
KENT WOODLANDS LAND USE POLICY REPORT

CONSERVATION AND DEVELOPMENT GUIDELINES
FOR THE KENT WOODLANDS SUBDIVISIONS

MARIN COUNTY, CALIFORNIA

Marin County Community Development Agency
Planning Division, Room 308
3501 Civic Center Drive
San Rafael, California 94903

Adopted by the Marin County Board of Supervisors - July 11, 1995
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KENT WOODLANDS LAND USE POLICY REPORT

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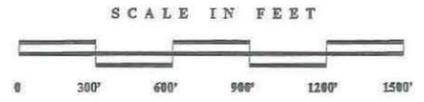
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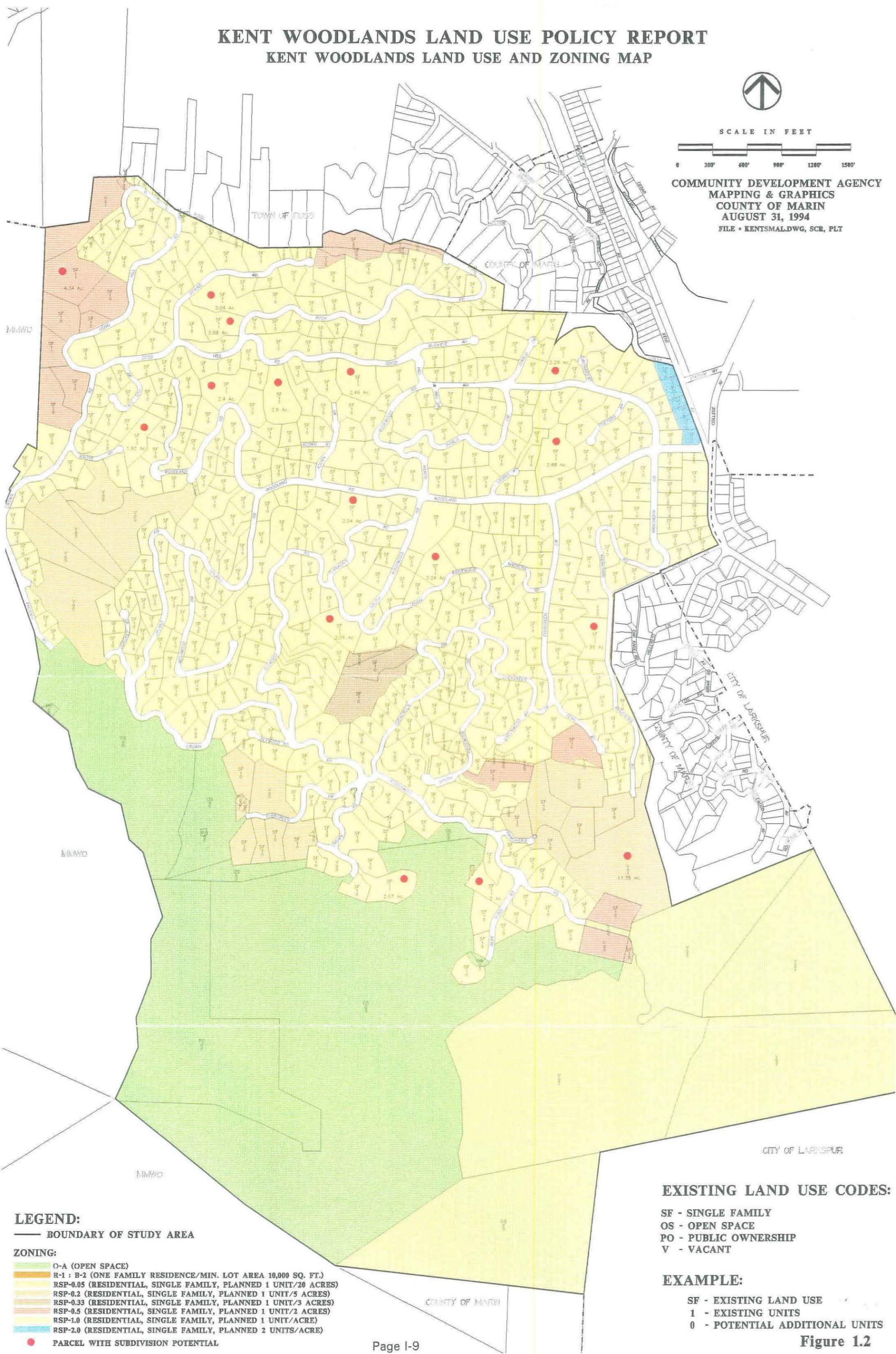
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KENT WOODLANDS LAND USE POLICY REPORT

KENT WOODLANDS LAND USE AND ZONING MAP



COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
AUGUST 31, 1994
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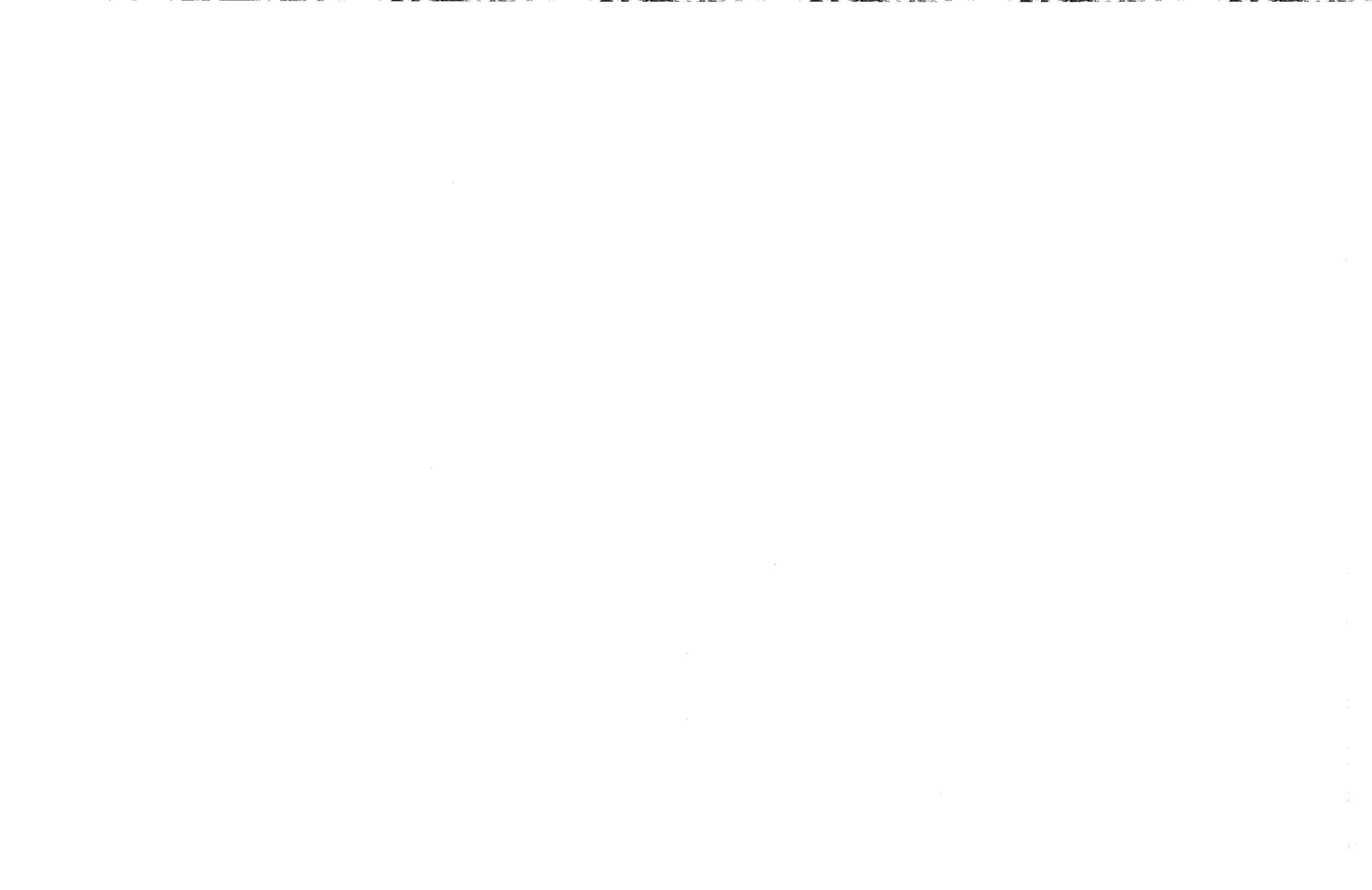


- LEGEND:**
- BOUNDARY OF STUDY AREA
- ZONING:**
- O-A (OPEN SPACE)
 - R-1 : B-2 (ONE FAMILY RESIDENCE/MIN. LOT AREA 10,000 SQ. FT.)
 - RSP-0.05 (RESIDENTIAL, SINGLE FAMILY, PLANNED 1 UNIT/20 ACRES)
 - RSP-0.2 (RESIDENTIAL, SINGLE FAMILY, PLANNED 1 UNIT/5 ACRES)
 - RSP-0.33 (RESIDENTIAL, SINGLE FAMILY, PLANNED 1 UNIT/3 ACRES)
 - RSP-0.5 (RESIDENTIAL, SINGLE FAMILY, PLANNED 1 UNIT/2 ACRES)
 - RSP-1.0 (RESIDENTIAL, SINGLE FAMILY, PLANNED 1 UNIT/ACRE)
 - RSP-2.0 (RESIDENTIAL, SINGLE FAMILY, PLANNED 2 UNITS/ACRE)
 - PARCEL WITH SUBDIVISION POTENTIAL

