degradation.”

In proposing this housing Development along the Atherton Corridor, the city of Novato is causing direct harm of wildlife by significantly degrading and modifying the habitat as well as creating ecological implications that significantly obstruct essential behavior patterns. Light pollution has been scientifically proven to disturb circadian rhythms, and nesting behaviors in birds. One bird that is directly affected by development is the endangered Ridgway's Rail formerly known as the California Clapper Rail. The San Rafael Gallinas Watershed Council had

renowned expert on local endangered species, Jules Evans, speak and share his research on how nearby construction projects have impacted the Ridgeway's Rail. Evans found that the creation of the smart train Rail crossing in 2012 had completely disrupted the nesting region of the Ridgeway Rail along the Gallinas Creek. Two years after the addition of the rail crossing, he and his team found that no birds were using that area during breeding season a place that prior was an essential space for the Ridgeways' breeding and nesting. If the addition of a rail crossing can cause this irreparable damage to an ecosystem one can only image the damage the addition of high-density housing can cause to the ecosystem of Rush creek.

I ask you to please reconsider development in the Atherton Corridor. The ecological implications and destruction that will come from this project are far too great. The Rush creek Ecosystem would be overloaded with increased water runoff, light pollution, noise pollution, increased traffic among many other factors with detrimental affects to all species. It is essentially for the city of Novato to respect the species that call Rush Creek Home.

Sincerely,

Samantha Garcia

Landscape Architecture B.S. 2022

Student Chapter ASLA, Community Outreach Chair

University of California, Davis

**From:** [Sam T](#)  
**To:** [BOS](#); [housingelement](#); [Goncalves, Gustavo](#)  
**Subject:** Housing Elements Planned Site Consideration - Old Gallinas school site in Santa Venetia  
**Date:** Sunday, March 13, 2022 11:16:50 PM

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Dear Supervisor Connolly and Others -

I am a resident and home owner in the Marin Cove subdivision in Santa Venetia. I am writing to express strong opposition to the proposal to build a housing project on the Old Gallinas school site in Santa Venetia.

I live on Schmidt lane and already deal with the congestion on North San Pedro road when I commute to and from work. I have seen emergency service vehicle progress impeded because of that congestion. I have seen pedestrians (walkers, cyclists, etc.) nearly hit because of the congestion. I myself am a cyclist and avoid North San Pedro road as much as possible because it is already an unsafe corridor for cycling.

We in Santa Venetia already have a considerable amount of affordable housing. In fact, Venetia Oaks, a Section 8 housing development, is about a block from my residence. It seems like Santa Venetia and Marin City are the two areas in which the majority of Marin's affordable housing is located.

While I understand that more affordable housing is needed, that housing should be located in a fashion that is fair and equitable to all Marin County residents. It is time that affordable housing be placed in more affluent areas of Marin such as Sausalito, Larkspur, San Anselmo, etc.

The infrastructure in my neighborhood is in an absolute state of disrepair. We have regularly occurring power outages, leaking water pipes underneath under our streets, occasional natural gas leaks, etc. The condition of the roads in Santa Venetia is also abysmal. The infrastructure needed to support more housing in the immediate area of Marin Cove is just not there.

Additionally, life safety and fire safety is an absolute concern of mine. If the hill side, located directly across North San Pedro from Marin Cove, were to catch on fire there would be virtually no escape via car as North San Pedro would be completely clogged with people attempting to evacuate.

Finally, we have very little park space available in the immediate area in which to recreate. There are a lot of people in my neighborhood that utilize the open area near the Old Gallinas baseball field (and the field itself) to exercise, walk their dogs, etc.

Thank You,  
Samuel Turney  
59 Schmidt Lane  
San Rafael, CA 94903

**From:** [smauceli@mindspring.com](mailto:smauceli@mindspring.com)  
**To:** [Arnold, Judy](#)  
**Subject:** Housing Element Hearing  
**Date:** Sunday, March 13, 2022 11:59:52 PM

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Hello Supervisor Arnold

As our District 5 representative you should understand the very real problem that siting 500 residential dwellings along Atherton entails when it is coupled with the developments already proposed/ongoing on the west side of the freeway – less than a mile away. Two adjacent mega developments will overwhelm local services, snarl traffic and suck Stafford Lake dry. It just doesn't seem rational for the County to ignore what is happening in Novato. You represent both incorporated and unincorporated residents, and I urge you to advocate for an integrated plan instead of working in silos.

I do have specific issues with the proposals.

- It's hard to believe – and inequitable -- that 500 out of 683 proposed dwelling units on “underutilized residential” land throughout *entire* county should be located on just 15 acres along the Atherton Corridor (Alternative 1). There certainly must be other underutilized residential land elsewhere that would qualify.
- As my neighbor Chris Gilkerson points out, under the Hybrid Proposal, that sliver of land on the Atherton Corridor would have 323 lower income dwelling units – or 30% of the County's entire lower income housing obligation. Why should Novato have this burden? Why did the Supervisors throw out their earlier charge to rectify historical inequity and patterns of segregation throughout the County?
- Proposed developments along Atherton are not “infill.” That refers to developing vacant or under-used parcels within existing urban areas that are already largely developed. You know Atherton. It's lightly developed or undeveloped, car dependent, and lacks services found in urban areas. Someone has twisted the meaning of infill to justify what they have done.

Just as preventing 580 from crossing to the ocean forever changed Marin County, your decisions about housing will resonate for generations. Surely there are more suitable countywide locations for the new housing units – closer to workplaces and services and addressing inequities instead of perpetuating them.

Sincerely,

Sandra Mauceli  
118 Oak Shade Lane  
Novato, CA 94945  
[smauceli@comcast.net](mailto:smauceli@comcast.net)  
(415) 897-3836

**From:** [sandyhoeffler@aol.com](mailto:sandyhoeffler@aol.com)  
**To:** [housingelement](#)  
**Subject:** Comments Housing Element Update  
**Date:** Saturday, March 12, 2022 4:43:08 PM

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Sandy Hoeffler would like information about:  
Dear Staff,

I am a resident of District 5, and am writing to express my concern about the density of low income housing proposed for the Atherton Corridor. Specifically, the high concentration of units proposed for 762, 777. 791 and 805 Atherton Avenue.

I understand the need for adding to the inventory of low and moderate income housing throughout Marin County, and I support movement toward more equity. However, the proposal to construct 323 units on these four lots represents 30% of the requirement for the ENTIRE COUNTY. This does not serve the purpose of distributing affordable housing throughout the county (near to workplaces & commutes), nor does it equitably impact all residents.

I share the concerns expressed in the letter you received from Christopher Gilkerson. The current proposal does not provide easy access to services for low income residents, the proposed sites are not "in-fill" sites, and environmental hazards are many.

Thank you for your consideration. Sandy Hoeffler



**From:** [SVNA](#)  
**To:** [BOS](#); [PlanningCommission](#); ["Damon Connolly"](#); [housingelement](#)  
**Cc:** [LINDA LEVEY](#); ["CATHERINE LAGARDE"](#); ["DENNIS BORTOLI"](#); ["GARY ROBARDS"](#); ["GINA TUOSTO HAGEN"](#); ["JOHN DENIGRIS"](#); ["MARK WALLACE"](#); ["RODERICK CASTRO"](#)  
**Subject:** RE: Marin County Housing & Safety Element Update - Comments  
**Date:** Monday, March 14, 2022 2:36:21 PM  
**Attachments:** [2022.03.13-SVNALetterReHousingElement.pdf](#)

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Attached are our comments regarding the Marin County Housing Element for the upcoming Board of Supervisors/Planning Commission meeting on 3/15/22, Item 10 on the Agenda.

Thank you for the opportunity to comment, The SVNA

cc: SVNA Board of Directors

**Santa Venetia Neighborhood Association**  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
email: [SVNA@santavenetia.org](mailto:SVNA@santavenetia.org) · [www.thesvna.org](http://www.thesvna.org)



# **Santa Venetia Neighborhood Association**

P.O. Box 4047 · San Rafael · CA · 94913-4047

March 13, 2022

Marin County Board of Supervisors,  
Marin County Planning Commission, and  
County of Marin, Community Development Agency, Planning Division  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903-4157

Attention: County Staff: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
Attention: Marin County Board of Supervisors: [BOS@marincounty.org](mailto:BOS@marincounty.org)  
Attention: Marin County Planning Commission: [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)

Re: Marin County Housing and Safety Elements Update, 2023 – 2031  
March 15, 2022, BOS Meeting, Agenda Item 10

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue.

As we wrote to you on February 28, we want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and understands our grave collective concerns about the magnitude of development proposed. All of the issues described in that letter — highly constricted road access that impedes emergency ingress/egress, our history of landslides and flooding, and the risk of catastrophic fire danger (particularly to homes sited in the WUI) — are well-known to the Marin County BOS.

