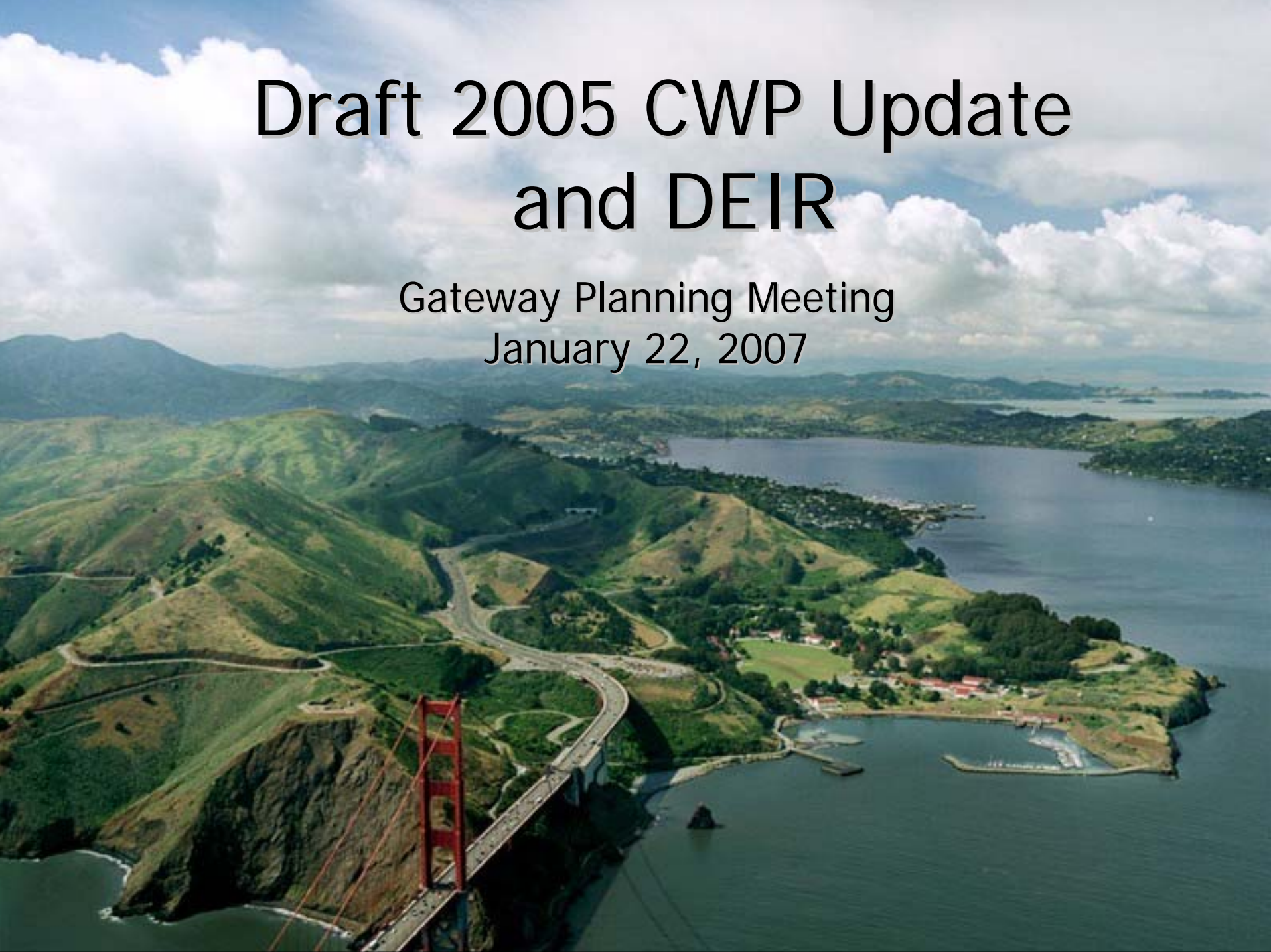


Draft 2005 CWP Update and DEIR

Gateway Planning Meeting
January 22, 2007



Why Plan Now?

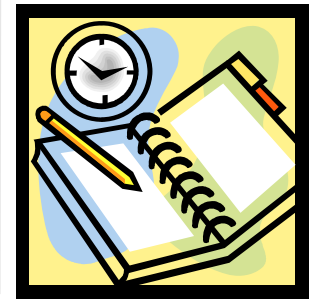
“Planning is best done
in advance.”

--Anonymous

What Is A General Plan?

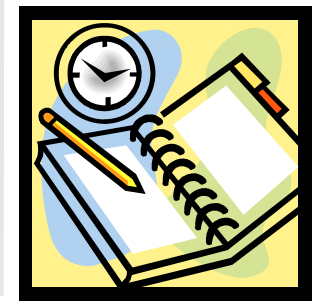
- Required by California State Law
- Every jurisdiction must prepare a general plan
- It is the constitution for land use and development
- It's a long range plan to guide the physical development of the jurisdiction
- It is at the top of the hierarchy of local government law regulating land use

Planning Commission Hearing Schedule By Topic



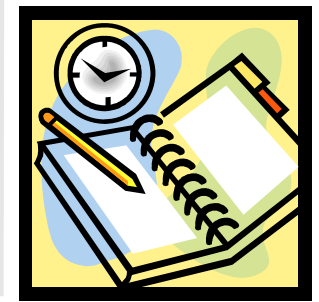
Jan 30	<i>Joint BOS/PC Meeting</i>	PC Hearing schedule and meeting protocols
Feb 12	<i>1st CWP Hearing and DEIR</i>	CWP: All Topics & DEIR
Feb 26	<i>2nd CWP Hearing & 2nd DEIR Hearing</i>	CWP: SCA and WCA & DEIR
Mar 5	<i>3rd CWP Hearing</i>	Baylands Corridor
Mar 12	<i>4th CWP Hearing</i>	Ag Home sizes & Trails
March 16: 60-Day DEIR Public Comment Period ends		

PC Hearing Schedule By Topic



Mar 19	<i>5th CWP Hearing</i>	Remainder of Natural Systems
Apr 9	<i>6th CWP Hearing</i>	HOD & Circulation and Buildout
Apr 16	<i>7th CWP Hearing</i>	Other Built Environment Topics
Apr 23	<i>8th CWP Hearing</i>	Planning Areas & Other Built Environment
Apr 30	<i>9th CWP Hearing</i>	Socioeconomic