- EXISTING LAND USE CODES:**
- SF - SINGLE FAMILY
 - OS - OPEN SPACE
 - PO - PUBLIC OWNERSHIP
 - V - VACANT

- EXAMPLE:**
- SF - EXISTING LAND USE
 - 1 - EXISTING UNITS
 - 0 - POTENTIAL ADDITIONAL UNITS

Figure 1.2



I. INTRODUCTION

1.1 PURPOSE OF THE KENT WOODLANDS LAND USE POLICY REPORT

The purpose of the Kent Woodlands Land Use Policy Report (Report) is to provide land use and conservation guidelines for preserving the unique natural attributes of the community and ensuring that new development is designed to be compatible with the surrounding built environment. The guidelines are used by the Community Development Agency staff and County decision makers, including the Community Development Director, Planning Commission and Board of Supervisors, to review and formulate recommendations and decisions for specific development proposals within Kent Woodlands. They also offer similar guidance to the community's planning advisory group, the Kent Woodlands Property Owners Association, and provide direction to property owners in their planning and design efforts for new development.

Despite its location within the urban corridor of Marin County, Kent Woodlands has remained a place where the natural environment, more than any other factor, defines the community character. The environmental setting of Kent Woodlands is a unique composite of natural attributes, including topography, hydrology, and vegetation, which strongly influence the character of the community and constraints and opportunities for development. The following update to the Report has been prepared to refine and amend the 1981 guidelines as a means of reasserting the community's goals for protecting the natural environment and the quality of life in Kent Woodlands. The Report also addresses community concerns which have been raised or renewed since the Report was originally adopted by the Board of Supervisors in 1981.

The guidelines set forth in the update to the Report expand upon the policies and programs of the Marin Countywide Plan and Kentfield/Greenbrae Community Plan by providing more specific information about existing conditions and planning solutions for various land use and environmental issues which face the Kent Woodlands community as it reaches its full development potential. The natural and physical attributes of the community which relate to these issues are discussed in the following report.

1.2 RELATIONSHIP TO OTHER PLANS

In addition to the Kent Woodlands Land Use Policy Report, there are three other planning documents which apply to the Kent Woodlands community. These include the Marin Countywide Plan, the Kentfield/Greenbrae Community Plan, and the County Zoning Code (Title 22). Each of these documents and their relationship to one another is briefly discussed below.

Marin Countywide Plan

The Marin Countywide Plan was originally adopted by the Board of Supervisors in 1973 and was most recently amended in January of 1994. It serves as the general policy plan for the entire County. The goals of the Countywide Plan which are most relevant to the Kent Woodlands community are concerned with preserving and enhancing open space, striving for a high quality in the natural environment, and preserving community character and architectural heritage by encouraging appropriate building design.

The Countywide Plan divides Marin County into three environmental corridors, each with a separate set of conservation and development issues. According to the Environmental Quality Element of the Countywide Plan, Kent Woodlands is located within the City Centered Corridor and its Bayside Foothills environmental zone. Among the more important issues which are present in this area are: preserving visually prominent ridgelines; protecting panoramic views; minimizing grading and avoiding landslide areas; and preserving natural vegetation.

Regulations for the placement of buildings and roadways have been used in conjunction with low-density zoning in Ridge and Upland Greenbelt Areas to protect the scenic and community separator qualities of visually prominent ridgelines.

The Community Development Element of the Countywide Plan contains a policy which guides development of land situated within the Kentfield/Greenbrae area, including the Kent Woodlands community. This policy, Policy CD-13.1, directs that the Kentfield/Greenbrae Community Plan shall govern land use in the unincorporated Kentfield/Greenbrae area.

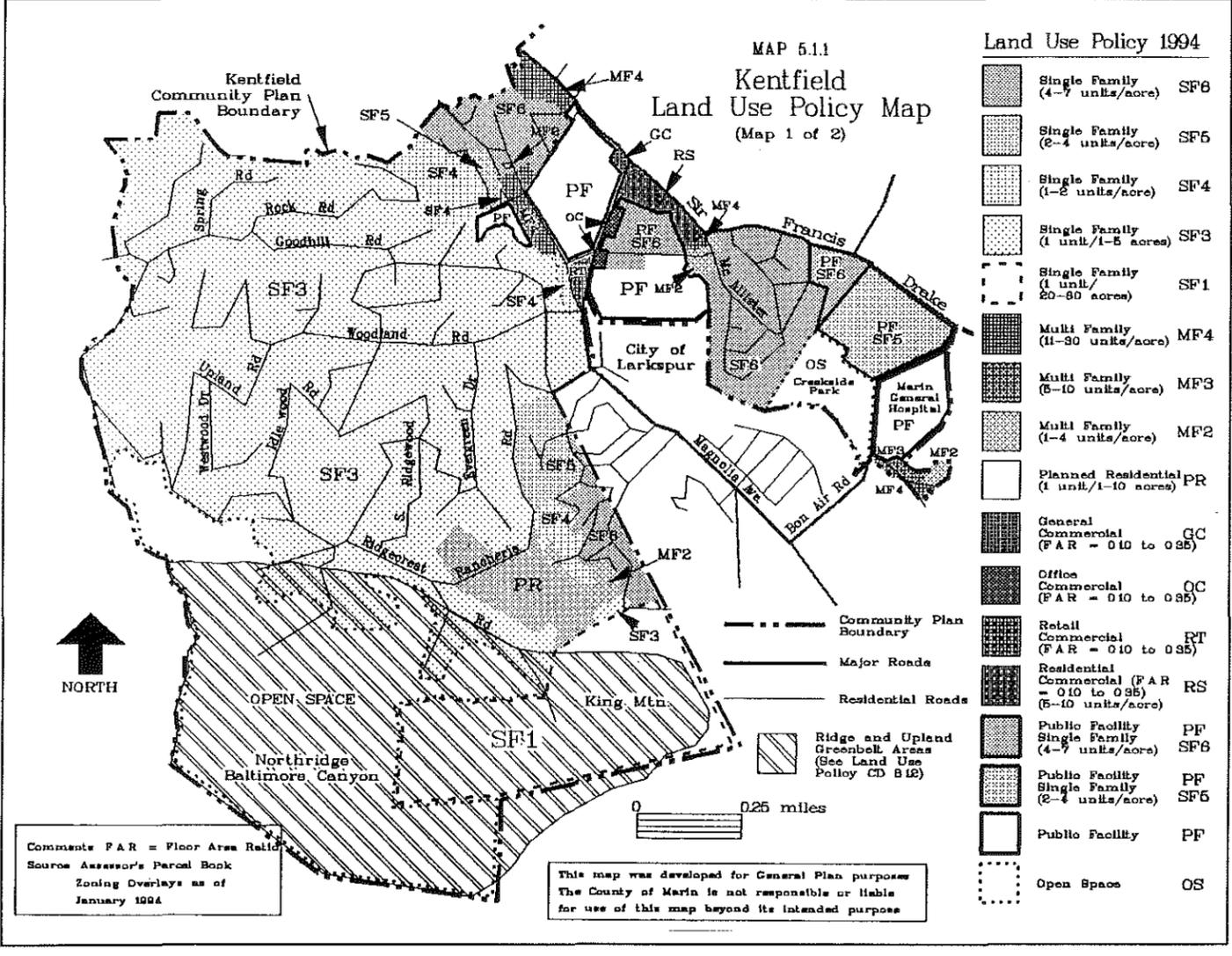
The Community Development Element also establishes general land use designations for Kent Woodlands as shown on the Kentfield Land Use Policy Map (see Figure 1.1). The land use designation which applies to a majority of the Kent Woodlands community is SF3, which stands for Single Family/1 unit per 1-5 acres. This designation is reflective of the existing range of single-family zoning densities which apply to the historic Kent Woodlands subdivisions. There are also two specific resource conservation areas established in the Countywide Plan which apply to Kent Woodlands, including the Stream and Creekside Conservation Area and Ridge and Upland Greenbelt Area. Special development restrictions and standards have been formulated for each of the conservation areas to prevent environmental deterioration and provide for enhancement and restoration of the physical environment.

Stream and Creekside Conservation Areas have been established to protect the riparian ecosystems of Tamalpais Creek and its tributary streams by restricting land uses within a required streamside buffer zone. The Ridge and Upland Greenbelt Area designation has been applied to the southwestern portion of Kent Woodlands to protect watershed lands and visually prominent ridgelines. A combination of

KENT WOODLANDS
LAND USE POLICY REPORT

MARIN COUNTYWIDE PLAN
KENTFIELD
LAND USE POLICY MAP

Figure 1.1



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policies and design standards aimed at regulating the placement of buildings and low density land use designations have been applied to this area to protect it as a significant visual resource and community separator. Combining land use designations include OS (Open Space) for the open space areas owned by the Marin Municipal Water District and County Parks and Open Space District, and SF1 (Single Family/1 unit per 20-60 acres) for the Tiscornia Estate (King Mountain) property.