The Hybrid Housing Sites document, last revised on March 8, has only added to our concerns. This document also calls into question the purpose of feedback solicited via the “Balancing Act” tool that IMG presented to our community at the February 15 Zoom meeting. We have noticed that several ridgeline lots on Bayhills Drive were recently added to the list of “vacant” sites available for above moderate housing. These lots are far up Bayhills Drive, which is not a county-maintained road, well out of reach of water or sewer lines. It would seem that Balancing Act (which now returns a 404 error) has little to do with measuring community sentiment and has more likely been used as a back channel for prospective developers to attempt to bypass environmental review and build ridgeline houses — free of environmental restrictions, in the

**SVNA@santavenetia.org ~ www.thesvna.org**

# **Santa Venetia Neighborhood Association**

Page 2 of 2

March 13, 2022

WUI, in an active slide zone, above a sensitive state park and wetlands. This is true of many other sites that have been identified as developable, even lots that have been subject to environmental review in the recent past. For example, Oxford Valley, the site of known shell mounds, is designated for 28 “above moderate income” units, even though the County determined in 2020 that a CEQA Initial Study would be required for any development on this land. The McPhail’s site, located in a wetland surrounding a shuttered elementary school, is designated for 33 units of above moderate housing. Significant fill of wetlands would be required to build there. This is not the definition of “infill” housing — it is simply “filling in” bay wetlands, which we know from experience does not work. The proposed development is in a flood zone with grossly inadequate levies; forecasts (performed by the County) show that sea level rise will worsen conditions before construction is complete.

We also take issue with the methodology used to identify potential housing sites in unincorporated Marin, specifically in Santa Venetia, on the grounds that the proposed development would endanger public safety. We agree with Sustainable TamAlmonte’s letter, dated March 10, urging you to “remove sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.”

If the purpose of the updated Housing Element is to house more California residents, it would enable true low-income development on appropriate sites, not encourage above moderate (e.g. expensive and exclusive) housing in environmentally sensitive areas. This process is being driven by outside interests with no local knowledge, and the only winners are developers who hope to flip lots in the short term. Long term, there is no escaping the perils of sea level rise, extraordinary weather events, an increase in invasive species, plant borne disease like Sudden Oak Death, and myriad other issues that we deal with as residents of Marin County.

The net effect of moving forward without local knowledge or autonomy is an undeniable environmental disaster. If you simply view our community as a map of parcels with assigned monetary value, you lose any sense of Marin County’s extreme ecological vulnerability and its unsuitability to dense development. You also devalue and endanger the lives of its residents.

As we did in our letter of February 28, we will close by paraphrasing one of our SVNA members, who stated: “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We again ask you to consider this as you move forward.

These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA.

Thank you,  
SVNA Board of Directors

cc: Damon Connolly, District 1 Supervisor  
Governor Gavin C Newsom  
State Senator Mike McGuire  
State Assembly Member Marc Levine

**From:** [SVNA](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Cc:** ["Sharon Rushton"](#); [LINDA LEVEY](#); [CATHERINE LAGARDE](#); [DENNIS BORTOLI](#); [GARY ROBARDS](#); [GINA TUOSTO HAGEN](#); [JOHN DENIGRIS](#); [MARK WALLACE](#); [RODERICK CASTRO](#)  
**Subject:** SVNA Endorsement: Sustainable TamAlmonte"s letter to the Marin County BOS & PC re: the Housing Element Update  
**Date:** Monday, March 14, 2022 2:39:51 PM  
**Attachments:** [Sustainable TanAlmonte"s Letter to BOS & PC re Housing Element Update 3-10-22.pdf](#)

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The SVNA has submitted our own letter regarding Item 10 on the upcoming Board of Supervisors/Planning Commission agenda for the March 15, 2022 meeting. We would also like to add our name as endorsing the attached letter from Sustainable TamAlmonte – their concerns are our concerns.

Thank you, The SVNA

cc: SVNA Board of Directors, Sharon Rushton/Sustainable TamAlmonte

**Santa Venetia Neighborhood Association**  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
email: [SVNA@santavenetia.org](mailto:SVNA@santavenetia.org) · [www.thesvna.org](http://www.thesvna.org)



**215 Julia Ave  
Mill Valley, CA 94941**

March 10, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites

Dear Marin County Board of Supervisors and Planning Commission,

Please review Sustainable TamAlmonte's letter, dated February 24<sup>th</sup>, to you. In addition, we have the following comments and recommendations regarding the 2023-2031 Marin County Housing Element Update and DRAFT Candidate Housing Sites.

We are extremely disappointed that Marin County Supervisors and Staff have not pushed back more strongly against State Housing Element Laws and Unincorporated Marin's Regional Housing Needs Allocation (RHNA).

It is obvious that Unincorporated Marin is built out if County Planners are continuing to identify sites in the perilous commercial lowlands of Tam Valley, Almonte and Manzanita for housing development and thereby endangering the environment and public health and safety.

Besides removing the Tam Valley, Almonte, and Manzanita Sites from the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List, we urge you to do the following:

**I. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.**

We urge you to avoid the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

## II. Lower the "No Net Loss" buffer of units to a bare minimum.

The **No Net Loss Law** requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period.

Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. **That's up to 1070 more units!** "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days.

The **Density Bonus Law** (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable.

## 2021 Density Bonus Chart by Meyers Nave:

### DENSITY BONUS CHART\*

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

\*All density bonus calculations resulting in fractions are rounded up to the next whole number.

\*\*Affordable unit percentage is calculated excluding units added by a density bonus.

\*\*\*Moderate income density bonus applies to for sale units, not to rental units.

\*\*\*\*No affordable units are required for senior units.

\*\*\*\*\* Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

With how expensive it is to build in Marin, it is much more likely that developers will utilize the Density Bonus Law and build more units than that allowed by zoning, rather than less.

We highly recommend that you significantly lower the number of “No Net Loss” buffer sites.

### **III. Keep the Default Density at no higher than 20 units per acre.**

The March 1<sup>st</sup> Staff Report states:

**“Default Density:** To be considered viable for the purpose of supporting housing affordable to lower-income households (low-, very-low-, and extremely-low-income households), the property must be zoned to support at least 20 dwelling units per acre. However, this law will sunset during the housing element planning period and the County may want to consider higher densities to accommodate the increased RHNA.”

We urge you to **not** consider higher densities and, instead, lobby the State Legislators to keep Marin County’s Default Density at 20 dwelling units per acre.

### **IV. Prevent “By-Right” approvals and increased density on hazardous sites.**

The March 1<sup>st</sup> Staff Report states:

**“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.”

It would be criminal to allow “by right” approvals of development on hazardous sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to disallow this from occurring.

### **V. Advocate for a Spheres of Influence Adjustment in Marin County**

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion’s share of the total County’s allocation when it has the least capability of providing for more residents?

Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city’s SOI. The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county.

Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin’s jobs are in the cities of Marin, we believe that 37.5 percent **or less** of the



2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County.

Marin County's Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. This adjustment should be made ASAP to lower Unincorporated Marin's RHNA.

**VI. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.**

We urge you to advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

It has been proven that HCD's methodology was flawed. The Embarcadero Institute's report entitled; "Double Counting in the Latest Housing Needs Assessment" found that; "Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently doubled the Regional Housing Needs Assessment in California."

"Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area." <sup>1</sup>

HCD's RHNA methodology must be corrected, and an audit will help bring this about.

**VII. Support and endorse the Our Neighborhood Voices Initiative**

We urge you to support and endorse the **Our Neighborhood Voices Initiative**.

The **Our Neighborhood Voices Initiative** will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

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<sup>1</sup> <https://secureservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf>

## **Conclusion**

Please follow our above recommendations to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Melissa Shirley](#)  
**To:** [housingelement](#)  
**Subject:** Santa Venetia Project  
**Date:** Monday, March 14, 2022 11:15:48 PM

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Hi I am writing about my concerns with the large housing development project proposal in Santa Venetia, specifically the MCPHails project. That project is in flood zone, close to the water. How would the additional cars add to the pollution in the water?

Does any of the proposal account for the already over dense population in our neighborhood? By my count, we already have 15+ apartment within a half mile radius. The entire neighborhood is now a parking lot. If you come here during the day, you will see cars parked in the bus Lane, red curbs, all the way down the street in both directions.

I am concerned because we already live in an overcrowded small neighborhood. How would adding another LARGE complex on the other side of the street make that any better? The current complex is covered in trash. Used condoms. Fast food packaging. Christmas trees that have been sitting in a pile on the corner (which is actually a children's bus stop) has been there since early January. I have seen that same corner covered in a pile of broken furniture for over a month. No one takes responsibility for this accumulation of trash and no one answers their phone calls. This is a small neighborhood and it's starting to feel like an overcrowded downtown neighborhood, with no urban amenities to support it.

There is only one road in and out of our neighborhood. It's already very busy and packed with cars. How would we get out in case of a fire? At this point with the current population, our exit strategy is to go to the water since we probably couldn't escape the neighborhood.

I also have several environmental concerns that I don't hear being addressed. Where is this water coming from? Expanded public transportation? Increased public school spending? It seems like the state is putting the horse before the cart.

I would like to see more of Marin's workers have housing here. But everytime housing opens up, it is taken by people who don't live here and work remotely, pushing out our service industry workers who actually carry this community. Please address that.

Best,  
Melissa Shirley

**From:** [Sarah Petras](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Tuesday, March 15, 2022 12:10:21 PM

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Dear Representatives,

I object to the plans to re-zone the Los Ranchitos neighborhood. I suppose years ago when the sewer system was put in we should have opened our eyes a little wider.