PC Hearing Schedule By Topic



June 4: FEIR distribution for 21 day review period

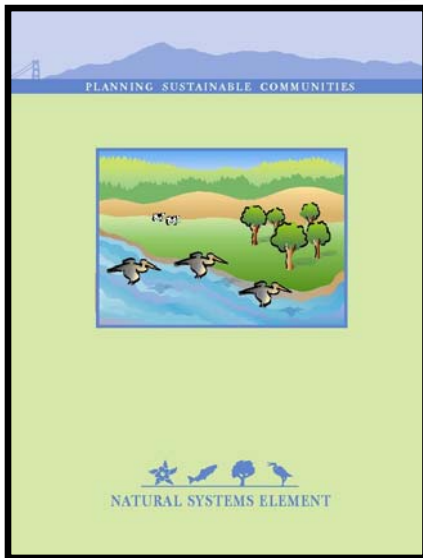
June 25: FEIR review period ends

June 25	<i>Preliminary FEIR meeting</i>	
July 9	<i>FEIR meeting</i>	
July 23	<i>Final FEIR meeting and CWP hearing</i>	Consider recommendation for certification on the FEIR and action on the CWP

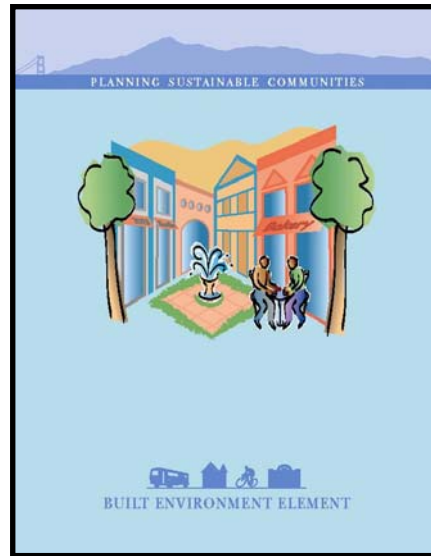
BOS Hearing Schedule

1 st hearing of Board of Supervisors	Sept 11, 2007
2 nd hearing of Board of Supervisors to certify the EIR and adopt the CWP	Sept 25, 2007
3 rd Hearing of the Board of Supervisors to Certify the EIR and adopt the CWP	Oct 9, 2007

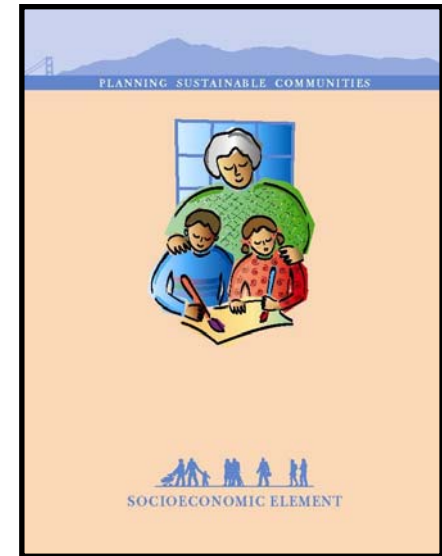
Countywide Plan



Natural
Systems and
Agriculture

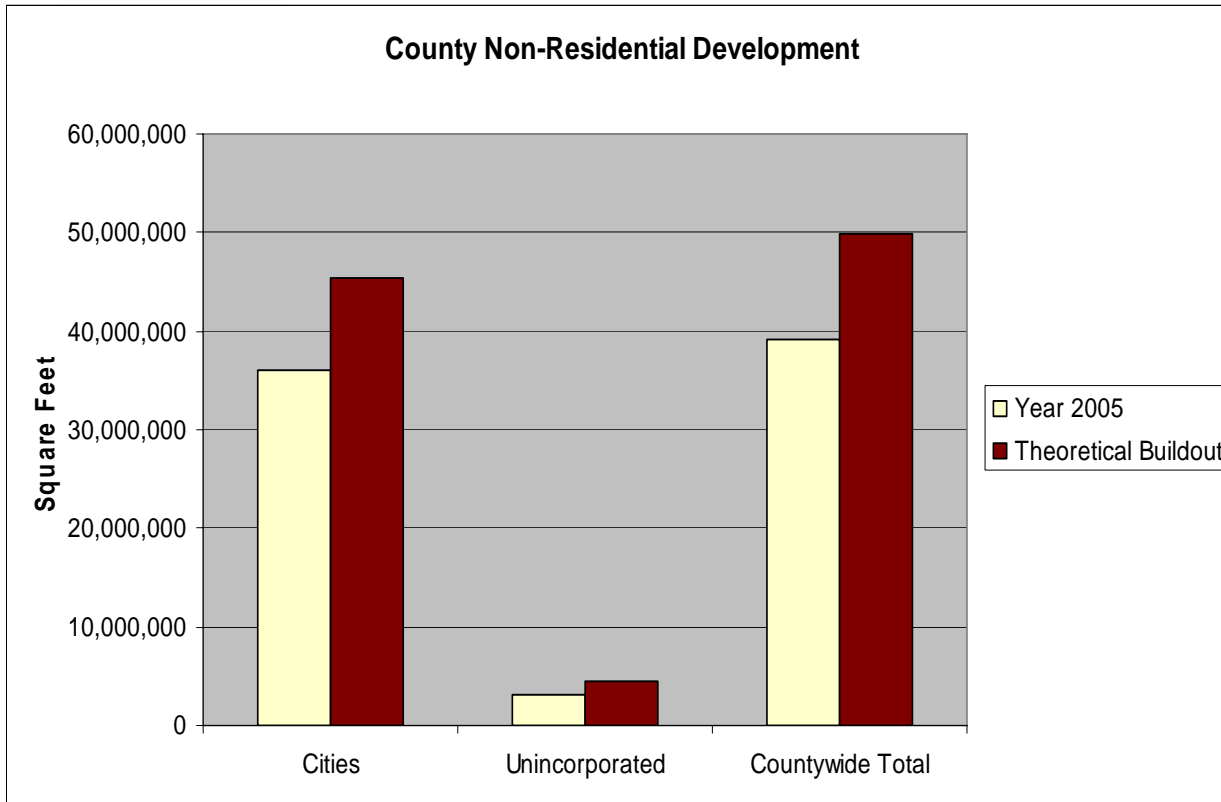


Built
Environment



Socioeconomic

Potential Non-Residential Growth under the Draft 2005 CWP



Unincorporated:

Buildout: Increase of
1.2 million sf*

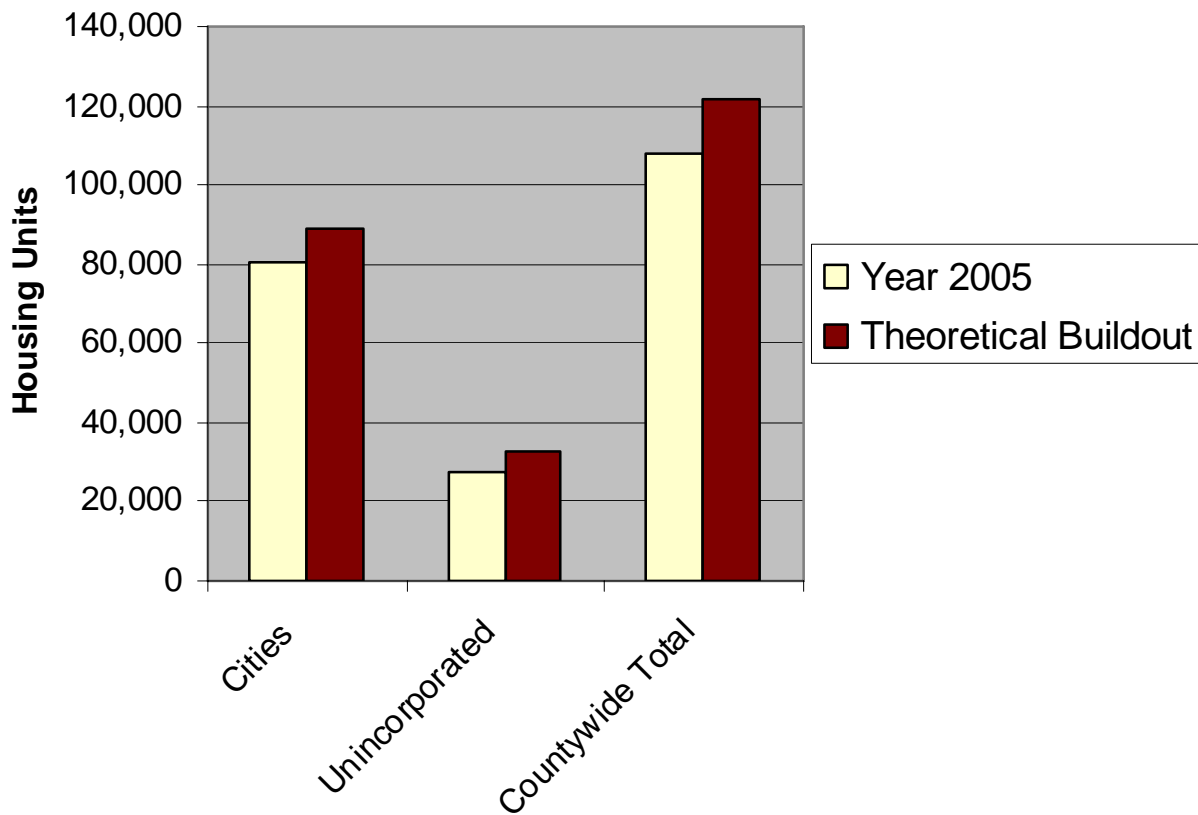
Cities/Towns:

Buildout: Increase of
9.4 million sf*

*represents full
theoretical buildout

Potential Residential Growth Under the Draft 2005 CWP

County Residential Development



Unincorporated:

Buildout: Increase of 5,391 housing units*

Cities/Towns:

Buildout: Increase of 8,462 housing units*

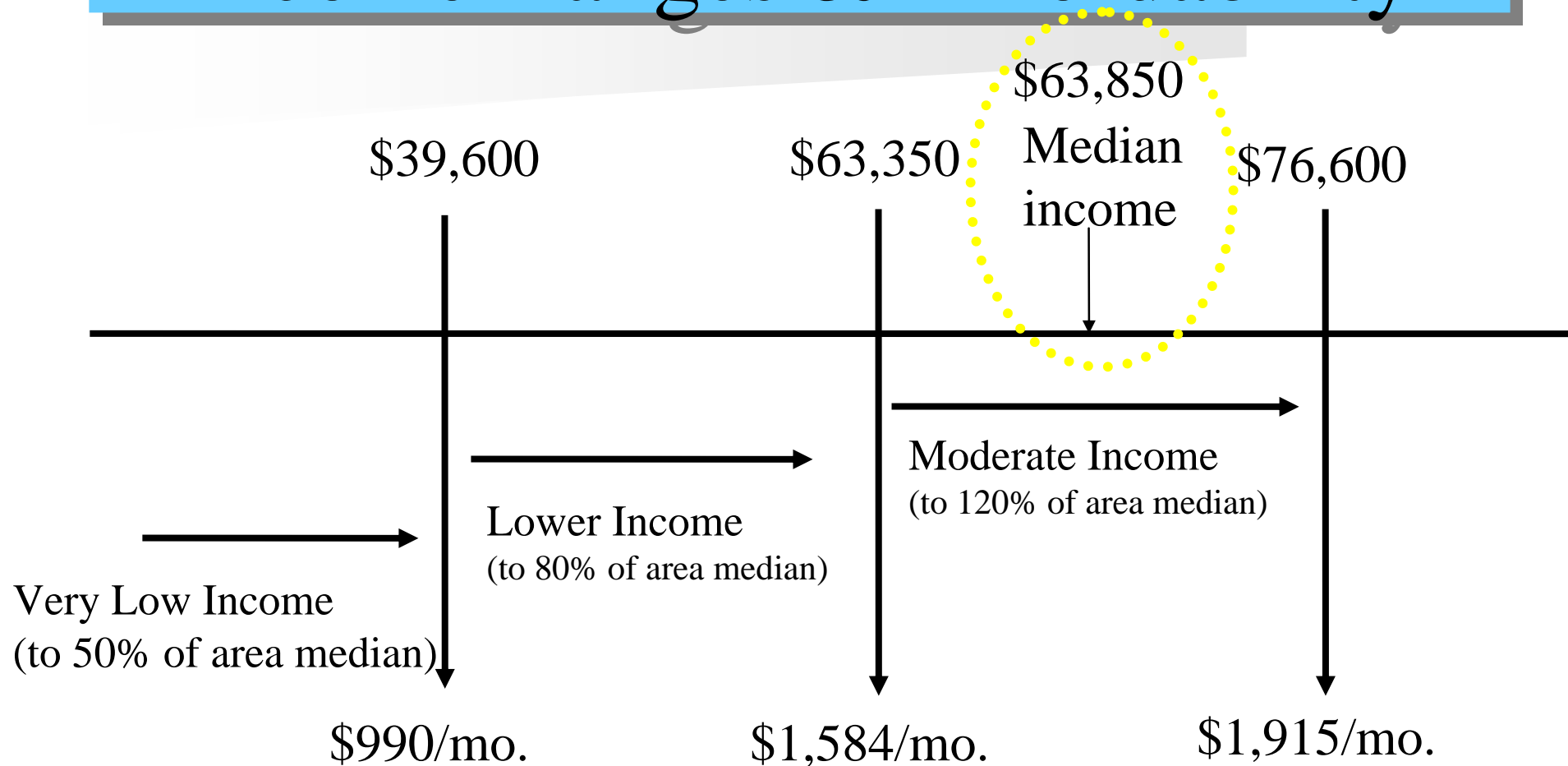
* Represents Full Theoretical Buildout

RHNA

Regional Housing Needs Allocation

- RHNA is a State process to plan for expected population growth.
- ABAG works with local representatives to determine how to equitably distribute regional growth between jurisdictions, based on Smart Growth and basic planning principles.
- RHNA requires jurisdiction to re-zone for growth
- 1999 – 2009 allocation to Marin County = 521 new residential units.
- 2009-2014 allocation to Marin County = 761 units