Kentfield/Greenbrae Community Plan

The Kentfield/Greenbrae Community Plan was originally adopted as the Kentfield General Plan by the Board of Supervisors in 1965 to provide the Planning Commission and Board of Supervisors with a framework for making decisions related to land use within the unincorporated areas of Kentfield and Greenbrae. The Community Plan establishes goals, policies, and development standards which support and reinforce the elements of the Marin Countywide Plan and provide specific direction for implementing Countywide Plan policies at the community planning level. The Community Plan was updated in 1987 in response to concerns over new development, as well as to reflect other long range planning efforts in the Kentfield/Greenbrae area. The updated Community Plan describes the 1981 Kent Woodlands Land Use Policy Report as a specific neighborhood land use plan intended to guide the Kent Woodlands Property Owners Association in the review of development projects within the homeowners association boundaries.

The Community Plan divides the Kentfield/Greenbrae Planning Area into nine subareas. Presented in each subarea section of the Community Plan are land use policies and development standards which relate to the natural and built conditions of the subarea. The Kent Woodlands community is located in Subarea "I" along with other historical residential areas such as Murray Park, Kentfield Gardens, Mira Monte, Del Mesa, and Greenbrae. The major policy directive for Subarea "I" is the preservation of single family residential neighborhoods by ensuring that new development conforms to community plan standards for lot size, off-street parking, floor area ratio, and architectural style.

The Kent Woodlands Land Use Policy Report was adopted by the Board of Supervisors in 1981 as a supplement to the Kentfield/Greenbrae Community Plan. The Report expands upon the policies in the Community Plan by providing development guidelines for land divisions and design review that address certain land use and environmental issues which are prevalent in the Kent Woodlands community.

Zoning Code (Title 22)

Zoning for the Kent Woodlands community is established in Title 22 of the Marin County Code. The zoning code is a detailed set of development regulations which are based on the Marin Countywide Plan and organized according to various districts. Within each zoning district, specific regulations are established for permitted and conditional land uses and development standards that establish specific regulations for maximum density and building height, and more generalized and flexible design requirements for the bulk and massing of buildings, grading, and the retention of important natural features such as trees and streams.

Eight different zoning districts have been established in the Kent Woodlands community (see Figure 1.2). Seven of these zoning districts allow the development of detached single family residences as the principal land use, in addition to accessory residential buildings and uses. Other land uses which may be permitted in these districts subject to discretionary approval by the County include public parks and playgrounds, crop and tree farming and truck gardening, nurseries and greenhouses, home occupations, schools, libraries, museums, and churches. The remaining zoning district limits permitted land uses to open space preservation and a variety of other compatible activities.

Each of these specific zoning districts has been summarized below.

RSP-1: Residential Single Family Planned, one unit per one acre. This district allows single-family detached units without the confines of specific setback requirements in order to allow the greatest possible compatibility with unique site characteristics. The RSP-1.0 zoning designation applies to 93% of the existing parcels in the Planning Area.

RSP-2.0, 0.5, 0.33, 0.2: Five other maximum densities have been combined with the RSP zoning designation in Kent Woodlands, including: 2.0 (two units per acre); 0.5 (one unit per two acres); 0.33 (one unit per three acres); and 0.2 (one unit per five acres). The combining 2.0 (two units per acre) density applies to seven fully developed single-family lots which front on Kent Avenue at the eastern fringe of Kent Woodlands. The other combining densities permit fewer dwelling units per acre than the predominant RSP-1 designation and have been established as part of the County's approval of specific development projects or to correspond to the low densities established in the Countywide Plan for designated Ridge and Upland Greenbelt Areas.

O-A: Open Area. This district allows only land uses which are compatible with open space preservation, such as parks and playgrounds, farming, golf courses, forest preserves and wildlife reserves, and equestrian and hiking areas. The O-A district has been applied to publicly owned open space and watershed protection areas in the southern and southwestern portions of the Planning Area.

Development in planned districts, including those listed above, requires master plan approval to ensure consistency with applicable plan policies and zoning standards. Design review is often required instead of the master plan process for development of one residence, residential additions, or accessory structures on existing parcels.

1.3 PLANNING PROCESS

The Report must be updated periodically to reflect changing conditions in the community and maintain the document as a current and useful guide to County decision makers and the community. This update was initiated in December of 1993 in response to several land use and environmental issues that had been raised by the Kent Woodlands community in connection with development proposals located within and adjacent to the planning area boundaries, including:

- The efficacy of current zoning densities and development standards for land divisions and design review to ensure preservation of community character from a project-specific and cumulative standpoint;
- Community character impacts associated with the demolition of an existing single family residence with subsequent construction of a substantially larger residence on the same parcel;
- Secondary impacts, namely traffic hazards and congestion, noise intrusion, and diminution of scenic resources, from subdivision of large parcels abutting or adjacent to Kent Woodlands;
- The provision of effective emergency vehicle access and community egress;
- Integration of County development standards and development review process with KWPOA implementation of Kent Woodlands CCRs;
- Refinement of County development guidelines as they relate to tree removal, grading, property line setbacks, traffic volumes, and parking.

These issues were defined during the initial phase of the Report update process through discussions between the Community Development Agency staff and representatives of the Board of the Kent Woodlands Property Owners Association. The issues were later presented for discussion at a community meeting held jointly by the Community Development Agency and the Kent Woodlands Property Owners Association. Residents in attendance at the meeting expressed an interest in having other issues addressed by the Report update, including:

- The gradual obstruction of views from significant landscaping;
- Limitation on total number of dwelling units based on roadway capacity;
- Damage to and repair of roadways from construction vehicles;
- Emergency vehicle access;
- Control of outdoor lighting and glare onto adjoining properties;
- Parking of construction vehicles and storage of construction materials;
- Flood control and water quality impacts from further development.

The community's concerns and desires regarding future development and preservation of community character in Kent Woodlands have been addressed in this Report through goals, objectives, policies and implementation programs.

1.4 LIMITATIONS OF THE REPORT

This Report acknowledges that private property owners are entitled to a reasonable and beneficial use and enjoyment of their property consonant with environmental and planning restrictions established in County and State land use regulations. The guidelines and restrictions established in this Report are separate and apart from private covenants, conditions, and restrictions (CCRs) approved and enforced by the community homeowners association. To this end, any limitations on use shall be interpreted accordingly.

II. BACKGROUND

2.1 HISTORY

Historical Development

The area of Kent Woodlands was originally one of several large land holdings in Marin County that were acquired by the Kent family in the late 19th century. In 1938, the Kent family filed the first of twenty-one existing subdivisions which comprise much of the existing community of Kent Woodlands (see Figure 2.1). The first subdivisions were prompted by improved vehicular access to Marin County as a result of completion of the Golden Gate Bridge and demographic shifts from urban centers to newly developing suburbs. The continued subdivision of Kent Woodlands was spurred by the economic prosperity of post-World War II and increased with the suburbanization of Marin County and expanded vehicular access from the opening of the San Rafael/Richmond Bridge in 1956.

The historic subdivision and development of Kent Woodlands have been based on the premise of creating a unique, low density single family residential community within a wooded canyon area of high natural resource and scenic values. The original design concept was carried out by selecting building sites that were ideally suited to preserving natural topography, significant vegetation, streams, and other significant natural features. Creating open spacious yards that afford a substantial amount of privacy between homes and outdoor activity areas was another community amenity that influenced the design of early subdivisions. Once the individual building sites were selected, they were circumscribed by lot lines that reflected the preservation of these desirable features as natural boundaries between adjoining lots. This subdivision process was unusual for its time inasmuch as it resulted in a diverse range in lot sizes, which differed from the more uniform pattern of lots that was typical of other suburban neighborhoods.

Early Planning Efforts

Shortly after initiation of the subdivision process, community planning efforts were undertaken directly by the residents of Kent Woodlands with the formation of the Kent Woodlands Property Owners Association (KWPOA). The KWPOA was established to oversee the development and buildout of the community pursuant to the Association's Conditions, Covenants and Restrictions (CCRs) and to represent the community in behalf of the Association members when interacting with local governmental planning agencies. The CCRs are private land use regulations which are intended to provide the community with direct control over new development. In general, the provisions of the CCRs establish standards for minimum lot size and architectural and landscape design, as well as prohibit certain land use activities considered to be a nuisance to the community. The KWPOA has a three-member Architectural Supervising Committee which is responsible for reviewing

development proposals for consistency with both the CCRs and County zoning standards, and recommending a course of action for such proposals to County decision making bodies.

The County's planning efforts in the Kent Woodlands community have evolved from regulating development under the uniform standards of conventional zoning (predominantly R-1:B-3 (One family residence, 20,000 square foot lot area)) to implementing more flexible design requirements through the planned zoning districts described in Section 1.2 above. From the time of the early subdivisions through the 1970s, the original conventional zoning techniques that were prevalent in Kent Woodlands did not allow the County to implement discretionary control over the flexibility in the design of newly created lots or residential improvements on vacant or developed properties. As the community continued to develop under conventional zoning, it became apparent that the lack of discretionary control over the siting and design of new lots created the potential for development that was inharmonious with the original design concepts of Kent Woodlands.