Even though we do live on an acre of land, it is a cut away lot because of how steep the lot was. We have an easement just to access our property! It would be impossible to divide our property into two half acre lots. I am sure that some lots in this neighborhood could be divided, but the majority cannot. Please reconsider this plan.

Sarah Petras

Sent from my iPad

**From:** [Kutter, Rhonda](#)  
**To:** [housingelement](#)  
**Subject:** FW: No luxury housing  
**Date:** Tuesday, March 15, 2022 12:43:46 PM

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**From:** Sarah S <[oceanheart219@gmail.com](mailto:oceanheart219@gmail.com)>  
**Sent:** Monday, March 14, 2022 5:10:41 PM  
**To:** Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Subject:** No luxury housing

Hello I strongly oppose luxury housing being built in the valley I feel like it would just takes away from the natural beauty for more to be built there. Thank you so much Sarah

**From:** [sharon.lange](#)  
**To:** [housingelement](#)  
**Subject:** proposed old gallinas site  
**Date:** Monday, March 14, 2022 2:13:39 PM

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To whom it may concern:

I am writing to oppose the proposed building site at the Old Gallinas Baseball Field and school. This project will greatly impact the traffic and safety on North San Pedro Road. With traffic being impacted, emergency vehicles will not be able to respond as quickly especially during school hours. There are at least 3 schools on NSP. NSP Road is the only road in or out of Santa Venetia. During drop off and pick up from these schools, North San Pedro Road is at times unbearable as well as dangerous for bicyclists and pedestrians. This site is not abandoned or vacant. This site serves preschool and after school care for families. The baseball field is used by these children as well a Little League and the families in Santa Venetia. Kite flying, frizbee, picnics dog walks are just a few activities used daily on this field. Where will these families find child care? Not many options. Where will Little League practice and play games? Not many options available. There are generations of quail that nest on this field, as well as heron, owls and egrets who find food here. There will be much wildlife displaced if this project goes through. This patch of green is very a very important resource to our neighborhood. It seems as though a vacant commercial spot closer to the freeway and transportation would be a better choice for a housing project. Other concerns are public utilities. We are in a drought with no end in sight. Our power grid is already stretched, we have brownouts regularly. I live on Schmidt Lane and our street is constantly being torn up to repair the main water line as well as the sewer line. These lines would not support such a project. Parking is a huge concern. Each unit would have 2-3 (or more) cars. This would impact off street parking on North San Pedro as well as Schmidt Lane and all other surrounding streets.

For the reasons stated above, I feel Old Gallinas Child Care and baseball field should be removed from consideration as a building site.

Sincerely,

Sharon Silvia  
51 Schmidt Lane  
Santa Venetia

**From:** [stella.lazzarini](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2  
**Date:** Saturday, March 5, 2022 10:30:46 AM

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Tho whom it may concern,

We are against rezoning of our Los Ranchitos neighborhood. It is not acceptable to put this burden on the owners. The reason we and many neighbors purchased here is for the character of our current zoning.

Thank you  
David and Stella Lazzarini

**From:** [Stephen Nestel](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Subject:** Marinwood/Lucas Valley endorses the letter from TamAlmonte.org  
**Date:** Sunday, March 13, 2022 7:14:34 PM

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**From:** [Stephen Nestel](#)  
**To:** [housingelement](#)  
**Subject:** A Housing Element without Community Planning will be a failure  
**Date:** Monday, March 14, 2022 3:13:10 PM

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Dear Supervisors and Planning Team:

The current Marin County RHNA plan for unincorporated Marin is impractical, concentrates an absurd (2400+ housing units not including 35% density bonus) amount of housing in Marinwood/Lucas Valley/ St Vincents and WILL FAIL unless a proper plan for the effects of DOUBLING the population in one tiny five square mile area of Marin County.

Unfortunately, it is a plan to fail.

As you know, this RHNA cycle has penalties for not building the RHNA housing. Marin County will then suffer legal penalties, lawsuits and developers will win "By Right" development. The community will then be at the tender mercies of developers and lawyers and LOSE THE RIGHT TO PLAN.

This is totally unacceptable. Let's do this right.

We can build plenty of housing but all residents will need water, sewer, schools and new government services. The very best option would be to build a community center from the ground up similar to the concept proposed by Peter Calthorpe twenty years ago on Silveira Ranch/St Vincents.

We can build dramatic NEW communities that are green using the latest technologies. We can mix housing types and will be most affordable for all incomes. It is a far better option that destroying Marinwood Plaza which is our ONLY COMMERCIAL CENTER in the valley. We need Marinwood Plaza for essential goods and services and we should not lose it.

As you know, Marinwood Plaza has a serious toxic waste cleanup to do before ANYTHING can be built on the site but especially housing. Supervisor Damon Connolly's office has been working diligently along with citizens to urge the RWQCB to enforce its clean up orders. Unfortunately, the owners have successfully stalled and delayed clean up and we still have a massive concentration of toxic PCE on site. This is not a small issue. Marinwood Plaza must be removed as a potential RHNA site until it is proven safe for residential use.

Other RHNA sites in Marinwood/Lucas Valley are TOO darn big and concentrated to fit within our neighborhoods. Better planning would increase housing density gradually. The highest density projects in town are appx 12 units per acre (Rotary Village). The new projects in the existing neighborhoods should maintain a similar density. If large high density projects are required for RHNA, they are better built in a completely new area of town. Not only will this simplify infrastructure demands, the neighborhood can be planned with a unifying vision.

I am very disappointed in the RHNA law but if we must abide by it, then we should plan our community accordingly. The RHNA sites in Marinwood/Lucas Valley will fail WITHOUT A COMMUNITY PLAN FIRST.

Let's build some housing.

Sincerely,

Stephen Nestel  
Marinwood

PS. Sharon Ruston, President of Sustainable TamAlmonte sent in a terrific letter that covers many of the same environmental, health and safety concerns that can be made in Marinwood/Lucas Valley too. I endorse it and ask that you carefully consider her points and apply it here.

**From:** [Lisa McHugh](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** Suitable Housing placement  
**Date:** Monday, March 14, 2022 4:20:55 PM

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Supervisors~

Please consider these issues as you decide the best locations for the additional housing requirement.

Additional housing along the 101 corridor seems the most appropriate for the following reasons.

This allows for

- More logical access to transportation and services which helps lower income folk
  
- Most importantly we do not need to add to our dire fire seasons where road congestion during evacuations would be an issue for more rural locations.
  
- It follows the County plan which was established years ago, and recently it feels so many special interest groups seem to want to destroy for their own gain.

I wish this issue were more widely published to the community. I have only heard of this from one neighbor. This will affect the County in a HUGE way if it is not thought thru with community input.

Please acknowledge receipt of this email.

Kind Regards,  
Lisa Mchugh

San Geronimo

**From:** [Susan Gahry](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1  
**Date:** Monday, March 14, 2022 8:50:00 AM

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**Public comment in favor of Alternative 1:**

- The numbers of additional housing and increases in density are distributed equally across the county, without any one district bearing a disproportionate burden. Alternate 2 burdens District 1 disproportionately.
- Properties in Los Ranchitos that are inappropriate for denser development would not be up-zoned; the limits of our steep terrain, high fire hazard in the WUI, and narrow streets, would be recognized and respected. Denser housing would be developed in locations where it could be better supported by efficiency of providing services.

**Public comment against Alternative 2:**

- An unfair concentration of additional housing and density in District 1, which is also impacted by similar efforts in the City of San Rafael, specifically at the site of the Northgate Mall and other developments planned for Terra Linda.
- The parcels that would be rezoned in Los Ranchitos are not well-chosen and the County's criteria for "underutilized residential" have been applied inconsistently — or in a way that shows they do not really know the condition of most of our properties. Some homes that have been recently remodeled are nevertheless still marked as "underutilized" and highlighted for redevelopment, while some other properties that haven't been touched for years or even decades are not highlighted for redevelopment. Properties subject to Proposition 13 are unfairly penalized for long-term ownership by having high land to improvement ratios. Properties on flat land are included or excluded randomly, while properties on steep slopes, in the WUI with high fire hazard, and accessible only by narrow roads are mainly included. There's just no sense or consistency to what they've done in this regard.

**Public comment to drop Los Ranchitos sites from Alternative 2 in the event that it is chosen by the Supervisors and Commissioners:**

- In the event that Alternative 2 is chosen, Los Ranchitos can and should be dropped from the list of properties. Alternative 2 sites total 4,227 sites, while the RHNA requirement is only 3,569. The excess units are a "buffer" in case all sites cannot be or ultimately are not developed. The buffer for Alternative 2 is 658, large enough for the Los Ranchitos properties to be dropped entirely, without impact on the solution. Alternative 1, with 0 units for Los Ranchitos, has a buffer of 281 units. Alternative 2 without the 139 Los Ranchitos sites would still have a buffer of 519 units, which is more than the buffer for Alternative 1. There's no reason to rezone our neighborhood and open it to anomalous development when both Alternatives can adequately address the allocation without re-zoning Los Ranchitos.