Single Person Household Income Ranges & Affordability

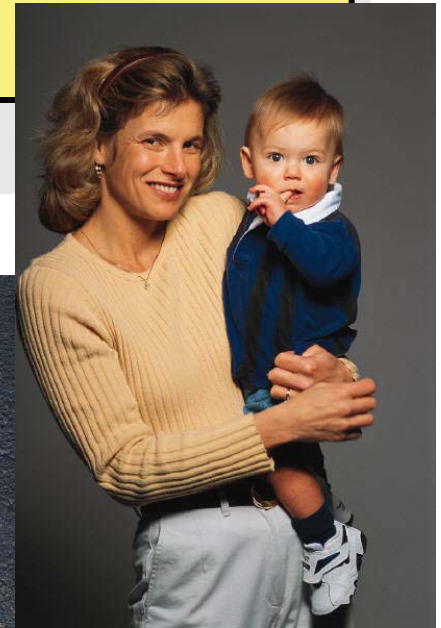


These figures reflect what a **single person household**, in the given income range, can afford to pay for housing using the Banking / Government Standard of 30% of gross monthly income

Who is struggling with the high cost of housing?



- Working families
- Single people
- Seniors
- Students
- Children
- People with special needs



Educators

Ministers

Nurses

Police



& Fire Merchants

Tam Planning Area: Policy Choices

- Current Policy – 1994 CWP
- Draft 2005 CWP Update
- Proposed Draft 2005 CWP with mitigation measures proposed in DEIR
- Mitigated Alternative (RECOMMENDED)

Tam Plan Area: Summary of Residential Policy Choices

	Current Policy – 1994 Plan	Draft 2005 CWP Update	Draft 2005 CWP w/ mitigation	Mitigated Alternative
Tam Community Plan Area (inc of HOD) Existing (2005): 4,298 units	413 units	538-664 units	538-664 units	485 units

HOD Policy Choices

Current Policy – 1994 Plan	Draft 2005 CWP Update	Draft 2005 CWP w/ mitigation	Mitigated Alternative
N/A	<p>1,694 housing bank units;</p> <p>177-305 units to Tam Valley, Almonte</p>	<p>1,694 housing bank units;</p> <p>177-305 units to Tam Valley, Almonte</p> <p>Eliminated HOD parcels that do not meet criteria in CD-2.3- i.e., parcels east of Shoreline Hwy</p>	<p>758 housing bank units;</p> <p>Limited total housing bank to units from City-Centered Corridor</p> <p>75 units at Tam Junction</p>

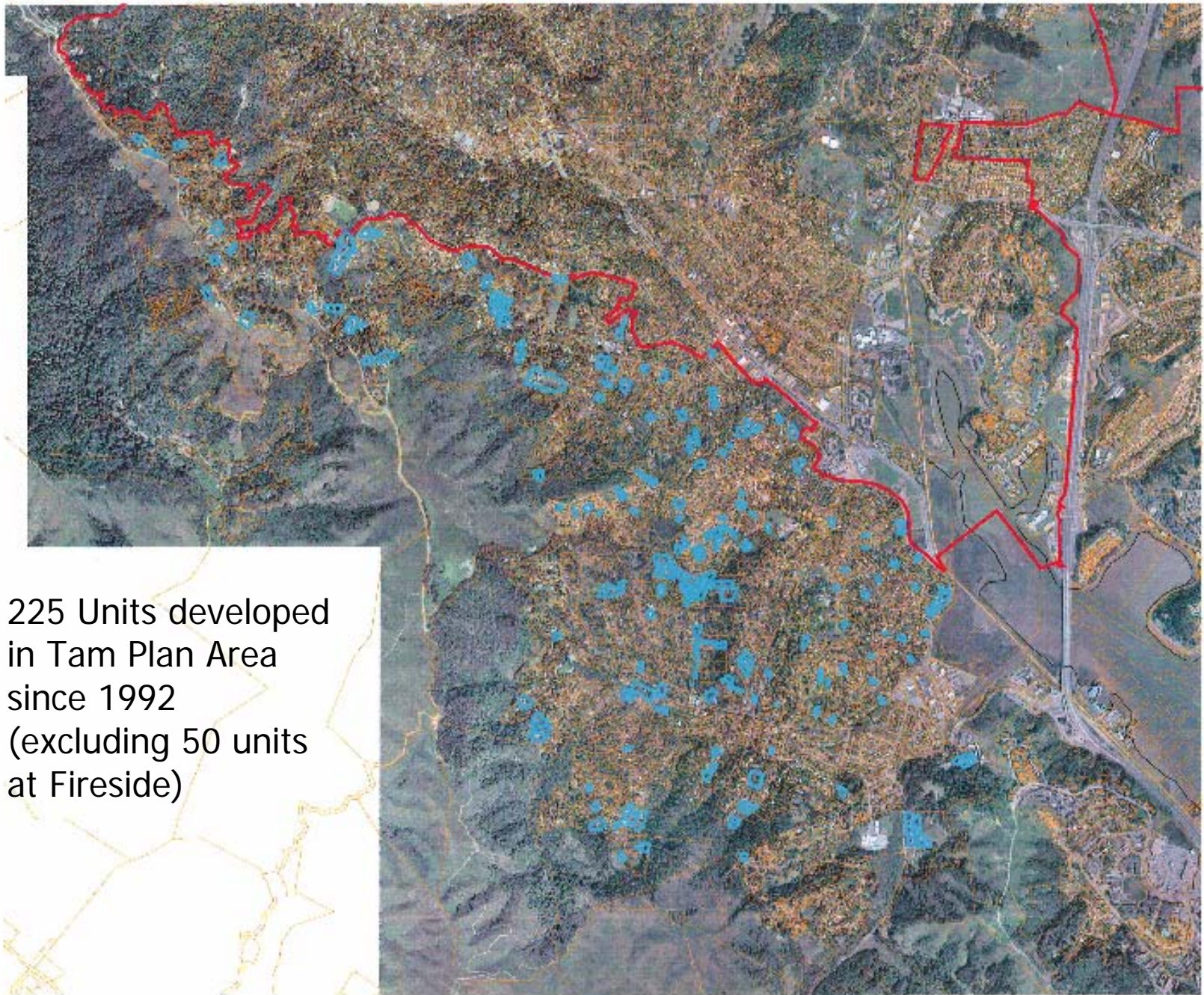
Applicable Plans

- The applicable CWP and 1992 Tam Community Plan TOGETHER will direct land use outcomes in the Tam Planning Area
- The Community Plan supports and reinforces the general elements of the Marin CWP

Tam Community Plan: Housing

TOTAL	Existing Units	Potential Units
Community Plan (1992):	3,686	984
Draft CWP (2005)	4,298*	583-664

*Note that only 225 new units have been constructed in the Tam Plan Area since 1992



