



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
ALEX HINDS, DIRECTOR

February 12, 2007

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

SUBJECT: Public Hearing on Draft Marin Countywide Plan Update

Dear Planning Commission Members:

RECOMMENDATIONS:

1. Review the administrative record and conduct a public hearing
2. Continue the public hearing to Tuesday, February 26, at 2:00 p.m.

BACKGROUND

In 2000 the Board of Supervisors approved a work program and public participation program to update the Countywide Plan (CWP). Although the existing Countywide Plan has generally withstood the test of time, the draft CWP Update has been updated to reflect extensive input from the public (including five working groups). There have been approximately 100 meetings open to the public regarding the draft CWP Update. A Public Review Draft of the Marin Countywide Plan was released in February 2004, which was followed by twenty-three public hearings in order to finalize the project description to be evaluated in the environmental impact report.

A Revised Public Review Draft of the Plan was completed in August 2005. This version incorporates comments received from several hundred letters from the public in addition to recommendations heard at the twenty-three public hearings held regarding the Draft Plan. Changes were shown in strike-thru and underline format in the Plan. In addition, extensive legal review also resulted in other revisions to the Plan. A revised copy of the Plan without the *track changes* was recently prepared.

Please see Attachment 1 for the schedule for the completion of the Marin Countywide Plan Update.

DISCUSSION

Today's hearing is intended to provide an opportunity for public comment on any topic covered in the Draft Marin Countywide Plan (CWP) Update. Subsequent meetings will continue to progress through the document sequentially with specific topics scheduled for each element. The hearing schedule is an estimation of time and the public is invited to visit the Countywide Plan

website at www.future-marin.org or check with Community Development Agency staff at (415) 499-7309 for updates to the schedule. In addition to public testimony, staff will be requesting Commission direction on policy choices in the Plan at each hearing.

The overarching theme presented in the Draft 2005 CWP Update is sustainability. To address this theme, the 1994 CWP has been substantially reformatted into three main elements: the Natural Systems and Agriculture Element, the Built Environment Element, and the Socioeconomic Element. The seven mandatory General Plan elements required by the State Planning and Zoning Laws (Conservation, Open Space, Land Use, Circulation, Housing, Noise, and Safety) and the five optional elements in the 1994 CWP (Agriculture, Community Facilities, Parks and Recreation, Trails, and Economic), have been updated and incorporated into the three main elements reformatted of the Draft 2005 CWP Update. The recent update of the Housing Element ¹ of the CWP was adopted prior to this Draft 2005 CWP Update.

The Introduction includes information about the history of the Countywide Plan, information about the theme of the Plan, countywide goals, and a description of how the Plan is organized.

The Natural Systems and Agriculture Element incorporates: Biological Resources, Water Resources, Environmental Hazards, Atmosphere & Climate, Open Space, Trails, and Agriculture & Food. The policy choices in the Natural Systems and Agriculture Element include the location of the Baylands Corridor, the size of homes on Agriculture properties, and the EIR mitigation measures.

The Built Environment Element incorporates: Community Development, Design, Energy & Green Building, Mineral Resources, Housing, Transportation, Noise, Public Facilities & Services and Planning Areas. The policy choices in the Built Environment Element include the Housing Overlay Designation, development ranges at St. Vincent's and Silveira, and the San Rafael Rock Quarry, along with a variety of recommended EIR mitigation measures.

The Socioeconomic Element incorporates: Economy, Childcare, Public Safety, Community Participation, Diversity, Education, Environmental Justice, Public Health, Arts & Culture, Historical & Archaeological Resources and Parks & Recreation

Each of the Elements begins with an explanation of key trends and issues for the subject area. Goals are then listed with an explanation of "Why is this Important." Each goal is then followed by a set of policies, and then a list of programs which would be used to implement policies and make progress toward the goal.

At the end of each section there are three tables. First, there is a matrix showing how each goal relates to the sustainability guiding principles. Second, there is a list of indicators and targets that have been selected to track progress towards the goals in that section. These are neither

¹ The Housing Element was certified by the State Department of Housing and Community Development on July 24, 2003 and is no the subject of this CWP update.

goals, policies, or programs. Rather, they are informational tools to monitor progress. Third, there is an implementation chart which details out the implementation plan for each program in the section.

Following today's public hearing, it will be necessary to continue the public hearing to a specific date and time.

Respectfully Submitted,

Alex Hinds
Agency Director

Kris Krasnove
Planner

Date	Item	Subject / time
Jan 16: Notice of Completion and public distribution of DEIR (60-day public comment period begins)		
Jan 30	BOS/PC Joint Meeting	Accept PC hearing schedule and meeting protocols
Feb 12	1st CWP Hearing & DEIR	10:00 – 12:15 DEIR 12:15 – 1:00 Break 1:00 – 4:15 CWP all topics 4:15 – 5:00 Break 5:00 – 7:00 CWP all topics
Feb 26	2nd CWP Hearing 2nd DEIR Hearing	11:00 – 1:15 Big Lagoon EIR 2:15 – 2:00 Lunch 2:00 – 4:30 CWP (SCA & WCA) 4:30 – 7:0 DEIR
March 5	3rd CWP Hearing	9:30 – 5:00 <ul style="list-style-type: none"> • Baylands Corridor
March 16: 60-Day DEIR Public Comment Period Ends		
March 12	4th CWP Meeting	10:00 – 12:00 Current Planning items 1:00 – 5:00 Ag home sizes & Trails
March 19	5th CWP Meeting	12:00 – 5:00 <ul style="list-style-type: none"> • Remainder of Natural Systems • Carry over items if necessary
April 9	6th CWP Hearing	9:30 – 5:00 <ul style="list-style-type: none"> • Housing Overlay • Circulation and Buildout
April 16	7th CWP hearing	12:00 – 5:00 <ul style="list-style-type: none"> • Other BE topics • Carry over items if necessary
April 23	8th CWP Hearing	9:30 – 5:00 <ul style="list-style-type: none"> • Planning Areas (St. Vincent's, San Quentin, and Rock Quarry) • Other Built Environment topics
April 30	9th CWP Hearing	9:30 – 5:00 <ul style="list-style-type: none"> • Socioeconomic Element
June 4: FEIR Distribution for 14 day review		
June 11	FEIR Hearing	3:00 – 5:00, Hearing to receive testimony on the adequacy of the FEIR
June 18: FEIR review period ends		
June 25	FEIR Meeting	3:00 – 5:00 , preliminary staff presentation of FEIR comments
July 9	FEIR Meeting	1:00 – 5:00, Presentation of all comments received on FEIR & review of CWP as needed
July 23	FEIR/CWP Hearing	9:30 – 5:00, Consider recommendations to the BOS on FEIR & CWP

Note: **BOLD** type indicates regular Planning Commission meetings