Susan Gahry  
Los Ranchitos Residence

AND WHERE WILL THE WATER COME FROM FOR ALL THESE NEW HOUSES???

**From:** [Susan Gahry](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** NO to Hybrid List • NO to rezoning Los Ranchitos  
**Date:** Monday, March 14, 2022 12:28:37 PM

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Please do not rezone our property. There is no access to the back of our property and no room for access to the back of our property. There is no need for rezoning. We do not want to be rezoned. There is not enough water in Marin for existing homes. Our neighborhood is being unfairly targeted for rezoning. We have a very narrow road and no sidewalks. We have large drainage ditches instead of storm drains. This is a rural area and should remain so. We are also in a area that is difficult to get home insurance since we are considered a WUI or too close to a WUI.

This housing needs should be equally distributed throughout all of Marin County. Increase the density along Atherton Road east of 101 and other areas of Marin County.

Susan Gahry  
56 Circle Road  
San Rafael

Sent from my iPad

**From:** [Susan hayes](#)  
**To:** [housingelement](#)  
**Subject:** Tam Valley / Almonte area new housing proposal problems  
**Date:** Saturday, March 12, 2022 4:53:26 PM

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Hi

I support Sustainable Tam/Almonte's letter of March 10th, pointing out all the problems with the increased housing proposals, which include negative impacts from flooding, traffic congestion, toxic air and seismic high risk areas on fill.

Sincerely,  
Susan Hayes  
Harry Humphrey  
Tam Valley

**From:** [Susan Kirsch](#)  
**To:** [housingelement](#); [BOS@marinounty.org](mailto:BOS@marinounty.org)  
**Subject:** Housing & Safety Elements Meeting  
**Date:** Monday, March 14, 2022 3:30:27 PM

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Dear County Board of Supervisors:

The biggest safety element facing Marin County is the loss of local control, the erosion of community and county stability, and state legislation that harms residents.

Sacramento legislation, along with regional mandates like RHNA numbers, is missing the mark and putting far too many individuals and communities at risk. Besides the physical risks of fire, flooding, congestion, and clogged escape routes in the event of an emergency, the social fabric and economic well-being of the county are at risk.

HCD's *2022 Statewide Housing Plan* is a simplistic analysis of the causes of the affordability crisis. The Regional Housing Need Allocation (RHNA) numbers are unreliable, inflated, and unattainable. The state's growing reliance on threats and punishments is not conducive to solving a problem that requires respect and collaboration. The cause of the affordable dilemma is not supply and demand, but the rush out outside monied interests coming into the state. The invasion of influence from the likes of Blackrock, Invitational Homes and other Wall Street and institutional investors transfer wealth from individuals, families, and communities into outside hands.

Every chance you get, please put the brakes on this Wall Street land grab.

Sincerely,

**Susan Kirsch**  
**Catalysts, Director**  
[www.catalystsca.org](http://www.catalystsca.org)  
[www.susankirsch.com/](http://www.susankirsch.com/)  
415-686-4375



**From:** [susan markx](#)  
**To:** [housingelement](#)  
**Cc:** [Arnold, Judy](#)  
**Subject:** Comments for Housing Element Update  
**Date:** Monday, March 14, 2022 4:20:38 PM  
**Attachments:** [Comments on Housing.pdf](#)

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**March 14, 2022**

**To:** Marin County Board of Supervisors and Planning Commission  
3501 Civic Center Dr.  
San Rafael, CA 94903

**Re:** Comments for Housing Element Update (Sites Meeting #2)

**From:** Susan Markx  
Resident of District 5, Rush Creek development

***Submitted via email***

Dear Supervisors, Commissioners, and Staff:

I appreciate this opportunity for my comments to be considered at the March 15, 2022 joint meeting of the Board of Supervisors and Planning Commission.

**My comments focus on the properties**, at 761, 777, 791, and 805 Atherton Ave. While these properties being contiguous present an opportunity for a reasonable number of lower income dwellings, the hybrid housing sites proposal of March 8, 2022 does not address issues of historical inequality and patterns of segregation nor does it take into account the proposed density in proportion to other sites in the county and ready access to services for lower income households.

**Novato along with San Rafael already have the highest concentration of lower income housing in the County.** Under the address racial inequality scenario, the Atherton Corridor would have had only 50 new dwelling units. Under the current Hybrid Proposal, it would have 323 - all lower income. That is 30% of the County's entire lower income housing obligation of 1,100 to be sited on approximately 15 acres of land.

Under the Hybrid Proposal for the Atherton Corridor, zoning would need to change from "Agriculture Limited" to high density residential to accommodate 30 dwelling units per acre for a total of 323 units, all of which would be for lower income.

Looking through the dozens of other proposed sites under the Hybrid Proposal, no other area combines such high density (30 per acre) with such a high number (323) of new units. Those 323 units would be sited over a narrow area of land (roughly ¼ mile along Atherton) on an existing, already busy connector road. In comparison, the site with the most proposed housing units, St. Vincent's (also currently zoned Agriculture Limited), would be rezoned at only 20 units per acre and essentially would have direct access to Rt. 101 and not burden an existing connector road.

When considering ready access to services, the fact is that the Atherton Corridor is not very convenient to grocery stores and other shopping and is isolated from facilities such as libraries and clinics. It would be a 4.2 mile round trip walk to safely go to Trader Joe's (which is not an inexpensive grocery store) and Pharmaca (which is not an inexpensive pharmacy)

A more balanced "hybrid" approach would be more equitable, meet the County's burden of assuring realistic viability of development, and distribute different types of new housing throughout the County instead of concentrating it. To accomplish this, the proposed zoning for the Atherton Corridor should be

revised to no more than 20 dwelling units per acre, instead of 30 with a mix of lower income and moderate housing, resulting in about 150 units instead of 32.

Thank you for considering these comments.

Very truly yours,

Susan Markx

**From:** [Susan Morgan](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Housing Site Considerations  
**Date:** Monday, March 14, 2022 2:38:39 PM

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Dear Supervisors and Housing Commissioners,

Thank you for the opportunity to participate in the housing site process.

I have lived in Lucas Valley for five years, am a very active volunteer on civic matters, and an advocate for increasing the amount of both affordable housing and diversity in Marin County.

That being said, I am very concerned and troubled by the process being pursued by county officials to decide on housing locations. This process seems to be barreling toward unsafe and illogical choices that will dramatically alter District in general, and the Lucas Valley neighborhood in particular. The totality of the site allocations for District 1 are in direct violation of three of the four principles the Board of Supervisors adopted in December including: 1) ensuring countrywide distribution; 2) encouraging infill and redevelopment opportunities in areas close to services, jobs, transportation, and amenities; and 3) considering environmental hazards with threats to life and property.

In the new hybrid list, District 1 is allocated a total of 1,524 new housing units which is nearly 40% of the total allocation for all of unincorporated Marin. Allocations in each of the other four districts range from 10 - 20% of the total. The higher numbers in District 1 clearly violate the equitable distribution principle. A neighbor did some projections of the implications of proceeding with the largest sites in District 1 (see chart below) and roughly estimated that the proposed sites would lead to a 59% increasing in housing units and a 66% increase in population.

Regarding infill and locating sites near transportation, the potential sites in Lucas Valley are head scratchers. They are not near enough to the 101 corridor for public transportation options. If the thinking is that all of these new residents would be driving cars to and from work, that begs many questions about traffic safety, congestion and the environmental impact of automobiles.

Regarding environmental hazards, there is a very real risk of life-threatening consequences if the proposed number of new units are built off of Lucas Valley Road. This two-lane road provides the only escape route in the event of a wildfire, earthquake, or other disaster. Last August, when a small and quickly extinguished wildfire forced the mandatory evacuation of a very limited number of homes, there were traffic delays. Even with the present density, it is terrifying to imagine how people would get out alive in a major fire such as the Paradise or Tubbs fires. Over the last couple of years, as wildfires have increased dramatically in Northern California, I have already considered moving from a home and neighborhood I love dearly due to my concerns about evacuation. I am afraid to be a victim like those in Paradise who died alive in their cars. If the county decides to proceed with the number of proposed new homes off of Lucas Valley Road, it would most certainly be necessary to expand it to four lanes. Have cost and feasibility studies been done?

I strongly encourage the relevant officials to go back to the drawing board to find alternative sites. The Marinwood Plaza site is an example of a site that is more logical and in keeping

with your principles. **I encourage further exploration of similarly appropriate sites in places like Hamilton and/or off Smith Ranch Road, which is an access road for very little housing. Examples include the movie complex and the rarely used fields near McGinnis Country Club.**

Thank you for the opportunity to raise these concerns.