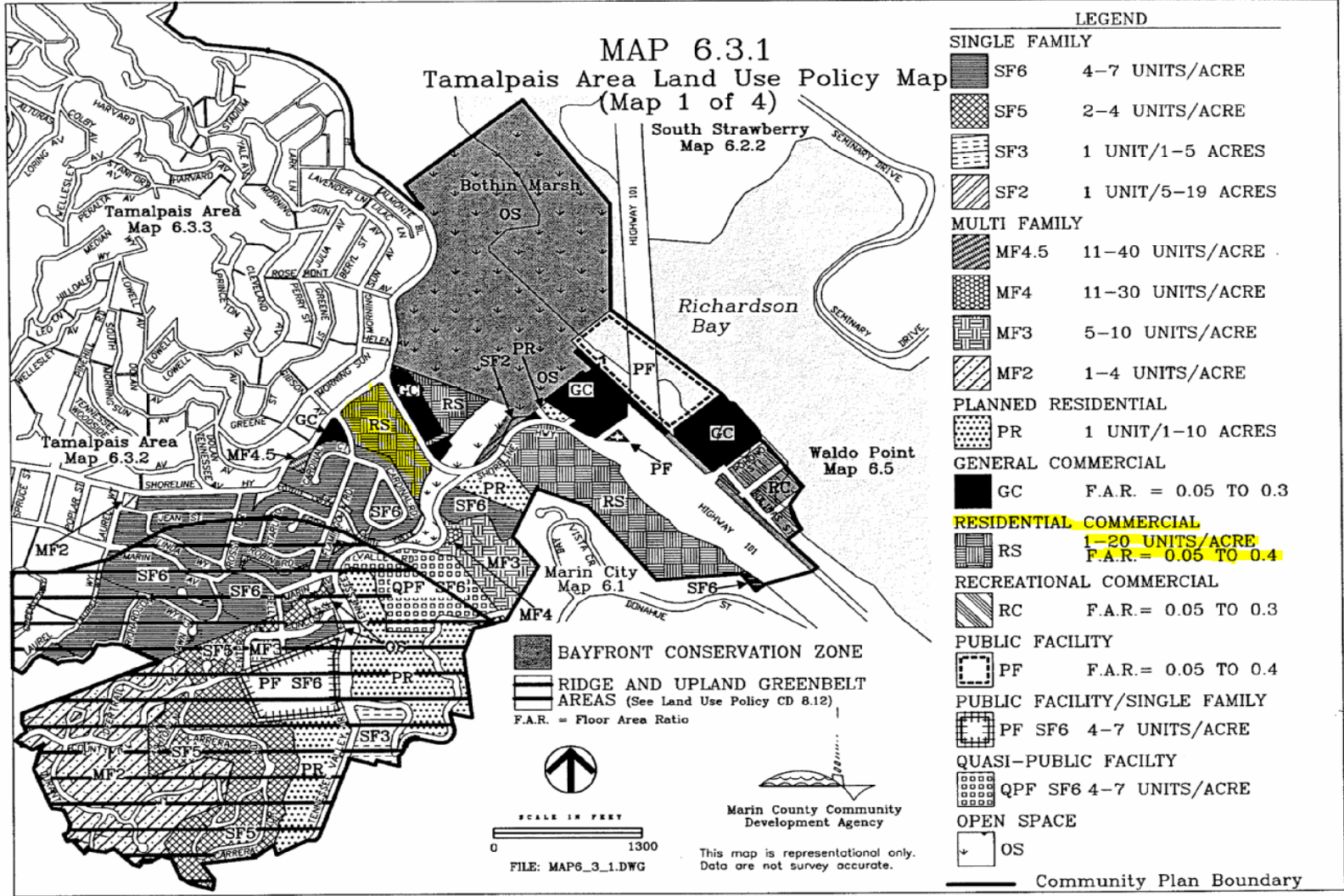
225 Units developed
in Tam Plan Area
since 1992
(excluding 50 units
at Fireside)

Existing Policy

1994 CWP

Existing Policy, 1994 CWP: Tam Planning Area:

Community Development Element
Adopted - January, 1994 (Amendments as of 9/28/99)



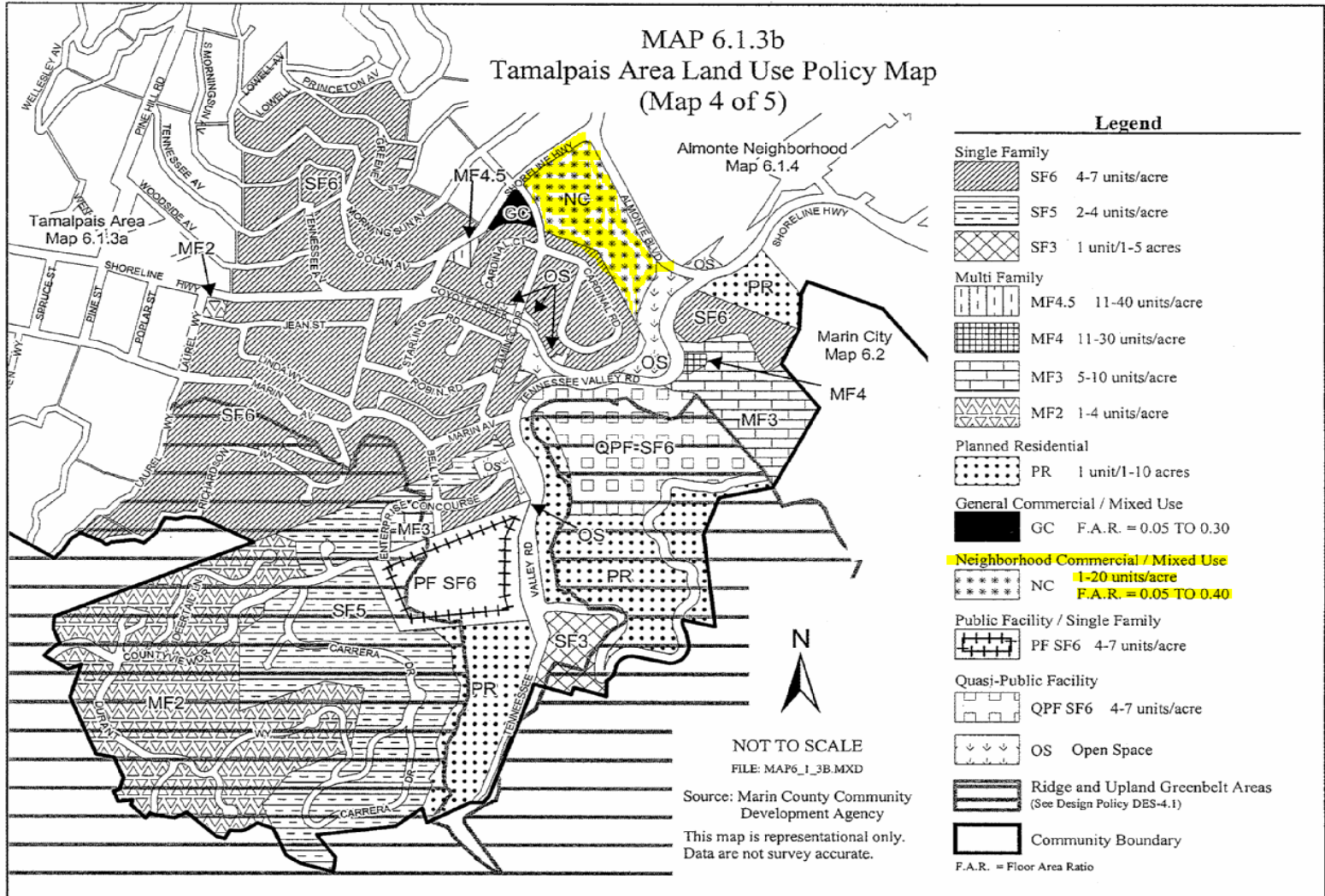
Existing Policy, 1994 CWP: Tam Junction:

