

**STAFF REPORT ISSUES (APRIL 30, 2007):**  
**SOCIOECONOMIC ELEMENT &**  
**BUILT ENVIRONMENT BRINGBACKS**

Issue **SE-1**: **Can the public's exposure to hazardous materials be minimized?**

Staff Rec: Accept Mitigation Measure 4.10-1:

4.10-1(a) adds new program **PS-4.(new)**, *Hazardous Materials Education*

4.10-1(b) adds new program **PS-4.(new)**, *Hazardous Materials Disposal*

*Disposition:*

Issue **SE-2**: **Can impacts to sensitive receptors from hazardous emissions, hazardous materials, and hazardous waste be reduced?**

Staff Rec: Accept Mitigation Measures 4.10-2 and 4.10-3:

4.10-2(a) and 4.10-3 revise program **EJ-1.1**, *Identify and Target Impacted Areas*

4.10-2(b) obtains funding for and changes the implementation timeframe for various EJ and PS programs

*Disposition:*

Issue **SE-3**: **Consistency with SB18 (tribal consultation requirements)**

Staff Rec: Accept the following:

- Mitigated Alternative's proposed new program **HAR-2.(new)**, *Implement SB18 Tribal Consultation Requirements*
- DEIR's recommended text changes in the Historical and Archaeological Resources section of the Draft CWP
- Proposed revisions to programs **HAR-1.a**, *Map Resource Areas*, **HAR-1.d**, *Require Archaeological Surveys for New Development*, and **HAR-1.g**, *Create a County Historical Commission*

*Disposition:*

Issue **SE-4**: **Are new programs needed to address park maintenance and protection of environmentally sensitive areas on park lands?**

Staff Rec: Add two new programs:

**PK-1.t**, *Continue Ongoing Park Maintenance Programs*

**PK-1.u**, *Protect Environmentally Sensitive Park Areas*

*Disposition:*

Issue **SE-5**: **Should there be an arts tax?**

Staff Rec: Accept proposed revisions to ART-2.i, Consider ~~an~~Funding for the ArtsTax

*Disposition:*

Issue **SE-6**: Can recidivism be reduced?

Staff Rec: Accept program PS-2.2, Reduce Recidivism, as written.

*Disposition:*

Issue **SE-7**: Should the CWP include a program supporting the Marin CARES Program?

Staff Rec: Delete program CH-2.c, Continue to Fund CARES.

*Disposition:*

Issue **BE-4**: Is growth in the County supported by the infrastructure: Should exceptions to the vehicle LOS standards be provided for affordable housing projects, while requiring all projects to mitigate project-related traffic impacts?

Staff Rec: Accept proposed revisions to program TR-1.e, Uphold Vehicle Level of Service Standards.

*Disposition:*

Issue **BE-7**: Can the increase in Vehicle Miles Traveled (VMT) be mitigated: Can better strategies be developed for achieving TDM goals?

Staff Rec: Accept proposed revisions to Mitigation Measure 4.2-1's new program TR-1.(new), VMT Reduction Monitoring and Implementation Program.

*Disposition:*

Issues **BE-8a, BE-8b, BE-13**: How should we address traffic congestion related to travel to and from Marin County recreation destinations?

Staff Rec: Accept proposed new program TR-3.x, Implement a Traffic Reduction Program for Recreational Travel to West Marin (implements policy TR-3.6, Reduce Congestion Due to Visitor Traffic in West Marin).

*Disposition:*

Issue **BE-9**: Should the targets for “Miles of Class I bicycle pathways” and “Miles of Class II bike lanes” be increased?

Staff Rec: Accept DPW's recommendation that the targets be retained as currently shown in the Draft CWP.

*Disposition:*

Issues **BE-10**: Should an indicator for bike/pedestrian collisions be included?

Staff Rec: Add indicators to the Transportation section to monitor injury and fatality motor vehicle collisions involving bicyclists and involving pedestrians.

*Disposition:*

Issue **BE-1a**: **Should the HOD be modified?**

Staff Rec: **Accept the following:**

- Proposed modifications to the Mitigated Alternative’s HOD policy **CD-2.3**, *Establish a Housing Overlay Designation* (including revisions to Mitigated Alternative Exhibits **5.0-15** and **5.0-16**, and including elimination of criterion requiring “Preliminary feasibility of site to meet affordability requirements”).
- Proposed modifications to the Mitigated Alternative’s HOD program **CD-2.d**, *Implement the Housing Overlay Designation Program* (including modification of the affordability requirements to comply with Title 34).
- Clarification that the requirement for community based planning will be conducted in a manner that will not increase the time and costs associated with developing these sites.<sup>1</sup>

*Disposition:*

Issues **BE-1b**: **Should new programs be added to ensure the effectiveness of the HOD policy?**

Staff Rec: **Accept two proposed new programs:**<sup>2</sup>

- CD-2.k**, *Analyze Additional HOD Sites During the Housing Element Update*
- CD-2.l**, *Evaluate Affordability Rates of the HOD*

*Disposition:*

Issues **BE-28**<sup>3</sup>: **Can we expedite processing for affordable housing projects?**

Staff Rec: **Accept the Mitigated Alternative’s proposed new program CD-2.(new), Processing on Affordable Housing Projects.**

*Disposition:*

Issue **BE-A**: **Can we improve the mixed-use land use designations?**

Staff Rec: **Accept proposed modifications to policy CD-8.7, Establish Commercial/Mixed Use Land Use Categories and Intensities**, including reducing from 30 to 20 the permitted number of dwelling units per acre in the Neighborhood/Mixed Use category.