*Susan Morgan*

2 Darwin Court  
617 797 0451

Chart with a neighbors projections on impact of key sites in District 1

	Current Per Census Data (2021 FFIEC)*	Proposed Mt. Lassen Site	Proposed Marinwood, St. Vincent^, Mt. Lassen	Proposed as % of Current
Housing Units	2,360	234	1,166	59%
Population Total	6,385	702	3,498	66%

^St. Vincent included -- though a separate census tract functionally it is part of Marinwood/Lucas Valley

\*Current population and housing units Census Tract 1070 per Federal Financial Institutions Examination Council (FFIEC)

\*\*Assume 3 persons per unit for the proposed units

**From:** [Suzie Seybold](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Mom](#)  
**Subject:** Housing Element Lucas Valley And Marinwood 3.14.2022  
**Date:** Monday, March 14, 2022 1:25:17 PM  
**Attachments:** [Housing Element Lucas Valley And Marinwood 3.14.2022 - Mar 14 2022 - 1-19 PM.pdf](#)

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Please read comments re: Housing Element.

Thank you.

**From:** [Brian Mccarthy](#)  
**To:** [housingelement](#)  
**Subject:** Tam valley/almonte  
**Date:** Monday, March 14, 2022 10:28:24 PM

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I fully endorse tam/almonte letter about designating inappropriate sites to build housing. The safety of current and future residents is compromised by allowing building. Soil that shakes in earthquakes, sea rise, and egress reductions are all good reasons not to build on these sites. Of course you can't discuss traffic but this is a road that carries 1 million cars a year heading to west Marin. 150 shoreline is wrong, even you guys said so, but our doormat supervisors override your veto?

**From:** [Taylor Peterson](#)  
**To:** [housingelement](#)  
**Cc:** [Linda Peterson](#); [Bea Peterson](#); [Jeffrey Peterson](#)  
**Subject:** YES to Alternative 1 • NO to Alternative 2 rezoning los ranchitos  
**Date:** Sunday, March 13, 2022 10:46:38 PM

Los Ranchitos has been my home for 29 years, I grew up in San Rafael and plan to live out my days in our lovely home and neighborhood.

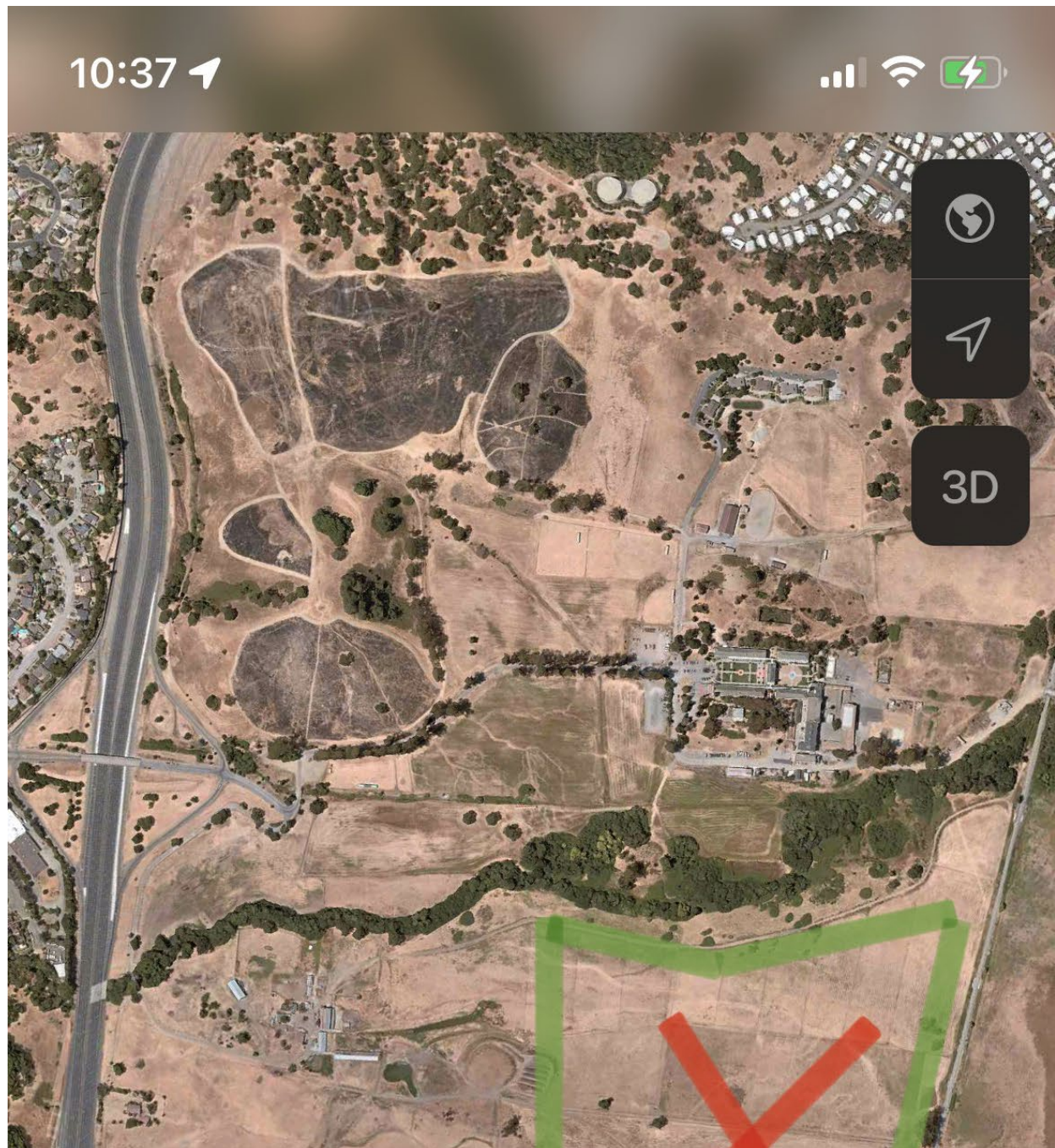
Rezoning would be a black eye to all that Los Ranchitos has to offer. A quite well spaced out neighborhood with abundant wildlife, one lane windy roads has no business becoming high density housing.

Housing is important but let's place in a new community that can be designed from the grown up. Don't just add second units for multi million dollar homes. These homeowners don't need the money and don't want tenants. An ADU would be another empty guest house doing nothing to serve housing needs.

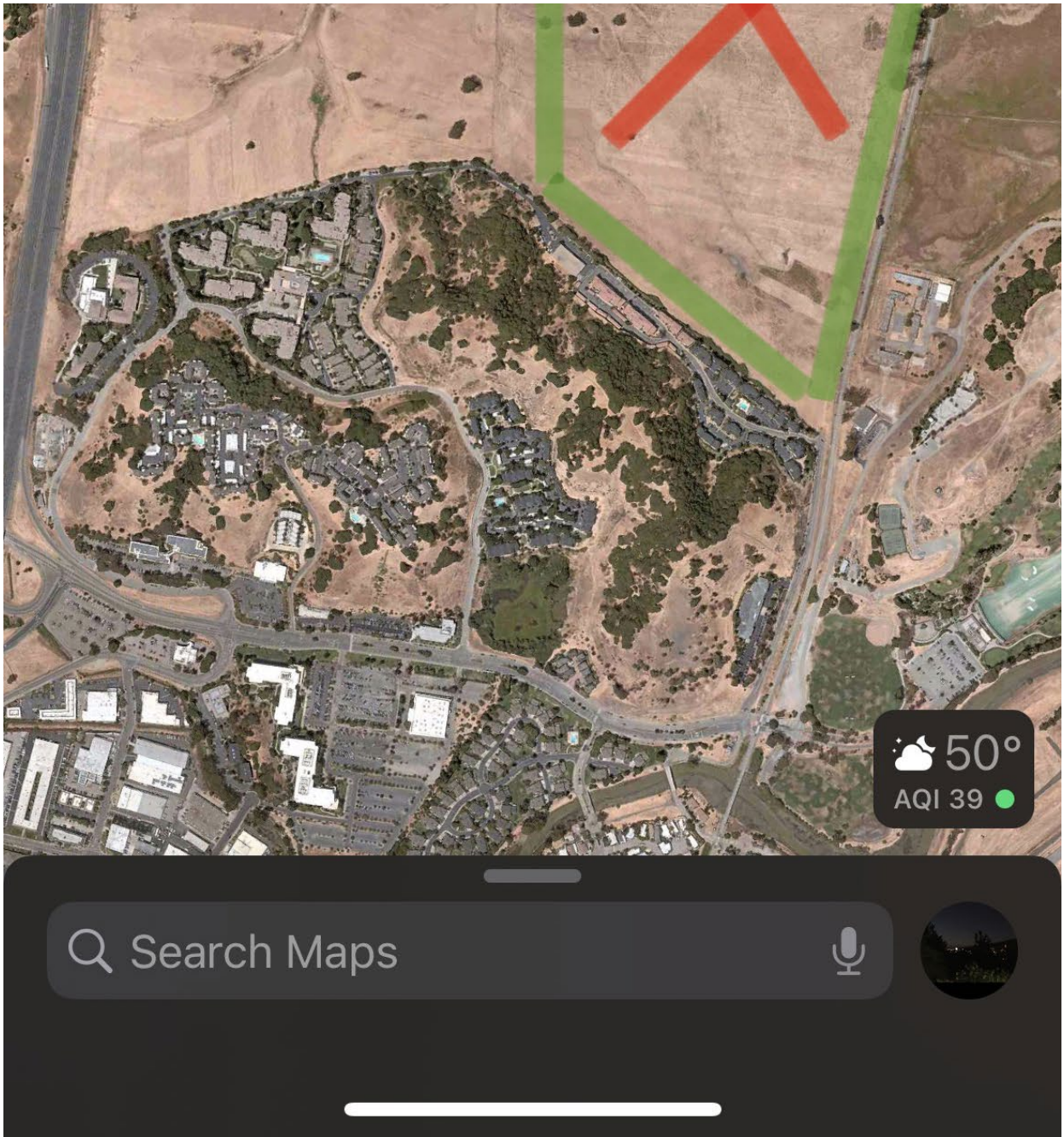
Everyone in Los Ranchitos has worked very hard to live in such a nice area, don't take that away to fulfill a state mandate. Use the mandate to really make a dent and build where the money can go the furthest, where not one or two units could be built but where hundreds could be!