- Consistent uses include crop and tree farming, nurseries, greenhouses, stores, shops, offices, banks, restaurants, hospitals, meeting halls, community centers, schools, libraries, churches, museums, child care centers, educational, philanthropic and charitable institutions, and residential dwellings.
- The residential density for this land use designation is 1 - 20 units/acre.



Draft 2005 CWP

Draft 2005 CWP: Tam Planning Area:



DRAFT 2005 CWP

Neighborhood Commercial/ Mixed Use

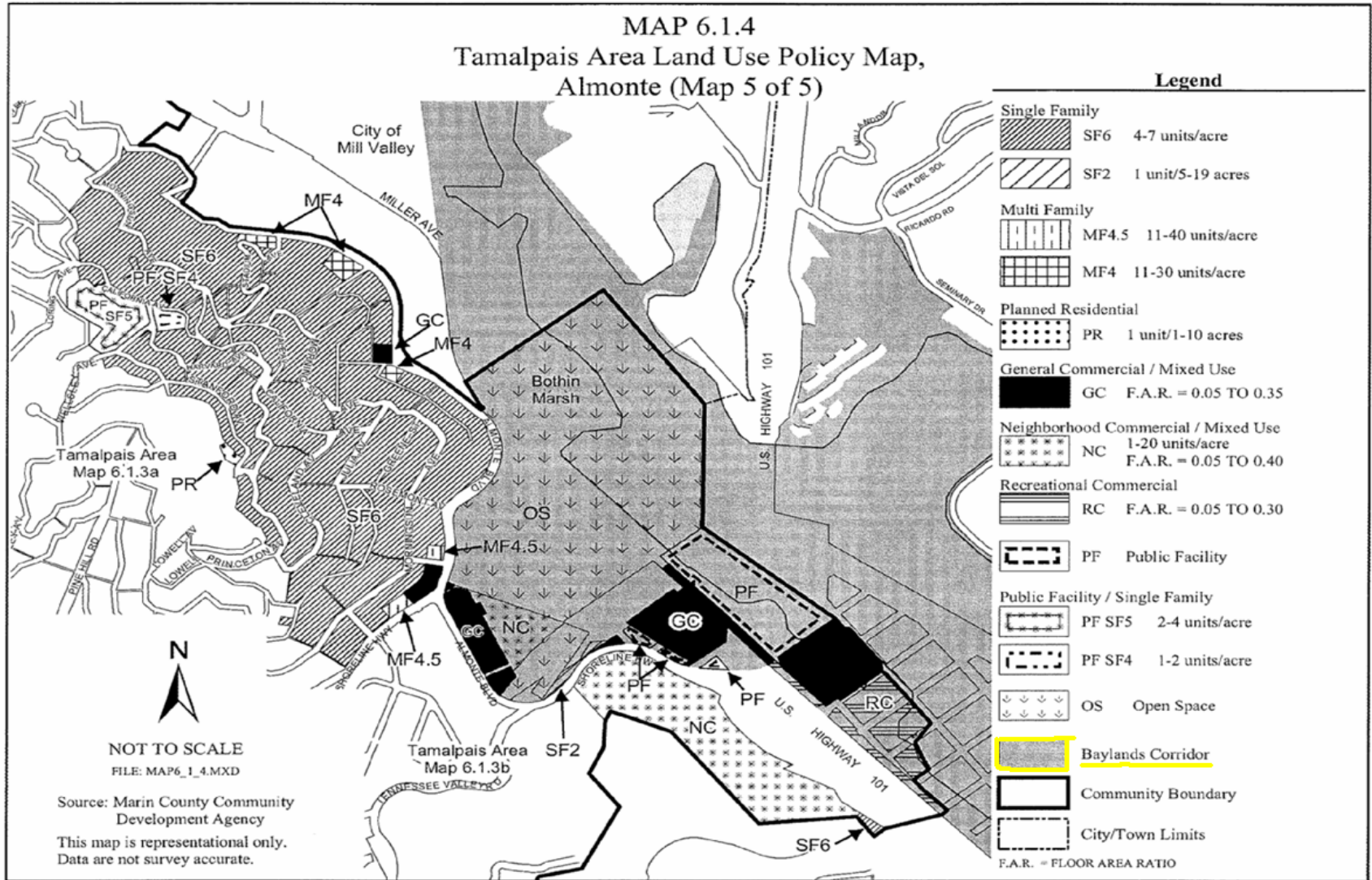
- The Neighborhood Commercial land use category is established to encourage:
 - Smaller-scale retail
 - Neighborhood-serving office and service uses
 - Mixed-use development oriented toward pedestrians and located in close proximity to residential neighborhoods.
- The residential density for this land use designation is 1 - 20 units/acre.

DRAFT 2005 CWP

Neighborhood Commercial/ Mixed Use

- **However**, residential development at up to 30 dwelling units/acre may be permitted in addition to the applicable FAR if:
 - the additional housing is either workforce housing, especially for very low and low income households, or special needs housing; and
 - projected peak hour traffic impacts of the proposed mixed-use development are no greater than that for the maximum commercial development permissible on the site under this land use category

Draft 2005 CWP: Tam Planning Area

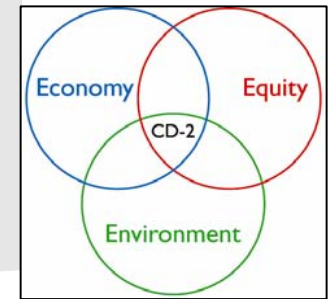


Draft 2005 CWP:

The Baylands Corridor reinforces and refines the current Bayfront Conservation Zone, protecting important tidelands and historic baylands.



Draft 2005 CWP Policies



- **Goal CD-2: Balanced Communities.**
Maintain balanced communities that house and employ persons from all income groups and provide the full range of needed facilities and services.
- **Tam Community Plan-Objective LU.5:**
To maintain the variety of housing accommodations and the social mix, which characterizes the Tam Planning Area

Draft 2005 CWP Policies

Policy CD-2.1: Provide a Mix of Housing. The range of housing types, sizes and prices should accommodate workers employed in Marin County. This includes rental units affordable to lower-wage earners and housing that meets the needs of families, seniors, and disabled persons, and homeless individuals and families.