The 1981 Kent Woodlands Land Use Policy Report

In response to the community's concerns over the apparent deficiencies in conventional zoning, the County prepared the Kent Woodlands Land Use Policy Report in 1981. The overall purpose of the 1981 Report was to study the potential for further subdivisions and establish flexible zoning techniques that were more specifically tailored to community land use and environmental issues than conventional zoning standards. The 1981 Report found that the remaining subdivision potential in Kent Woodlands amounted to a total of 200 new lots according to the 20,000 square foot minimum lot area standard of the R-1:B-3 zoning in effect at the time. The KWPOA expressed a particular concern about the potential impacts on the local roadway network from these additional lots, including congestion of vehicles on collector streets, safe movement of pedestrians and bicyclists on narrow curvilinear streets, and excessive on-street parking. The Report recommended that the County take two actions to address the community's concerns and respond to apparent deficiencies in conventional zoning in Kent Woodlands: 1) rezone Kent Woodlands to implement planned district zoning and reduce development potential; and 2) adopt a set of development guidelines for design review and land divisions which support the original design concept of the Kent Woodlands community.

After adopting the Report in 1981, the County rezoned Kent Woodlands to various planned district zoning designations which for the most part are still in effect today. The rezonings were intended to confirm the established single family nature of the community, but with lower assigned densities that would effectively reduce the overall subdivision potential to 74 additional lots. The RSP-1.0 (Residential, Single Family Planned, One Unit per Acre) zoning designation was applied to a majority of Kent Woodlands consistent with the community's request to establish a maximum

residential density of 1 unit per gross acre. The RSP zoning designation was assigned with three other lower densities, including 0.2 (one unit per 5 acres), 0.33 (one unit/3 acres), and 0.5 (one unit/2 acres), in visually prominent ridgeline areas and later through the approval of specific Master Plan proposals.

The County also adopted guidelines for Land Divisions and Design Review proposals as established in the Report text. These guidelines supplement the development standards of the RSP zoning district (Section 22.47.034 (Design Requirements), Marin County Code) and are intended to ensure that new development is generally consistent with the original design characteristics of the community. The guidelines set forth requirements for project design and site preparation in the following areas:

- Use of natural and non-reflective materials and colors for exterior building surfaces.
- Siting of solar collectors and exterior lighting to minimize reflection of light into surrounding homes.
- Siting of new homes and second story additions to preserve privacy between adjoining lots.
- Provision of adequate off-street parking (2 spaces for residence; up to 4 guest spaces).
- Retention of existing trees and vegetation.
- Discourage grading and encourage replanting of areas disturbed by grading activities.
- Screening of structural underpinnings with vegetation.
- Discourage fences and introduced landscaping within road right-of-ways.
- Setbacks for front, side, and rear yards consistent with those required under R-1:B-3 zoning.
- Conformance with development standards contained in Title 22 (Zoning) of the Marin County Code.

The 1981 Kent Woodlands Land Use Policy Report and the 1987 Kentfield/Greenbrae Community Plan have been given careful consideration in the current report update effort, and a number of the development guidelines contained in the earlier Report have been incorporated into this update.

2.2 DEFINITION OF THE PLANNING AREA

The Kent Woodlands Planning Area is comprised of the 21 historic subdivisions of the original Kent family land holding, remaining parcels interspersed throughout the historic subdivisions, and several large parcels, including the Tiscornia Estate property and open space lands owned by the Marin County Parks and Open Space District and Marin Municipal Water District. Its boundaries are formed by major ridges and hills as well as the jurisdictional boundaries of surrounding municipalities. The Planning Area extends from Kent Avenue, College Avenue and the City of Larkspur in the east, to Windy Ridge in the west, to King Mountain, Knob Hill, and the City of Larkspur in the south, and to Ross Hill and the Town of Ross in the north (see Figure 1.1).

2.3 NATURAL SETTING

Kent Woodlands sustains a unique and varied environment. The natural setting is characterized by a bowl-shaped canyon broken into a series of steep-walled and heavily wooded hillsides and ravines that serve as the headwaters for Tamalpais Creek and a network of tributary streams and natural drainages. Tamalpais Creek flows intermittently through Kent Woodlands and eventually drains into Corte Madera Creek to the east. The Creek has retained much of its natural form and appearance which is defined by heavy vegetation and steep banks. Three ephemeral drainages tributary to Tamalpais Creek flow in defined swales along the southern flank of the Planning Area. The watershed in Kent Woodlands receives a substantial amount of rainfall during the winter months due to its location on the easterly slopes of Mount Tamalpais. Major storm events can lead to localized flooding and streambank erosion as large amounts of surface runoff are conveyed through small streams and drainage swales over steep topography.

Vegetation in the area consists of riparian habitat along the streams and mixed evergreen trees and understory brush typical of coast range mountains and descending woodlands. The woodland canyon provides a diverse habitat for a variety of vegetation and wildlife species such as black tailed deer, owls, hawks, rabbits, and raccoons.

Steep to moderately sloped hillsides and spur ridges define the canyon areas to the west, north, and south with an opening out to the east toward southern Kentfield. Natural slopes range from approximately 40 to 67 percent. Most of the slopes are situated on areas that are classified as moderately unstable by the County slope stability maps (zone 3 on a 1-4 scale of decreasing stability). Pockets of highly unstable areas (zone 4) are dispersed primarily along the slopes of the western and southern ridges.

The noise environment of Kent Woodlands is particularly sensitive due to the steeply sloped bowl-shaped topography which causes noise from roadway traffic and other events to carry unusually long distances and reverberate off of canyon walls.

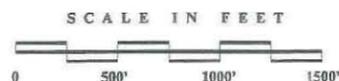
2.4 ENVIRONMENTAL CONSIDERATIONS

Environmental considerations addressed as part of this Report include biological resources, cultural resources, noise, and environmental hazards including potential flooding, slope instability, groundshaking from earthquakes, and fire. The written and graphic descriptions of environmental conditions of the Planning Area in the next sections (Sections 4, 5, and 6) are based on a number of sources of information including Environmental Impact Reports, topographic maps published by the U.S. Geologic Society, slope stability and stream conservation area maps prepared for the County, the California Natural Diversity Data Base published by the California Department of Fish and Game, the California Archaeological Inventory, Northwest Information Center, the Mount Tamalpais Area Vegetation Management Plan for County open space and water district lands, and the Marin County Department of Public Works, Flood Control and Traffic Divisions. Specific sources of information are cited in parenthesis and listed in the Reference Material Section (Section 8). No site-specific surveys by geologists, hydrologists, biologists, or archaeologists have been conducted for the Report.

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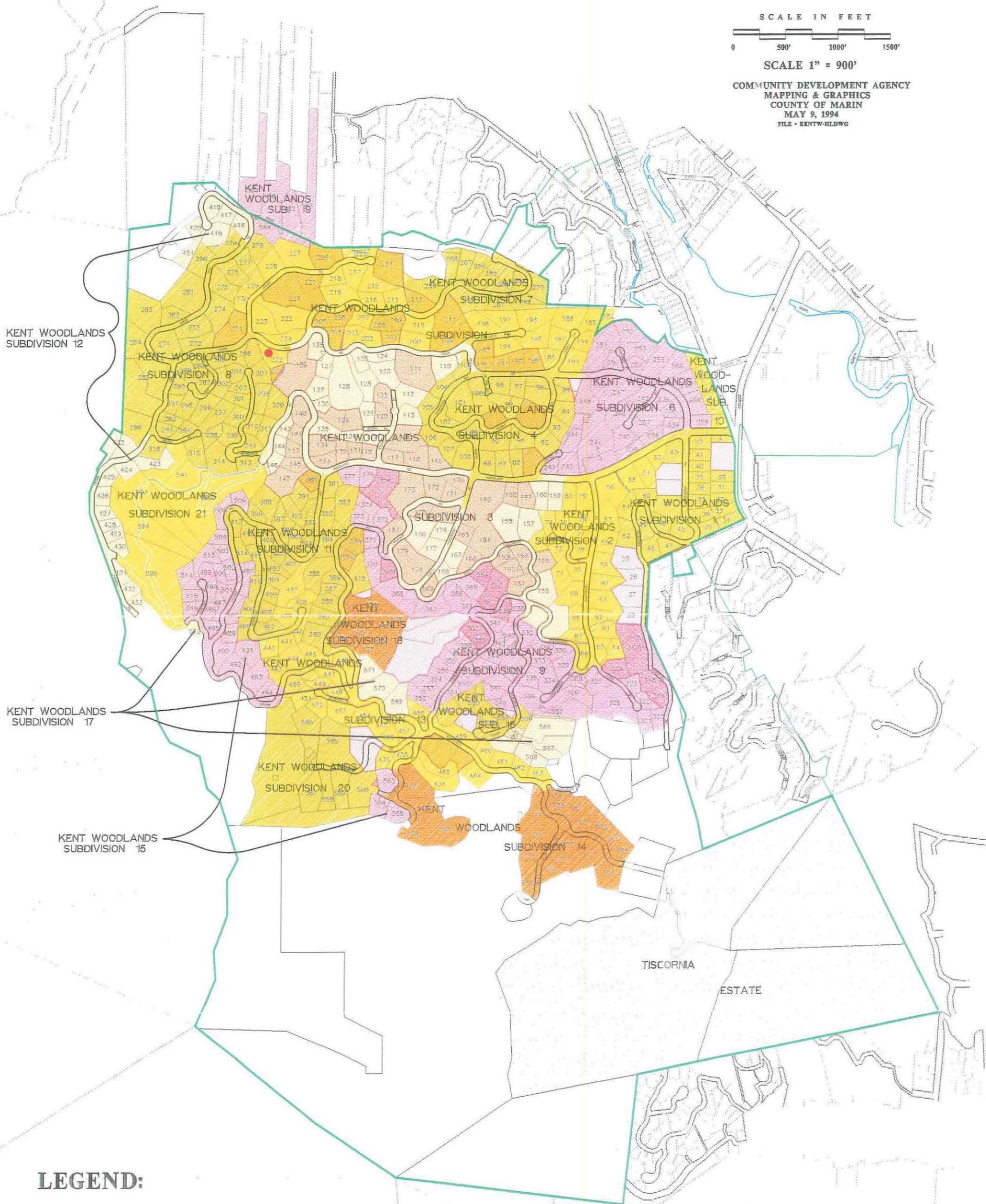
KENT WOODLANDS LAND USE POLICY REPORT