*Disposition:*

Issues **BE-B**: **Should policies permitting duplexes, duets, and shared housing in single-family areas be considered (possibly during community plan updates)?**

Staff Rec: **Accept proposed new program CD-2.(new), Encourage Affordable Duplexes and Duets in Single-Family Neighborhoods as Appropriate.**

*Disposition:*

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<sup>1</sup> Not clear what the exact language will be or where it will go.

<sup>2</sup> The previously proposed new program **CD-2.m**, *Identify HOD Sites*, is no longer recommended for inclusion because its content is now captured by **CD-2.k**.

<sup>3</sup> Misnumbered in the Staff Report (p. 19) as BE-23.

Issues **BE-C**: Can we prevent loss of affordable units when nonconforming uses redevelop?

Staff Rec: Accept proposed new program CD-2.(new), Maintain Legal Nonconforming Affordable Units.

*Disposition:*

Issue **BE-D**: Can we provide more specific policy direction to ensure a stock of affordable rental units?

Staff Rec: Make no changes to the Draft CWP (address the topic at the time of updating the condominium ordinance).

*Disposition:*

Issues **BE-E**: Can Mill Valley policies be adapted in order to retain housing stock?

Staff Rec: Accept proposed new program CD-2.(new), Revise Affordable Housing Regulations to Retain Housing Stock.

*Disposition:*

Issues **BE-F**: Can housing fund dollars be used for making affordable projects green?

Staff Rec: Make no changes to the Draft CWP (but add language encouraging funding for green building in affordable housing developments during the next Housing Element update).

*Disposition:*

Issue **BE-G**: Clarify whether reduction in water demand is intended to be on a “per capita” basis or on a “total usage” basis.

Staff Rec: Accept proposed revision to policy PFS-1.4, Reduce Demand on Public Facilities (added language requires demand reduction to be both per capita and total usage; implementing program is PFS-1.e, *Reduce Demand on Public Facilities*, which is unchanged from the Draft CWP).

Also: Accept the Mitigated Alternative’s proposed revision to policy PFS-1.4, Reduce Demand on Public Facilities.

With both revisions, PFS-1.4 would read:

**PFS-1.4** *Reduce Demand on Public Facilities.* Reduce per capita and total demand for water, wastewater treatment, and stormwater management through integrated and cost-effective design, ~~and~~ technology and demand reduction standards for new development and redevelopment.

*Disposition:*

Issues **BE-H**: Is the Indian Valley Specific Plan Consistent with the Draft CWP?

Staff Rec: Accept the staff finding that the Indian Valley Specific Plan is consistent with the Draft CWP as proposed.

*Disposition:*

Issues **BE-I**: Should the “Design” section be renamed.

Staff Rec: Either retain the existing title (“Design”) or revert to the title “Community Design.”

*Disposition:*

Issue **BE-J**: Could program DES-1.g, *Hold Remodels to the Same Standards as New Housing*, have unanticipated negative consequences, particularly with respect to remodels of very old houses?

Staff Rec: Accept proposed revision to program DES-1.g, *Hold Remodels to the Same Standards as New Housing* (which adds the words “to the extent feasible”; also, make necessary technical corrections).

*Disposition:*

Issues **BE-K**: Do the proposed LEED requirements for public facilities vary too much from the proposed LEED requirements for commercial buildings?

Staff Rec: Accept proposed revision to program EN-3.h, *Adopt LEED Standards for Public Buildings* (which makes the requirements more uniform).

*Disposition:*

Issues **BE-L**: How can construction-related energy impacts be reduced?

Staff Rec: Accept Mitigation Measure 4.10-8 as proposed (requires funding for and timely implementation of programs **EN-1.a**, *Establish a Permanent Sustainable Energy Planning Process*, and **EN-3.h**, *Adopt LEED Standards for Public Buildings*).

*Disposition:*

Supplemental Issue **SE-8**: Should Additional Earthquake Measures be provided?

**Staff Rec:** Accept Mitigation Measure 4.7-2(a) which proposes revisions to Programs PS-3.f *Promote Structural and Nonstructural Safety* and PS-3.g *Locate Emergency Services Facilities Appropriately*.

**Disposition:**