Draft 2005 CWP Policies (cont'd)

- **Policy CD-2.2: Establish a Housing Bank.**

A "Housing Bank" is established, representing adjustments to the development potential of certain environmentally constrained sites within the county. The Housing Bank includes 1,694 units, which may be allocated to sites within the Housing Overlay Designation, as described in Policies CD-2.3 and 2.4. The Housing Bank will be drawn down as qualifying units are constructed and will be eliminated when all 1,694 units have been constructed

Draft 2005 CWP: Marinwood Shopping Center

Before:



After:



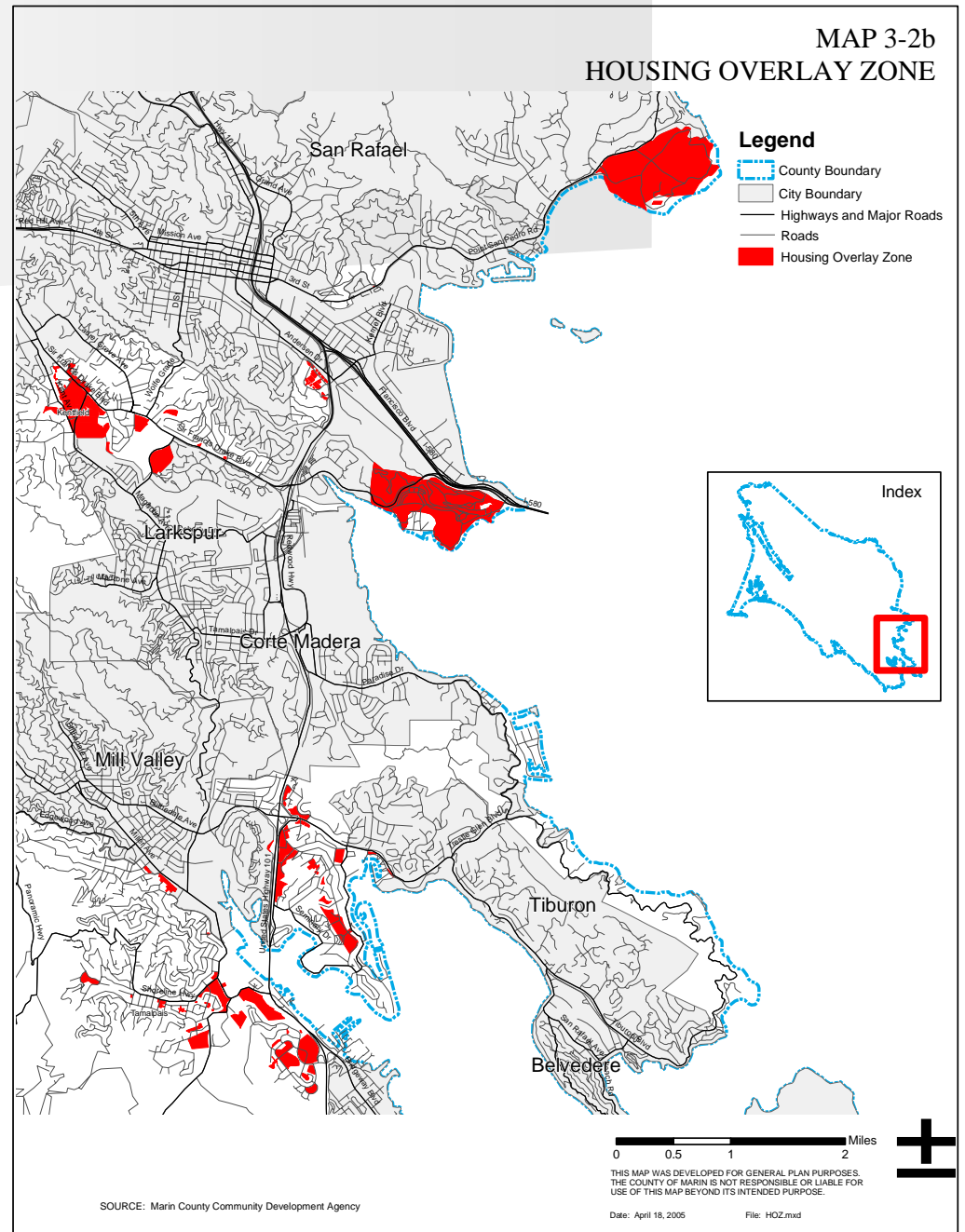
CEQA: Project Description

- The project description is the defining element for every CEQA document.
- The term “project” means the whole of the action which has the potential for a direct physical change or a reasonable foreseeable indirect physical change in the environment.
- The project description should contain precise location and boundaries of the proposed project shown on a detailed map.

Draft 2005 CWP Policies (cont'd)

Policy CD-2.3: Establish a Housing Overlay Designation.

The purpose of the Housing Overlay Designation is to encourage construction of units to meet the need for workforce housing, especially for very low and low income households, and for special needs housing, in the City-Centered Corridor close to transit, employment, and/or public services, including redevelopment of existing shopping centers or other underutilized sites.



Draft 2005 CWP Housing Overlay Designation

What is the Desired Outcome?

- A reduction in 1,694* housing units from sensitive lands
- Identify where additional affordable, workforce, and special needs housing can be constructed
- Enable construction of up to 1,694 additional housing units
- Strongly encourage the construction of affordable units

*GIS validated number

Practical Limitations to HOD projects

- Existing traffic
- High cost of traffic mitigation
- Physical site constraints
- Neighborhood compatibility

Draft 2005 CWP

Tam Planning Area

- **CD-1.1 Direct Land Uses to Appropriate Areas.** Concentrate urban development in the City-Centered Corridor – where infrastructure and facilities can be made available most efficiently. Protect sensitive lands in the Baylands Corridor.
- **CD-1.3 Reduce Potential Impacts.** Calculate potential residential density and commercial Floor Area Ratio (FAR) at the low end of the applicable range on sites with sensitive habitat or within the Ridge and Upland Greenbelt, the Baylands Corridor, or properties lacking public water or sewer systems