HISTORIC SUBDIVISIONS



SCALE 1" = 900'

COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
MAY 9, 1994
FILE - KENTW-HLDWG



LEGEND:

- BOUNDARY OF STUDY AREA
- AREAS NOT INCLUDED IN KENT WOODLANDS SUBDIVISION
- AREAS NOT INCLUDED IN KENT WOODLANDS SUBDIVISION ACCORDING TO KWPOA RECORDS

III. CONSERVATION AND DEVELOPMENT PLAN

This section contains a statement of community goals, a base map for current and potential development, and an introduction to the environmental considerations underlying the policies and programs in the Report update.

3.1 GOALS

The following goals for the Kent Woodlands Land Use Policy Report reflect the overall goals of the Marin Countywide Plan and Kentfield/Greenbrae Community Plan, and the community's values and desires concerning the natural and built environments, community character, and residential development. The goals are broad statements of the community's consensus about the future of Kent Woodlands which the objectives, policies, and programs in the following Report are intended to achieve.

1. Define and preserve those attributes of Kent Woodlands which provide a unique physical setting for existing and future residential development through the formulation and implementation of refined development guidelines.
2. Maintain and enhance the character of Kent Woodlands as a single family residential community distinguished by large, undeveloped woodland areas and other environmental attributes.
3. Where new development is proposed, the County and community should encourage project site design which furthers community identity by reinforcing the predominant building scale, architectural styles, and historic subdivision patterns of Kent Woodlands.
4. Protect the community's unique and environmentally sensitive features through the County's land use and environmental review process for new development affecting Kent Woodlands.
5. Identify natural and induced hazards related to seismicity, flooding, soils instability, and fire and provide mitigation against property damage and to ensure public safety.
6. Achieve close coordination and cooperation in project review and consultation between the County, other agencies, and the community to assist in guiding development that is supported by adequate public services and maintains a high quality of life in Kent Woodlands.

3.2 LAND USE AND ZONING BASE MAP

The land use and zoning base map in this section (Figure 1.2) depicts the distribution of general land uses and zoning districts, existing development patterns, and the potential for further subdivision for existing parcels. The potential for further subdivision of existing parcels is derived solely from the maximum potential density, or number of dwelling units per gross acre, as established by the governing zoning districts and the size of each parcel. Site specific physical constraints and policy factors that affect the development of a given parcel are not reflected in the base map, but have been addressed in the objectives, policies, and programs of this Report.

3.3 EXISTING LAND USE AND DEVELOPMENT POTENTIAL

The Kent Woodlands Planning Area totals an estimated 850 acres which is bounded on the north by the Town of Ross, on the south and east by the City of Larkspur, and on the west by Marin Municipal Water District lands. The Planning Area is an established residential community consisting of 631 single-family residential parcels and several large vacant parcels which are designated for open space land uses by the Countywide Plan and Title 22 zoning ordinance. Most of the single-family residential parcels are developed at their maximum density under their governing zoning districts, and there is a small percentage (2.5%) of existing parcels large enough to qualify for further subdivision under current zoning densities.

Subdivision Potential In the Planning Area

Based on the zoning densities described above and existing development patterns presented in Figure 1.2, it is estimated that there are 16 parcels in the Planning Area which have the potential to be subdivided into a total of 17 additional single-family residential building sites, including:

- Twelve parcels ranging in size between 1.92 - 2.88 acres which are zoned RSP-1.0 (Residential Single Family Planned, One Unit/1 Acre) and have the subdivision potential for one additional building site;¹
- One 2.9 acre parcel also zoned RSP-1.0 (Residential Single Family Planned, One Unit/1 Acre) which has the subdivision potential for two additional building sites;

¹ Pursuant to Marin County Code Section 22.47.033 (Density), any fraction of a unit of 0.90 or greater will be counted as a whole unit in determining the number of dwelling units allowed on a parcel.

- Two parcels of approximately 4.3 acres in size which are zoned RSP-0.5 (Residential Single Family Planned, One Unit/2 Acres) and have the subdivision potential for one additional building site; and
- One 11.35 acre parcel which is zone RSP-0.2 (Residential Single Family Planned, One Unit/5 Acres) and has the subdivision potential for one additional building site.

The existing land use and development potential data for the Planning Area as depicted in Figure 1.2 is summarized in the table below.

Assessor's Parcel Number Address	Zoning	Parcel Size	Subdivision Potential (additional parcels)
074-131-01; 607 Goodhill Road	RSP-0.5	4.43 acres	1 parcel
074-151-04; 16 Spring Road	RSP-1.0	2.04 acres	1 parcel
074-151-05; 8 Spring Road	RSP-1.0	2.08 acres	1 parcel
074-181-26; 7 Orchard Way	RSP-1.0	2.29 acres	1 parcel
074-201-07; 329 Goodhill Road	RSP-1.0	2.9 acres	2 parcels
074-201-15; 444 Woodland Road	RSP-1.0	2.4 acres	1 parcel
074-211-03; 313 Goodhill Road	RSP-1.0	2.46 acres	1 parcel
074-222-06; 15 Ravine Way	RSP-1.0	1.92 acres	1 parcel
074-252-09; 200 Woodland Road	RSP-1.0	2.88 acres	1 parcel
075-021-05; 16 Turnagain Road	RSP-1.0	2.04 acres	1 parcel
075-071-07; 36 Turnagain Road	RSP-1.0	2.04 acres	1 parcel
075-092-08; 80 Rancheria Road	RSP-1.0	1.95 acres	1 parcel
075-221-04; 419 Crown Road	RSP-1.0	2.67 acres	1 parcel
075-231-01; 20 Blue Ridge Road	RSP-1.0	2.0 acres	1 parcel
075-280-05; 160 Rancheria Road	RSP-0.2	11.35 acres	1 parcel

Three other properties (Assessor's Parcel #075-031-01 (Thigpen), Assessor's Parcel #074-271-33,36,38 (Vandenburg), and Assessor's Parcel #075-181-71 - 74 (Tiscornia Estate)) have received initial approval by the County for further subdivision at the maximum permitted zoning densities under their respective zoning designations, and thus are considered to have already realized their remaining development potential. Due to their conceptually approved status, these parcels are not identified on the zoning base map estimates for subdivision potential, but have been accounted for in the assessment of traffic-related impacts from the buildout of Kent Woodlands.

The potential for creating additional building sites on many of the parcels with subdivision potential is restricted because the most readily developable areas have already been improved with existing residences, driveway access, and accessory improvements. This development pattern is reflective of the original Kent Woodlands subdivision design concept of carefully siting improvements to preserve natural features, such as hillside topography, streams and natural drainages, and

significant vegetation. The remaining undeveloped portions of these parcels are generally not well suited to further development as new residential building sites due to a number of physical siting constraints that were avoided by the design and development of the historic Kent Woodlands subdivisions. Some of these areas have extremely steep hillside topography that would require significant amounts of grading and large retaining walls to construct building foundations and driveway access. Other constraints to development on these sites include drainage swales, high site visibility, dense tree cover, and inadequate staging areas for construction.

In addition to physical constraints, the feasibility of subdividing existing parcels into new building sites will also be affected by current County plan policies and zoning standards which regulate the density and design of new development through the County's development application review process. In general, these policies and standards require that new building sites only be allowed in areas devoid of major geologic and drainage hazards, where readily available roadway access exists, and where significant site alterations to topography, hydrology, and vegetation are not required. Many of the objectives, policies, and programs contained in this Report expand upon and reinforce the current County policies and standards to ensure that the subdivision of parcels in the Planning Area can only occur in a manner consistent with the original subdivision design concept of Kent Woodlands.

Field surveys of the Planning Area conducted by County staff have identified five parcels which appear to have the potential to be subdivided based on the absence of major physical constraints and various site characteristics established in the 1981 KWLUPR as criteria for permitting increases in density. The site characteristics which are relevant to this analysis include: topography which can accommodate the development of building sites without significant amounts of grading; sufficient area for off-street parking; the availability of access not involving the narrow, steep and curvilinear portions of the roadway system; and the preservation of privacy between adjoining parcels. Definitive conclusions regarding whether any of these parcels can be subdivided in conformance with County policies and development standards cannot be made at the community plan level of evaluation used in this Report and without review of specific development plans. A brief description of each of these parcels is provided below.