A great opportunity is the pasture land between smith ranch road and saint Vincents drive. Build a brand new community of hundreds of homes over 1000 yards set back from the freeway. Keep the pasture land for the 101 appeal and then house a few thousand people generating huge amounts of tax income for the county and really show the state that Marin is working to help. X marks the spot, a huge development opportunity that any of the major US home builders would die to be apart of. 10% of these home would be below market rate helping even more people in need.

Thank you for your consideration. Let's improve and not destroy.







Best regards,

**J. Taylor Peterson**  
415-686-6400  
Sent from my iPhone

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Input to Affordable Housing Proposal  
**Date:** Tuesday, March 8, 2022 8:31:01 AM

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**From:** Ted von Glahn <tedvong@gmail.com>  
**Sent:** Monday, March 7, 2022 8:27 PM  
**To:** Connolly, Damon <DConnolly@marincounty.org>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Input to Affordable Housing Proposal

**Please see my input to the housing proposal; I'd appreciate hearing your thoughts. I do have a dog in this hunt as live at 60 Mt. Lassen Drive. I am a Habitat for Humanity construction site volunteer -- every week I'm on the ground with many other volunteers who walk the talk re affordable housing. As such, trying to balance my personal interests and values. Thanks, Ted von Glahn**

### **Eliminate the Infill and Environmental Hazards Scenario**

Combining the Infill and Environmental Hazards scenarios into a single Alternative 2 option is a sly way of creating an approach that County staff/Supervisors can use to rationalize any number of sites and volume of units. As an example, the proposed St. Vincents 1,500 units under this scenario clearly doesn't meet the Infill criteria: "The Infill scenario focuses housing on infill sites within already developed areas and limits new development on larger undeveloped areas. It locates housing within existing communities..." In an effort to keep this potentially huge site in play, the County inclusion of St. Vincents seemingly is based on the County rationale that it meets the Environmental Hazards criteria...

The County's Environmental Hazards scenario is not a compelling approach to identifying affordable housing solutions. Environmental hazards criteria should be overlaid on whatever scenarios are most compelling and used to refine the candidate scenarios to ensure that potential environmental damage is mitigated.

The Environmental Hazards scenario is ill-defined – what are the actionable criteria in the County's definition? What is the basis for ruling in or out sites based on locating "housing in areas with limited environmental hazards or in areas where impacts could be mitigated to address threats to life and property from these hazards." Depending on the price tag, environmental mitigation is doable in many situations. As an example, the County could relocate the Miller Creek waterway and expand the two-lane Lucas Valley Road, the single primary road in the Valley, to create an "adequate route for hazard evaluation" but the cost would be prohibitive.

The Environmental Hazards scenario sees 59% of all of the buildable units in District 1 – this fails the laugh test...just not credible. Additionally, building 1,500 units at St. Vincents means creating a small, segregated city, separated by a major highway – this eerily mirrors the destruction of communities of color in earlier eras. What are you thinking?

### **Countywide Distribution**

The Countywide distribution scenario reduces the local impact by balancing the site builds across the County which seems the clearest and fairest of all the criteria.

Why did the number of units increase 20% in the Countywide Distribution Alternative 1 version compared to the prior Countywide Distribution scenario? The Lucas Valley corridor, including St. Vincents, unit volume increased from 531 to 636 units?

The Prandi site is a reasonable housing option but 200 units is too many given the local conditions. The County should assess the impact of maximum 100 units at the Prandi site.

This site doesn't meet the Countywide Distribution criterion of locating "housing near services" as the closest shopping and services are 3.5 miles to Northgate. Accessing areas with concentrations of jobs requires much greater travel distances which requires at least 1 car in a household. As there is no public transportation and not even sidewalks along the county road, the transportation issues alone seem daunting for a site of this size. If an average household size of 3 persons, the proposed build equates to 600 additional residents – a proportionally huge increase in residents in the surrounding blocks that currently use the only access street, Mt. Lassen Drive.

In the March 15 session the County should be explicit about the location of the Prandi site build. The earlier information located the build at 2 Jeanette Prandi while the current proposal locates it at Juvenile Hall. These are two different buildings and locations on the property. Which is it? Or does the proposed build include any County-owned land here including the open field and surrounding walking path?

--

Ted von Glahn  
Consultant, Performance Information and Consumer Engagement  
415-378-7467  
[tedvong@gmail.com](mailto:tedvong@gmail.com)

**From:** [Terry Keenan](#)  
**To:** [housingelement](#)  
**Subject:** Future Housing  
**Date:** Sunday, March 6, 2022 3:22:49 PM

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A few questions:

1. What about all the unlicensed Apts. in Marin, that comprised of minorities, rent that is often under value, etc..There are thousands of these Apts....as well as rooms that are being rented out in ones home..another thousand.
2. Where are you going to get the water?
3. What happens after 3,600 homes, more homes, more demand?

Terry Keenan

**From:** [Kathleen Hartzell](#)  
**To:** [BOS](#); [housingelement](#)  
**Cc:** [Inverness Association/Foundation](#); [Bridger Mitchell](#); [Catherine Caufield](#); [Woody Elliott](#)  
**Subject:** Inverness Area Housing Element Designated Sites  
**Date:** Friday, March 11, 2022 10:23:30 AM

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To: Marin County Board of Supervisors and Department of Community Development  
From: The Inverness Association  
From: Kathy Ohlson Hartzell, President, The Inverness Association

Re: Community Housing Opportunity Sites - Inverness

March 11, 2022

We have reviewed the list of housing sites which appears to now include only the parcels enumerated on "Balmoral" and the County owned site on SFD, at Ottinger Hill. As you will see, below, one of the parcels is actually mislabeled "Balmoral".

The locations along the Tomales Bay shoreline appear to have been deleted in the revision of 28 February, 2022.

In the event the Tomales Bay parcels are still under consideration, we would like to remind the County that environmental hazards abound in those locations, not the least of which is Sea Level Rise. In addition, to suggest the eventual demise of community serving uses (market, lodging and boating, for example) in favor of housing, seems to be counter to the LCP.

Regarding the parcels tagged Balmoral...these are, with the exception, noted below, largely vintage Inverness family homes, some of which already include second units. It's a narrow lane, with no turn around space for the vehicles that currently are owned by existing residents not to mention any emergency vehicles. To suggest an intensification of use with such limited safety access and septic limitation appears imprudent.

In addition, these parcels drop off steeply to a nature preserve, owned by the Inverness Foundation. Intensification of development upslope, with attendant septic needs, could jeopardize the health of this wetland. And, this parcel, also on your list, specifically 112-143-09 is not on Balmoral. In fact, IT is the NATURE PRESERVE owned by us, accessed by the Aberdeen Stairs and Vision Road. It is a wetland. IT FLOODS. It is rather disheartening that your consultants and staff did not realize that you were designating a wetland area for housing development.

There are a number of *vacant* and *underutilized* properties on flat parcels, that are NOT wetlands, and which have easy access to the school, library, post office and market.

Would it not be more logical to anticipate a two or three unit development on

a vacant property, where the septic system and other utilities could be designed for the total bedroom count from the moment of the design of the parcel?

Please send your consultants back to visit the community on the ground and ask them to take a look for less environmentally sensitive and more accessible parcels to designate “underutilized”.

Thank you for considering our comments.

The Inverness Association • PO Box 382 • Inverness 94937 • [president@invernessassociation.org](mailto:president@invernessassociation.org)

**From:** [Tom Martin](#)  
**To:** [housingelement](#)  
**Subject:** Atherton Corridor Development  
**Date:** Monday, March 14, 2022 8:51:41 PM

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To whom it may concern,

My name is Tom Martin and I have lived at 380 School Road off of Atherton Ave in Novato for 20 years.

We purchased our home in this part of town based on the rural atmosphere and zoning restrictions placed on lots in this area.

I have recently learned that you are considering the re-zoning of several lots for the development of high-density low-income housing.

While I realize that the development of low income housing is a priority in Marin, and is necessary, I strongly encourage you to reconsider doing so on this corridor.

This fragile ecosystem has already been compromised by development creep. As we continue to overdevelop lands previously zoned as agricultural we are further misplacing the flora and fauna that flourish in these areas. As well, we forever change the beautiful rural nature of these pockets of our community.