Draft 2005 CWP Update With Mitigation

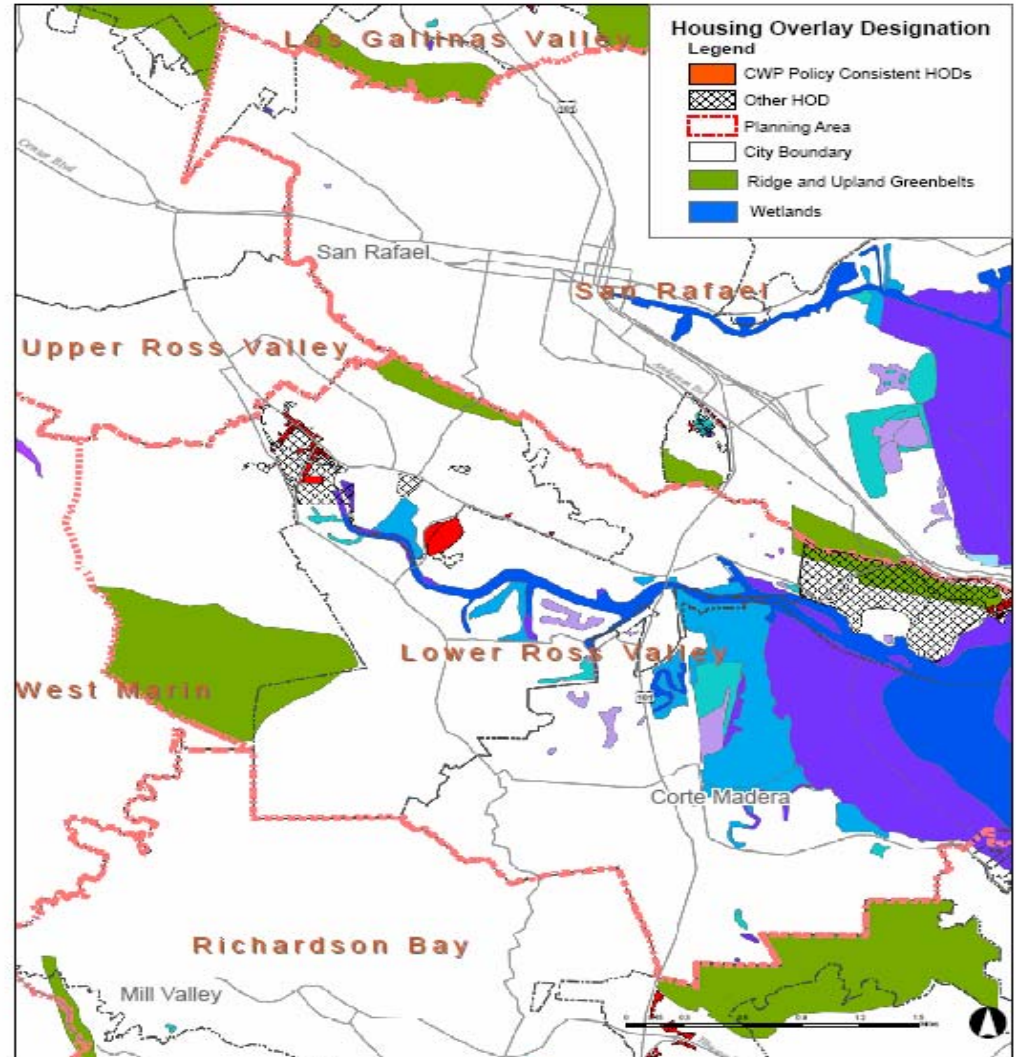
Draft 2005 CWP With Proposed Mitigation Tam Planning Area

Approximately 198 **parcels** were removed due to conflicts with the Housing Overlay Designation criteria regarding Stream Conservation Area, slope, wetlands and Ridge and Upland Greenbelt.

Exhibit 4.1-15a-b

Draft 2005 CWP With Proposed Mitigation Tam Planning Area

Example of Screening the
HOD sites for proposed
mitigation in the DEIR and
the Mitigated Alternative



Draft 2005 CWP Update with Mitigation



Draft 2005 CWP Update with Mitigation

Draft EIR: HOD Impact

Mitigation Measure 4.1-5

In order to reduce impacts associated with development of Housing Overlay Designation sites, those individual parcels that do not meet the criteria listed in Policy **CD-2.3** (*Establish a Housing Overlay Designation*) shall be removed from further consideration.

Significance After Mitigation Implementation of Mitigation Measure 4.1-5 would reduce physical impacts due to inconsistency with the recommended criteria to a less-than-significant level.

Draft 2005 CWP Update with Mitigation: Water Supply

Impact 4.9-1: *Adequacy of Water supply During a Normal Year.*

Mitigation

- **PFS-2. (new)** *Sustainable Water Supply Required.* No new development project shall be approved without a specific finding, supported by facts in the administrative record, that an adequate, long-term, and sustainable water supply is available to serve the project.
- **PFS-2(new)** *Offset New Water Demand.* In water districts where there is insufficient water to serve new development, the County shall require new development to offset demand so that there is no net increase in demand through one or more of the following measures: use of reclaimed water; water catchments and reuse on site; water retention serving multiple sites; retrofits of existing uses in the district to offset increased demand; other such means. Those measures should be achieved in partnership with the applicable water district.



Mitigated Alternative

Mitigated Alternative: HOD

■ Major Differences

- Mandates Master Plan development for HOD projects
- Reduced number of units in bank
1,694 to 754 (eliminated transfer from West Marin)
- Specified receiver sites
- Allows application for complying HOD sites
- Occupancy/resident preferences to consider traffic, jobs/housing balance, and fair housing laws
- 75 total units at Tam Junction

Mitigated Alternative

Even with these new mitigation measures, significant impacts associated with transportation, biological resources, geology, agriculture, water supply and demand, and visual resources would not be reduced to less than significant because of the relatively small amount of new development that would occur in the unincorporated areas compared with the amount of new development that would occur in the county's cities and towns

Tam Planning Area Screenlines

SR-1 between U.S. 101 and Almonte Blvd

Draft EIR, Transportation

AM:

**Northbound – Existing, LOS A
Cumulative, LOS A
Project, LOS A**

**Southbound – Existing, LOS F
Cumulative, LOS F
Project, LOS F**

PM:

**Northbound – Existing, LOS F
Cumulative, LOS F
Project, LOS F**

**Southbound – Existing, LOS
E Cumulative, LOS F
Project, LOS F**

DEIR Transportation Impacts

Impact 4.2-3: Unacceptable LOS on State Route 1 from U.S. 101 to Almonte Boulevard (Screenline #3)

Page 4.2-47:

The *Draft 2005 CWP Update* includes widening State Route 1 between 101 and Almonte Blvd from one to two lanes in each direction to improve conditions to LOS E



**CEQA:
WHAT ARE THE CHOICES?**

Mitigation Requirements Under CEQA

An EIR shall describe feasible measures that could minimize adverse environmental impacts, both project related and cumulative

- The mitigation measure must be roughly proportional to the impacts of the **Project** (*Reasonable relationship between the mitigation and impact of the project*)
- Not responsible for mitigating existing conditions
- As a policy, in the case of General Plans, existing conditions must be taken into consideration

Range of Actions on CWP

- Updated CWP must be adopted, but the County can:
 - change the project (mitigation measures),
 - select an alternative (mitigated alternative),
 - and/or impose other mitigation measures to avoid or minimize environmental impacts of the project.
- Project approval must acknowledge remaining significant unavoidable impacts