- 15 Ravine Way (Assessor's Parcel #074-222-06)

Zoning:	RSP-1.0 (Residential Single Family Planned, one unit/one acre)
Parcel Size:	1.92 acres
Subdivision Potential:	1 additional parcel

This 1.92 acre parcel is located at the end of Ravine Way and is occupied by an existing single-family residence situated adjacent to the cul-de-sac frontage of the property in addition to a detached cottage situated farther downslope. The parcel is constrained by steep slopes that descend from the front of the property and a dense oak woodland cover. The potential for subdividing this parcel could be realized, however, by remodeling and converting the cottage to a single-family residence with off-street parking provided on a new garage or carport structure.

- 444 Woodland Road (Assessor's Parcel #074-201-15)

Zoning: RSP-1.0 (Residential Single Family Planned, one unit/one acre)

Parcel Size: 2.4 acres

Subdivision

Potential: 1 additional parcel

This parcel is comprised of 2.4 acres and is occupied by a single-family residence and accessory improvements that extend from the middle to rear portions of the property. The front portion of the parcel ascends in a moderate slope from Woodland Road and appears to be large enough to accommodate a modest sized home without significant amounts of grading or tree removal.

- 16 Turnagain Road (Assessor's Parcel #075-021-05)

Zoning: RSP-1.0 (Residential Single Family Planned, one unit/one acre)

Parcel Size: 2.04 acres

Subdivision

Potential: 1 additional parcel

This 2.04 acre parcel has a gentle to moderate slope and is occupied by a single-family residence in the middle portion of the property. Due to central location of the existing residence, the creation of an additional building site at a perimeter location may be difficult to achieve in a manner consistent with surrounding development patterns.

- 148 Rancheria Road (Assessor's Parcel #075-280-05)

Zoning: RSP-0.2 (Residential Single Family Planned, one unit/five acres)

Parcel Size: 11.35 acres

Subdivision

Potential: 1 additional parcel

At 11.35 acres, this parcel is the largest of those in the Planning Area with subdivision potential. The parcel is presently undeveloped and is zoned for a maximum density of one unit per 5 acres (RSP-0.2). The topography of the parcel is characterized by moderate to steep slopes ascending from the frontage of Rancheria Road. Steep hillside topography and a dense cover of mixed evergreen forest over much of the parcel represent potential constraints to development of multiple building sites. In addition, the center of the parcel has been classified by the County slope stability maps as relatively unstable (Zone 4). These factors will likely require that future development be located or clustered in the lower elevations of the parcel to minimize grading and preserve the wooded hillside character of the remainder of the site.

- 7 Orchard Way (Assessor's Parcel #074-181-26)

Zoning: RSP-1.0 (Residential Single Family Planned, one unit /one acre)

Parcel Size: 2.29 acres

Subdivision

Potential: 1 additional parcel

This parcel is comprised of 2.29 acres and is occupied by a single-family residence. The parcel has driveway access from Orchard Way and a considerable amount of frontage on Goodhill Road. The existing residence is located in the central portion of the parcel, and the area situated between the residence and the Goodhill Road frontage appears to be large enough to accommodate a potential building site based on the maximum permitted density of one unit per acre and the absence of major site constraints. The slope of the parcel is gentle to moderate and has been classified as relatively stable by the County slope stability maps. Significant vegetation is generally absent over the portion of the parcel adjacent to Goodhill Road.

Development Potential Adjacent to The Planning Area

The community has expressed a concern about potential impacts from new development on lands located outside of and adjacent to the Planning Area. This concern is directed primarily at the potential for new development in outlying areas to use of the Planning Area roadway system for vehicular access.

The development potential on lands located outside of and adjacent to the Planning Area is a function of several factors, including the land uses and densities established under governing zoning designations, the size of existing parcels and their development status, and the design of the existing roadway systems. Each of the factors has been examined within the four general areas that border the Planning Area, including: 1) open space areas to the west; 2) open space and residential areas to the south; 3) residential areas to the north; and 4) residential areas to the east.

Western Area

To the west of the Planning Area are several large acreage parcels owned and controlled as watershed protection areas by the Marin Municipal Water District and public open space by the Marin County Parks and Open Space District. The long range planning of this area is for open space as reflected by the County's OA (Open Area) zoning and Countywide Plan land use designations. The area is considered to have no development potential that could affect the Planning Area based on the protective status provided by the public agencies which own these lands and the governing land use designations. Parcels designated for open space by the Countywide Plan and zoning ordinance should be used primarily for nature and wildlife preservation and watershed management. Public access should be limited to equestrian, pedestrians, and cyclists. Motor vehicle use on the lands should be limited solely to maintenance and fire protection by appropriate public agencies.

Southern Area

The area bordering the south of the Planning Area includes open space lands located within the County and single-family residential neighborhoods located within the City of Larkspur.

County of Marin

The unincorporated land adjacent to southwestern limits of the Planning Area consists of public open space owned by the Marin County Parks and Open Space District and zoned O-A (Open Area). Similar to the western area described above, the long-range planning of this area is for permanent open space and thus is not identified as having any development potential that could affect the Planning Area.

City of Larkspur Subarea

The area adjacent to the Tiscornia Estates property in the southeastern portion of the Planning Area is bordered by single-family residential neighborhoods located in the City of Larkspur. The City has zoned this area R-1 which permits single-family residential land uses with a minimum lot area requirement of 7,500 square feet. In general, the area is largely built out according to the City's zoning standards and is served by roadways located within City limits. Given these conditions, it is highly unlikely that future development in this area would seek to gain vehicular access through the roadway system serving Kent Woodlands. The provision of emergency vehicle access on an existing graded road extending from Wilson Way in the City through the Tiscornia Estates property in the Planning Area may occur in the future if the KWPOA were successful in obtaining an emergency access easement from the property owner.

Northern Area

The area bordering the northern limits of the Planning Area consists of low density single-family residential neighborhoods that lie primarily within the Town of Ross to the northwest and to a lesser extent the County to the northeast.

Town of Ross Subarea

There are a total of 18 adjacent parcels within the Town of Ross, including:

- Nine developed parcels ranging between 1 - 3.3 acres which take access from either Goodhill Road, Quail Ridge Road, or Rock Road. Because these parcels are currently developed at their maximum densities according to the Town's R-1:B-5A (Single-Family Planned, 1 unit/5 acres) zoning, and already utilize the Planning Area roadway system, they are not considered to have any further development potential that could significantly affect the Planning Area.
- Three undeveloped parcels ranging between 1 - 3 acres which have access from Hillside Avenue in Ross. These parcels are zoned R-1:B-5A by the Town of Ross and do not have any further subdivision potential. A narrow strip of land contiguous to these four parcels and Rock Road has been acquired in fee title ownership by the KWPOA to preclude future access through the Planning Area from Rock Road and effectively necessitate access from Hillside Avenue. The future development of these parcels is therefore not anticipated to impact traffic circulation in the Planning Area. An existing open space easement encumbering the upper elevations of these parcels will prevent the future siting of residences and accessory improvements in close proximity to the Planning Area, and thus minimize or avoid community

character impacts related to the scale of new development, obstruction or impairment of views, privacy intrusion, and increase in ambient noise levels.

- Two undeveloped parcels of 1 acre and 1.67 acres in size, respectively, which take access from Goodhill Road. These parcels have no potential to be subdivided based on the Town of Ross's R-1:B-5A zoning. Traffic circulation on the Planning Area roadway network is not expected to be significantly affected by future development of these parcels given the low number of additional vehicle trips generated by two single-family residences.

County of Marin

The remaining portion of the neighborhood bordering the northern fringe of the Planning Area is located within the County's land use jurisdiction and is zoned R-1:B-3 (One family residence, 20,000 square foot minimum lot area). The parcels located in this subarea range between 1 - 2 acres and are developed with single-family residences. Three of these parcels front on Rock Road and utilize the roadway system within the Planning Area for access, including 74 Rock Road (A.P. 074-082-19), 70 Rock Road (A.P. 074-082-44), and 72 Rock Road (A.P. 074-082-45). Although the 20,000 square foot minimum lot area standard of the governing zoning district would allow between 1 - 4 additional lots on these parcels, the County Lot Slope Ordinance would impose a minimum lot area requirement of one acre based on the estimated 40% slope of the property. Potential subdivisions would be precluded by the County Lot Slope Ordinance on two of the three parcels (074-082-19, 45). The size of the remaining parcel (074-082-44) is large enough for one additional building site of one acre; however, the subdivision potential on this parcel is practically constrained by existing improvements and a pipeline easement.

In comparison to other parcels in outlying communities, the Rock Road parcels are integral to the Planning Area because they are located within the County's jurisdiction and contiguous to the Kent Woodlands community, and utilize the Planning Area roadway system for vehicular access. These parcels also share physical characteristics which are similar to those generally found in Kent Woodlands such as 1 - 2 acre lot areas and wooded slopes that afford a substantial amount of privacy between home sites. Accordingly, the Planning Area boundaries should be expanded to incorporate these three parcels. The parcels should also be considered for rezoning from the current R-1:B-3 designation to an RSP-1.0 designation as a means of ensuring that densities are compatible with the Kent Woodlands community and to require discretionary review of future development through the master plan or design review process.