Also, according to Marin County's 2019 data, the average car ownership in Marin County was 2 cars per household, which will result in an additional 646 automobiles traversing Atherton Avenue every day. We learned during the recent route 37 flooding that the additional load of automobiles, particularly during rush hour, resulted in safety challenges entering and exiting Atherton. Moreover, our ability to walk or bike became impossible due to the additional risk.

For these reasons, I respectfully ask you to reconsider this location as a solution to our county's housing needs.

Don't destroy the rural parts of Marin. Preserve them.

Respectfully,

Tom Martin

**From:** [Donna Clavaud](#)  
**To:** [housingelement](#)  
**Cc:** [Rodoni, Dennis](#)  
**Subject:** TVCSD Comment Letter on Recommended Sites for Tomales  
**Date:** Monday, March 14, 2022 3:13:22 PM  
**Attachments:** [TVCSD Comment Letter on Housing Element March 14, 2022.docx](#)

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Please see attached Comment Letter for tomorrow's BOS and Planning Commission Hearing.

Thank you,

Donna Clavaud  
President, Board of Directors  
Tomales Village Community Services District



March 14, 2022

RE: Tomales Site Recommendations List

**Via Email:** [housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Dear Housing Element Staff and Supervisor Rodoni,

We appreciate the opportunity to provide comments on the Draft Recommended Sites List for housing development of 118 homes in Tomales. We realize the EIR analysis of recommended housing development sites is slated for April and will offer more detailed technical information on environmental hazards and infrastructure barriers to guide planning efforts and site determination. However, the Tomales Village Community Service District Board of Directors unanimously voted to approve this letter with initial comments arising out of our regular monthly meeting on March 9, and is being submitted prior to the March 15 Board of Supervisors and Planning Commission Meeting.

We are asking ourselves: Is significant housing growth within a short timeframe (8-years) an opportunity, and are there constraints that must be addressed? We agree that while it may be an opportunity to grow and develop more housing in Tomales, particularly workforce housing, there are technical plant and service issues that must be analyzed. We note that major technical, managerial, and operational constraints do exist. If we are projecting a more than 100% growth within an 8-year planning cycle, does the County, State or Federal government have the funds to allow detailed, analytical feasibility studies to determine the growth impacts on TVCSD? Who pays to prepare and expand our sewer system for projected growth? Please consider the following:

- A. Currently, within our LAFCO approved boundary for TVCSD wastewater services, we have approximately 100 connections (80 homes, 7 businesses, post office, the Shoreline Unified School District, 2 churches, and 1 community hall) and pump 15-16,000 gallons per day; the system has a capacity to pump 43,000 gallons/day. However, these are yearly average flows, and do not include spikes during storms (up to 100,000 gallons/day in 2020). Such spikes currently pose challenges to inflows at TVCSD.
- B. TVCSD may face the need for larger, and certainly additional collection pipes to reach our system from specific targeted high density growth sites.
- C. Pond storage would have to be expanded to accommodate spikes in daily wet weather processing of more wastewater.
- D. We currently have a 10-acre disposal field via spray irrigation for treated wastewater. We would require additional acres of land to dispose of an added load of treated wastewater.

- E. A dramatic growth of homes would add to the load of wastewater into the system and would require added costs to pumps and meters currently operating at peak performance at the plant.
- F. We currently have part time contracts for the operation and management of the sewer system. We would need larger and more expensive contracts for service.
- G. We currently have a part time General Manager for 30-40 hours per month. We would require a contract for significantly more time to oversee the sewer system enterprise and Tomales Community Park if growth doubles.
- H. A major growth plan for Tomales that doubles our housing stock over 8 years would max out our sewer system capacity in the simplest terms; and stimulate the growth for more businesses and other direct services to serve the area. This support service growth would further impact TVCSD with demands for sewer service and must be factored into carrying capacity determinations.

Tomales homeowners, businesses, churches, community organizations, and the school district have been paying for TVCSD services since 1999. Dramatic growth, while an opportunity for SUSD to add enrollment to their declining numbers, would require increased costs for SUSD to share in our sewer system enterprise. In fact, sewer service fees might be increased for all stakeholders within the boundaries. Only a careful analysis can produce facts to ascertain all the added costs for infrastructure expansion due to projected housing growth.

Finally, would building affordable housing preclude current homeowners from developing market value ADU's on their properties, as they now expect TVCSD to accommodate?

Please note that TVCSD is also aware of other kinds of general community infrastructure barriers that currently exist, such as: rising costs of inflation on construction materials, food, gasoline, and utilities; lack of public transportation; narrow congested roads with traffic and insufficient parking; few other vital social services; lack of fire hydrants and water storage for firefighting, despite a new fire station; lack of street lighting; safe routes to school. In addition, Tomales is in the coastal zone and experiences growing numbers of visitors on Hwy 1 passing through and frequently stopping at our businesses and resulting in impacts on our resources.

There are also environmental impact considerations that must be assessed in Tomales, such as creek protection; fire risk due to being surrounded by wildlands (agriculture mostly); and importantly, the need for a water table study for this planning area since we are entirely on wells, many of them shallow, some shared and some old. We are a historical resource area with national registry buildings, historic design standards, and a small village atmosphere. Please refer to our Tomales Community Plan Update in 1997 for planning goals, objectives and current policies.

In summary, TVCSD has spent the last eight months developing a 5-year Strategic and Succession Plan that is soon to be implemented. However, we now face the challenge of re-

visiting our goals, strategies, and action steps to address these potential dramatic changes to housing development plans for our service area. We will be following the Housing Element planning process closely to be a responsible Board of Directors for our local stakeholders and to fulfill our mission and vision for efficient and sustainable wastewater service.

Sincerely,

Donna Clavaud

Board of Directors, President

P.O. Box 303 Tomales, CA 94971

[www.tomalescsd.ca.gov](http://www.tomalescsd.ca.gov).

707-878-2767

Cc: Dennis Rodoni, Marin County Supervisor  
[drodoni@marincounty.org](mailto:drodoni@marincounty.org).

**From:** [Toni Shroyer](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Cc:** [Sharon Rushton](#)  
**Subject:** We support Sustainable TamAlmonte's March 10, 2022 Letter to you  
**Date:** Monday, March 14, 2022 1:20:58 PM

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All,

We endorse Sustainable TamAlmonte's March 10, 2022 letter to you.

**Their recommendations seek to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.**

On another note, Lee Lee Thomas never responded to my email when I asked her how the county of Marin is going to be able to provide additional water to thousands of new residents. She also did not respond when I asked her in the same email, if the developers for the high-density housing were going to be corporate nonprofits and not pay any real estate taxes.

Blessings,

Toni Shroyer  
Jim Shroyer

***Toni Shroyer Realtor, SRES (Senior Real Estate Specialist)***  
***2021 Top 1% WORLDWIDE of Coldwell Banker Realty Agents***  
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[www.tonishroyer.com](http://www.tonishroyer.com)  
DRE #01876201

**From:** [Traci Gearhart](#)  
**To:** [housingelement](#)  
**Cc:** [BOS@marincountry.org](mailto:BOS@marincountry.org)  
**Subject:** NO to the Hybrid list and up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 2:34:31 PM

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Hi-

I understand there is rezoning that is taking place including multi-family units for Los Ranchitos. I am strongly opposed to this zoning as the lots are not setup for additional units and can not support this.

Thanks  
Traci

**From:** [Valeri Hood](#)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Cc:** [bert bartsch](#)  
**Subject:** I strongly endorse Sustainable TamAlmonte's letter re: the Housing Element Update  
**Date:** Monday, March 14, 2022 3:10:31 PM  
**Attachments:** [Sustainable TamAlmonte's Letter to BOS & PC re Housing Element Update 3-10-22.pdf](#)

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Attached is a letter, dated March 10, 2022, from Sustainable TamAlmonte to the Marin County Board of Supervisors & Planning Commission in preparation for their March 15th hearing regarding the Housing Element Update. Their recommendations seek to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment, is one I support and have advocated for in many meetings at the Board of Supervisors.

Please enter this statement into the record.

Valeri Hood  
Fairfax, Ca 94930



**215 Julia Ave  
Mill Valley, CA 94941**

March 10, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites

Dear Marin County Board of Supervisors and Planning Commission,

Please review Sustainable TamAlmonte's letter, dated February 24<sup>th</sup>, to you. In addition, we have the following comments and recommendations regarding the 2023-2031 Marin County Housing Element Update and DRAFT Candidate Housing Sites.

We are extremely disappointed that Marin County Supervisors and Staff have not pushed back more strongly against State Housing Element Laws and Unincorporated Marin's Regional Housing Needs Allocation (RHNA).

It is obvious that Unincorporated Marin is built out if County Planners are continuing to identify sites in the perilous commercial lowlands of Tam Valley, Almonte and Manzanita for housing development and thereby endangering the environment and public health and safety.

Besides removing the Tam Valley, Almonte, and Manzanita Sites from the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List, we urge you to do the following:

**I. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.**

We urge you to avoid the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

## II. Lower the "No Net Loss" buffer of units to a bare minimum.

The **No Net Loss Law** requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period.

Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. **That's up to 1070 more units!** "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days.

The **Density Bonus Law** (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable.



## 2021 Density Bonus Chart by Meyers Nave:

### DENSITY BONUS CHART\*

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

\*All density bonus calculations resulting in fractions are rounded up to the next whole number.

\*\*Affordable unit percentage is calculated excluding units added by a density bonus.

\*\*\*Moderate income density bonus applies to for sale units, not to rental units.

\*\*\*\*No affordable units are required for senior units.

\*\*\*\*\* Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

With how expensive it is to build in Marin, it is much more likely that developers will utilize the Density Bonus Law and build more units than that allowed by zoning, rather than less.

We highly recommend that you significantly lower the number of “No Net Loss” buffer sites.

### **III. Keep the Default Density at no higher than 20 units per acre.**

The March 1<sup>st</sup> Staff Report states:

“**Default Density:** To be considered viable for the purpose of supporting housing affordable to lower-income households (low-, very-low-, and extremely-low-income households), the property must be zoned to support at least 20 dwelling units per acre. However, this law will sunset during the housing element planning period and the County may want to consider higher densities to accommodate the increased RHNA.”

We urge you to **not** consider higher densities and, instead, lobby the State Legislators to keep Marin County’s Default Density at 20 dwelling units per acre.

### **IV. Prevent “By-Right” approvals and increased density on hazardous sites.**

The March 1<sup>st</sup> Staff Report states:

“**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.”

It would be criminal to allow “by right” approvals of development on hazardous sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to disallow this from occurring.

### **V. Advocate for a Spheres of Influence Adjustment in Marin County**

It makes absolutely no sense that Unincorporated Marin would accommodate 25% (3,569 units) of the unprecedented, exorbitant, and unrealistic total Marin County Regional Housing Needs Allocation (RHNA) of 14,405 units. There are 12 jurisdictions in Marin. Why should Unincorporated Marin take on the lion’s share of the total County’s allocation when it has the least capability of providing for more residents?

Spheres of Influence (SOI) must be considered in the RHNA methodology if there is projected growth within a city’s SOI. The method for allocating housing need for jurisdictions where there is projected growth within the SOI varies by county. In Marin County, 62.5 percent of the 2015 to 2023 allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5 percent was assigned to the county.

Due to the fact that Unincorporated Marin has little commercial area and few services and the majority of Marin’s jobs are in the cities of Marin, we believe that 37.5 percent **or less** of the

2023 to 2031 allocation of housing need generated by the Unincorporated SOI should be assigned to the County.

Marin County's Spheres of Influence Adjustment is decided within Marin and may be entirely controlled by the Supervisors. This adjustment should be made ASAP to lower Unincorporated Marin's RHNA.

**VI. Advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.**

We urge you to advocate for the State Audit Committee to audit the California Department of Housing & Community Development (HCD) re: the Regional Housing Needs Allocation (RHNA) methodology and numbers.

It has been proven that HCD's methodology was flawed. The Embarcadero Institute's report entitled; "Double Counting in the Latest Housing Needs Assessment" found that; "Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by Senator Scott Wiener in 2018, inadvertently doubled the Regional Housing Needs Assessment in California."

"Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area." <sup>1</sup>

HCD's RHNA methodology must be corrected, and an audit will help bring this about.

**VII. Support and endorse the Our Neighborhood Voices Initiative**

We urge you to support and endorse the **Our Neighborhood Voices Initiative**.

The **Our Neighborhood Voices Initiative** will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

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<sup>1</sup> <https://secureservercdn.net/198.71.233.65/r3g.8a0.myftpupload.com/wp-content/uploads/2020/09/Double-counting-in-the-Latest-Housing-Needs-Assessment-Sept-Update.pdf>

## **Conclusion**

Please follow our above recommendations to lower Unincorporated Marin's Regional Housing Needs Allocation (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Vicki Samo](#)  
**To:** [housingelement](#)  
**Subject:** Comment  
**Date:** Monday, March 14, 2022 1:34:32 PM

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It's very discouraging indeed that we've never had a say over this unreasonable housing element situation. Who in State Government was responsible for deciding we should have all of this extra housing built? There is open space in Marin for a reason, it's beautiful. This housing element threatens our quality of life, water supply, traffic, and much more.

Sent from my iPad

**From:** [watermarin@comcast.net](mailto:watermarin@comcast.net)  
**To:** [housingelement](#); [BOS](#); [PlanningCommission](#)  
**Subject:** Housing Element selections  
**Date:** Monday, March 14, 2022 4:00:57 PM  
**Attachments:** [ATT00001.png](#)  
[Sustainable TamAlmonte"s Letter to BOS & PC re Housing Element Update 3-10-22.pdf](#)

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Dear Planning Commissioners and Board of Supervisors,

We wholly endorse the letters submitted by Sustainable Tam Almonte regarding environmental constraints in the projected sites for housing.

Also we find that due diligence with regard to housing opportunities in commercial to residential conversions that would uphold the tenets of the county *Drawdown Policies* need to be more fully explored. Many of those opportunities are easily available on [www.LoopNet.com](http://www.LoopNet.com)

Please hire consultants to put those numbers of vacancies together first with the carbon footprint assessment of repurposed building versus new construction. That should be the first step. We hope you agree.

Sincerely,

**Laura Chariton, President, Watershed Alliance of Marin**

[watermarin.org](http://watermarin.org) (501) C3  
446 Panoramic Hwy. Mill Valley, CA 94941



415 234-9007 cell 415 855-5630

**From:** [wayne bulette](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** NO to the Hybrid List and Up-zoning Los Ranchitos  
**Date:** Monday, March 14, 2022 2:17:34 PM

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I am opposed to Los Ranchitos being included on the hybrid list for higher density development. More units on our property would not be appropriate for us specifically because our connection with the sewer system requires a pump to the sewer main. It would not be adequate to handle additional units. In addition, we moved here over 45 years ago because of the community's low density. We would hate to see that change.

Wayne and Marion Bulette  
68 Circle Road  
San Rafael

**From:** [William Dreskin](#)  
**To:** [housingelement](#); [BOS](#); [Rodoni, Dennis](#)  
**Subject:** Corrected version of previous email re Housing Development in West Marin  
**Date:** Monday, March 14, 2022 9:54:32 AM

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Please delete previous version and submit this one.  
WD

Dear Board of Supervisors,

While I live in Ross Valley, as a naturalist/nature educator teaching classes for Point Reyes Field Institute and field classes College of Marin I am in West Marin's natural areas several times a week taking advantage of the educational opportunities it affords. I have had the privilege of guiding visitors from as far away as China, South Africa, and Australia and they come to Marin to for its natural areas and the wildlife those areas support. I also frequently write about West Marin in my Marin IJ column. My decades-long efforts in Nature Education led me to be inducted into the Marin Women's Hall of Fame.

In this county we have fought hard to protect our water and the salmon, otters, birds, and other life that depends on clean and functioning creeks. We have significant E.coli pollution from ranches that already make areas of Tomales Bay and Abbott's Lagoon "unfit for human contact" at times. We cannot add to this septic systems that could increase the public health issues. Exclude any parcels for development that are within 100-feet of a creek, shoreline, wetland, floodplain, and other sensitive habitat areas.

With climate change there are issues of flooding. Let's not make the mistake of allowing houses in areas that will be at risk of flooding.

Housing that is not near transportation will increase the number of cars coming through Ross Valley. I live near Sir Francis Drake and Butterfield. It can already take me 15 minutes to get from Butterfield and Drake to the Hub. What will that increase to with many additional cars coming over White Hill from West Marin? Exclude high-density single-family home, apartments, and condominium development from areas that are outside of the County defined High Growth Geographies as they will increase the number of vehicle miles traveled. That will undermine the County's Climate Action Plans and require costly upgrades to roads and infrastructure to accommodate the increased single car trips.

We can't just build our way out of this housing crisis! The County needs to address the issue of second homes used for short-term rentals especially in Bolinas and Stinson Beach. These properties could be providing housing.

If it is a choice, please prioritize saving environmentally sensitive areas and the species they support over agricultural and ranch lands.



Thanks for your attention,  
Wendy Dreskin  
10 East Ct  
San Anselmo 94960

**From:** [William Klemme](#)  
**To:** [housingelement](#)  
**Subject:** YES to Alternative 1 • NO to Alternative No 2  
**Date:** Sunday, March 6, 2022 4:58:16 PM

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Our family has resided at 5 Indian Road in Los Ranchitos for over fifty years. We were attracted by the low occupancy rural character of the area.

Although we have acquired sewers, the region remains much the same. It is poorly equipped for the kind of population expansion envisioned by Alternative No 2.

Many of our homes are built on plots bulldozed from steep hillsides. Some of these contain seasonal runoff gullies. Our roadways are narrow. They do not allow much roadside parking. Our vehicles are largely parked on property. Our only egress for these vehicles to reach other parts of the Bay Area is via Ranchitos Road. This is already congested during rush hours. We understand that more traffic is coming from the Northgate area.

The Country will need a solution to the traffic problem if Alternative No 2 is chosen.

Los Ranchitos harbors deer, coyotes, bobcat, rabbit, squirrel, opossum, raccoon and many varieties of birds. An increase in the human population will adversely affect these residents as well.

The only equitable choice is Alternative No 1.

William M. Klemme, MD