Eastern Area

The eastern fringe of the Planning Area is bordered by a single-family residential area that is served by a series of roadways which connect to College Avenue. Most of the area is located in the County's land use jurisdiction and is zoned with conventional single-family residential designations, including R-1:B-2 (One family residence, 10,000 square feet minimum lot area), and R-1:B-3 (One family residence, 20,000 square foot minimum lot area). A single 4.98 acre parcel located at the southeastern end of the area is zoned RMP-2.0 (Residential Multiple Planned, 2 units per acre) which allows both multiple-family and single-family residential development. A small portion of the eastern limits of the Planning Area situated between Rancheria Road and Magnolia Avenue is located adjacent to a neighborhood area that straddles the jurisdictional boundary separating the County and the City of Larkspur. Access to this area is provided by Murray Lane, which originates in the City of Larkspur and extends into the County, and Rancheria Road in the Planning Area. This area has been discussed below as a County/City subarea due to its interjurisdictional arrangement.

County of Marin Subarea

The unincorporated area lying adjacent to the easterly boundary of the Planning Area is located in the City of Larkspur Sphere of Influence (SOI) and Urban Service Area. As described in the Countywide Plan, the Sphere of Influence designates the probable ultimate physical boundaries and service area of the City. The urban service area is the area within the SOI where urban development patterns can best be accommodated over the next five to ten years, given the availability of services and revenues.

Urban service area policies in the Countywide Plan would allow for annexation of parcels in this area to the City should they be proposed for subdivision. The City would have the "right of first review" to perform planning analysis of subdivision plans which require urban services, such as sewer hookups or police and fire protection. The City may signify that it does not desire to annex a parcel which is proposed for subdivision at the time the City exercises its "right of first review." The Countywide Plan recommends that parcels which remain in the County's jurisdiction be developed at less intensive levels than is permitted by the City. The County zoning in this area is consistent with this policy directive by requiring lower residential densities than those permitted by the City zoning. Decisions on land use management and development in the urban service area are coordinated by the City and County through the referral of development applications. (Marin Countywide Plan, Community Facilities Element, Policies CF-1.1, CF-1.3, CF-1.4). This referral process should be extended by the County to the Kent Woodlands Property Owners Association for development proposals on property located within the adjacent urban service area or in the City's jurisdiction which involve the creation of new building sites and/or access through the Planning Area roadway system.

In general, most of the parcels in this area are developed and cannot be further subdivided according to the minimum lot area requirements of the governing zoning districts noted above. The subdivision of a few larger parcels is likely precluded by the County Lot Slope Ordinance which would require larger minimum lot areas due to the moderate to steep hillside topography of this area. The one obvious exception to this general finding is the 4.98 acre parcel noted above, which has the subdivision potential for up to ten parcels based on the governing RMP-2.0 zoning. However, steep topography and difficult access represent severe constraints to development of additional building sites on this parcel as has been evidenced by previous subdivision proposals which have either been denied or withdrawn.

Because this subarea is largely developed and served by its own roadway system, there appears to be no need for extending roadway access into the Planning Area. Moreover, the potential for this to occur is extremely low due to the subarea's lack of legal access and frontage on roadways within the Planning Area.

County/City of Larkspur Subarea

The portion of the Planning Area situated between Rancheria Road and Magnolia Avenue is bordered by Murray Lane, a public roadway that intersects with Rancheria Road at its terminus. Murray Lane provides access to four residential lots in the County's jurisdiction which border the Planning Area boundary at the northern end of the Murray Park community. The lot at the end of Murray Lane (39 Rancheria Road (A.P. 020-031-19/20)) is approximately 1 acre and is bisected by the County/City jurisdictional boundary. The property is occupied by a single-family residence and currently has access from both Rancheria Road and Murray Lane. Although the property has historically been accessed from Murray Lane, a second means of vehicle access from Rancheria Road was effectively permitted in 1989 when the County granted an encroachment permit that authorized the installation of a driveway gate at the Rancheria Road frontage of the property.

The driveway entrance serving this area connects to a section of Rancheria Road which has a sharp turning radius and limited sight distance in either direction. Due to the potential traffic circulation hazards at this intersection, the driveway entrance should not be used for new home sites on property which currently has access from Murray Lane. The driveway connection between Rancheria Road and Murray Lane should be considered for future emergency access as discussed in Section 6.3 (Fire Hazard) of the Report.

The Rancheria Road driveway entrance also connects to an access easement that serves three other properties located outside of the Planning Area boundaries (35 Rancheria Road (075-131-65); 35A Rancheria Road (075-131-66); and 35B Rancheria Road (075-131-39)). One of these parcels (35 Rancheria Road (A.P. 075-131-65)) is not large enough to be subdivided based on the 10,000 square foot minimum lot area requirement of the governing R-1:B-2 zoning. The other two

parcels have moderate to steep topography that would likely preclude subdivision according to larger minimum lot area requirements of the County Lot Slope Ordinance. In addition, the irregular parcel configurations and juxtaposition of existing buildings and driveways would make it difficult to design parcel boundaries that conform to minimum average lot width standards.

The development pattern of these parcels differs considerably from the historic subdivision design of Kent Woodlands. The range of parcel sizes is smaller, parcel configurations are gerrymandered, multiple home sites take access from a common driveway entrance, and residential improvements are situated in closer proximity to each other. In light of these distinguishing characteristics, the parcels should remain outside of the Planning Area boundaries and continue to be regulated by land use and conservation policies in the Kentfield/Greenbrae Community Plan.

The three remaining parcels in the City's jurisdiction are each approximately one-half acre and are accessed solely by Murray Lane. One of the parcels is developed with a single-family residence while the other two are undeveloped. The maximum subdivision potential for these lots is 6-8 dwelling units (or 3-5 additional lots). In the event the adjacent parcel currently bisected by the County/City jurisdictional boundary is annexed to the City, the subdivision potential in this area would increase to 6-13 dwelling units (or 3-10 additional lots). These density ranges represent the maximum number of potential dwelling units permitted under the City's R-1 zoning and fewer dwelling units may ultimately be approved by the City depending upon review of specific development plans and detailed analysis of environmental and policy constraints.

The remaining portion of the Murray Park community is largely built out and is served by its own roadway system that connects with Magnolia Avenue. Given these conditions, future development in this area would not require access through the roadway system in the Planning Area, nor would it benefit the residents of Murray Park given the long, circuitous detour through Kent Woodlands to or from College Avenue. The aesthetics of the Planning Area are not expected to be significantly affected by the continued buildout of the Murray Park neighborhood inasmuch as the remaining development potential is limited to minor infill development of single-family residential land uses on lots which are screened from adjacent viewsheds in the Planning Area by mature trees and other vegetation.

3.3.1 OBJECTIVES, POLICIES, AND PROGRAMS

The following land use objectives, policies, and programs respond to the need to expand the boundaries of the Planning Area in conjunction with rezoning certain parcels to planned district designations.

Objective LU.1

To ensure comprehensive land use and environmental planning through the County's discretionary development review process on all parcels which are functionally integral to the Planning Area.

Policies

LU1.1 Expansion of the Planning Area

The County should expand the boundaries of the Planning Area to incorporate all parcels in the unincorporated County which are contiguous to the Planning Area boundaries and take primary vehicular access from the Planning Area roadways system, including the three parcels at the terminus of Rock Road identified as A.P. #074-082-19, 44, and 45.

Programs

LU1.1a The County should consider rezoning the three parcels identified in Policy LU1.1 to the RSP-1.0 designation and require that future development proposals for these parcels be subject to discretionary review through master plan, development plan, or design review applications. The Community Development Agency shall transmit these development applications to the KWPOA for review and comment prior to deeming them complete.

Objective LU.2

To continue interjurisdictional planning efforts between the County, the Town of Ross, and the City of Larkspur for development proposals on lands adjacent to the Planning Area.

Policies

LU2.1 Referral of Development Proposals

The Town of Ross and City of Larkspur should refer to the Marin County Community Development Agency development entitlements involving subdivision of lands within an urban service area or property adjacent to the Planning Area and any other discretionary proposal involving proposed access through the internal roadway system of the Planning Area. The referral should occur during initial review of the development application.

The Community Development Agency shall refer a copy of the transmittal and accompanying material to the Kent Woodlands Property Owners Association for review and comment.

Programs

LU1.2a The Community Development Agency and the Kent Woodlands Property Owners Association shall review development entitlements from neighboring jurisdictions and provide written comments to the appropriate agency regarding conformance with the objectives, policies and programs of this Report.

IV. ENVIRONMENTAL QUALITY

This section contains descriptions of natural and cultural (archaeological) resources in the Planning Area. Each of these sections are followed by objectives, policies, and programs for protection and preservation of the resource.

4.1 NATURAL RESOURCE VALUES

The Kent Woodlands Planning Area is situated between the middle reaches of Corte Madera watershed, consisting mostly of urban creek habitat, and the northeast face of the Mount Tamalpais slope and ridge system. The geomorphology of the Planning Area is characterized by a series of northwest-southeast trending ridges which form a steep and heavily wooded bowl-shape canyon. Several spurs and draws descend from the ridges to form linear drainages that give way to the narrow flatland at the canyon floor. The canyon opens to the east toward the lower reaches of the Corte Madera watershed and scenic views of the lower Ross Valley and San Francisco Bay beyond.

The physical and aesthetic setting of the Planning Area is a composite of ridges, heavily wooded slopes, and natural streams. The natural landscape has changed primarily through natural succession as plant communities alter their own environment to the extent that changed conditions lead to replacement by species which are better adapted. Examples of this can be observed in the invasion of live oak and madrone seedlings into grassland areas. Unnatural succession has also occurred to a lesser extent through the human introduction of exotic vegetation and domestic pets.

The predominant natural resource values in the community include biotic resources, including vegetation and wildlife habitats; the stream system, which provides both functional (drainage and flood control) and aesthetic benefits; and scenic resources created by natural amenities such as hillside topography, significant vegetation, and streams.

Vegetation

The Planning Area is covered by a mosaic of vegetation types common to the central California coastline. The predominant vegetation type is the mixed evergreen forest which is characterized in Kent Woodlands by two major associations, including the oak-bay-madrone association and the tanbark oak-madrone-live oak-Douglas fir association. Figure 4.1 shows the general composition of forest and small intermittent grassland areas within the Planning Area.

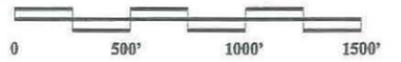
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KENT WOODLANDS LAND USE POLICY REPORT

VEGETATION ZONES AND STREAMS

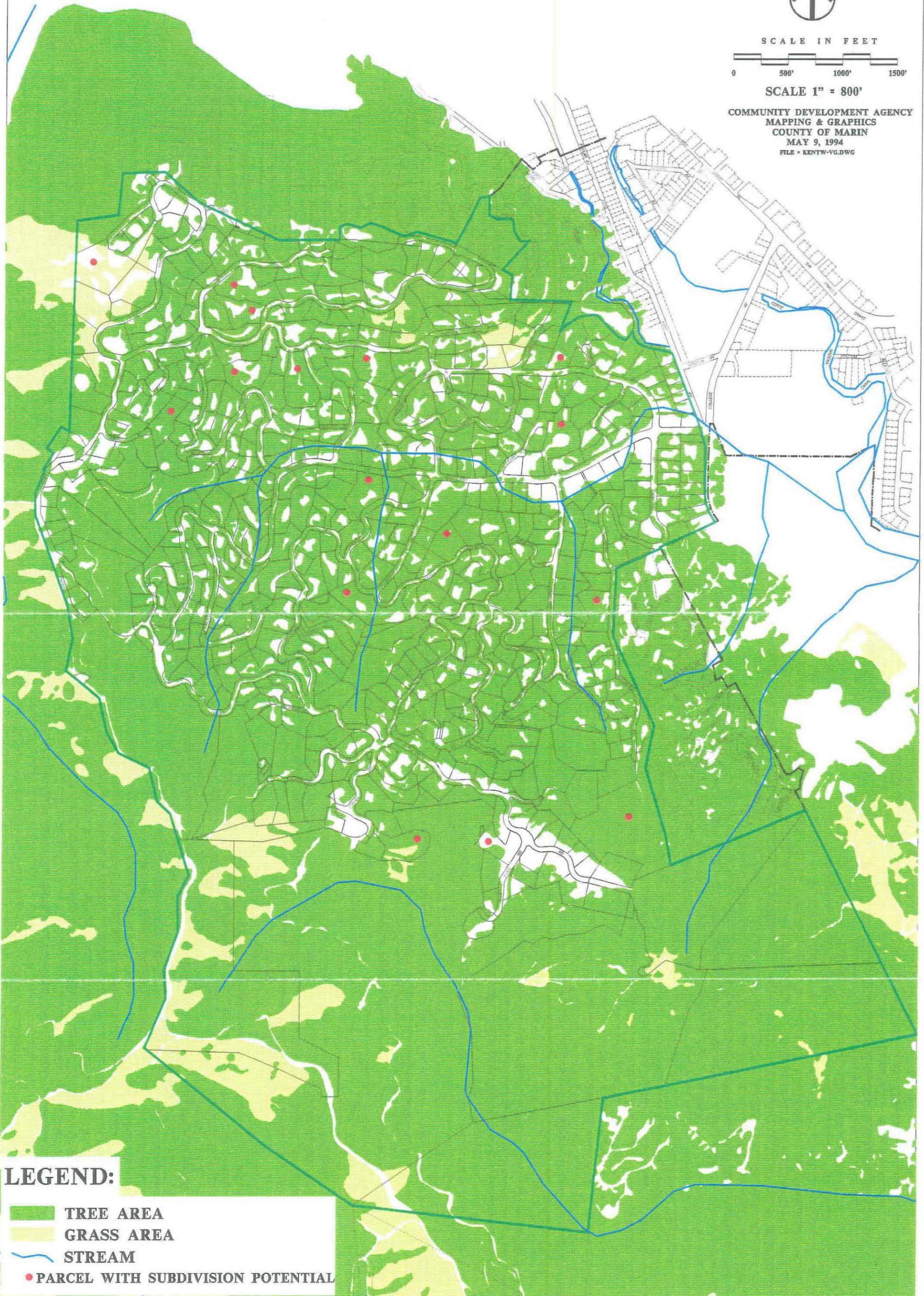


SCALE IN FEET



SCALE 1" = 800'

COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
MAY 9, 1994
FILE = KENTW-VG.DWG



LEGEND:

- TREE AREA
- GRASS AREA
- STREAM
- PARCEL WITH SUBDIVISION POTENTIAL

The oak-bay-madrone association is dominated by one or more evergreen hardwood species such as coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), California bay (*Umbellularia californica*), and madrone (*Arbutus menziesii*). California buckeye (*Aesculus californica*) is also present on moist or north-facing slopes. The dominant trees at maturity can range from thirty to eighty feet in height. The other mixed evergreen association in the Planning Area -- the tanbark oak-madrone-live oak-Douglas fir forest -- typically occurs in the middle to upper elevations of the canyon slopes. Tanbark oak (*Lithocarpus densiflorus*), madrone, Douglas fir (*Pseudotsuga menziesii*), coast live oak, and canyon live oak (*Quercus chrysolepsi*) are the dominant trees. California bay, coast redwood (*Sequoia sempervirens*), and California nutmeg (*Torreya californica*) also occur in a limited degree in moister areas such as draws. The understory component for both these forest types is variable in composition and structure. In drier areas, the understory is reduced or limited only to scattered saplings of the dominant trees. In most intermediate conditions poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), blackberry (*Rosaceae*), coyote bush (*Baccharis pilularis*), and scotch broom (*Cytisus scoparius*) are common understory species. (Tiscornia Estates Master Plan EIR, Torrey and Torrey, Inc., 1980; Ham Kaplan Master Plan EIR, ERC, 1989; Plant Communities of Marin County, Shuford and Timosi, 1989).

The coast riparian forest occurs intermittently along limited sections of Tamalpais Creek and its tributary drainages. Due to the narrow width of the streams in the Planning Area and the predominance of the mixed evergreen forest, several different terrestrial species tend to occupy the riparian woodland community and represent the mixed evergreen equivalent to riparian dominants. These species include coastal redwood, coast live oak, acacia (*Leguminosae*), and California buckeye. The coast riparian forest performs a number of significant functions important to the stream ecosystem, including the provision of nutrients in the form of fallen leaves, twigs, and insects; moderating water temperature and reducing daily temperature changes by reducing light penetration to the water surface; and nesting, perching, roosting, and feeding habitat for birds and sources of food and cover for other wildlife.

Stream Resources

The natural drainage system in the Planning Area is part of the larger Corte Madera watershed which drains the southeastern quadrant of Marin County, including the communities of Kentfield, Ross, San Anselmo, and Fairfax. The drainage network in the Planning Area consists of Tamalpais Creek and several smaller tributary streams and drainage swales which are formed by draws that traverse the northern and southern slopes of the canyon bowl. The creek descends abruptly from its headwaters in the steeply sloped walls at the western rim of the canyon and passes through the flatland bottom of the canyon floor before eventually draining into Corte Madera Creek to the southeast.

Due to its location on the easterly slopes of Mount Tamalpais, the watershed receives unusually high amounts of rainfall during major storm events. The conveyance of large amounts of peak storm water flows through the watershed creates the potential for water quality degradation from erosion of stream banks and drainage swales, particularly those traversing steep hillsides. These problems make evident the importance of and need for watershed management in the Planning Area to avoid adverse impacts to the aquatic habitat of the stream system.

The stream system provides benefits to the community in the form of aesthetics and open space. Streams and riparian habitat contribute significantly to the natural qualities within a residential setting and can add to the value of homes and property adjacent to a stream. Riparian corridors also offer important habitat to wildlife, including amphibians (frogs, toads, and salamanders), resident birds (California quail, California jay, various hummingbirds, finches and mockingbirds, blackbirds and robins) and small mammals (squirrels, deer mice, raccoons, and deer). The stream system also provides important drainage and flood control functions by receiving and conveying stormwater runoff to Corte Madera Creek. The hydrology and drainage characteristics of the Planning Area are discussed further in Section 6.2 (Natural Hazards) of this Report. (Corte Madera Watershed Resource Evaluation and Information Report, Regional Water Quality Control Board, 1994).

The values of the stream system in the Planning Area have become increasingly important with the removal of riparian vegetation and alteration of minor drainage channels from increased development. Preservation of the creekside environment is addressed by a series of policies for Stream Conservation Areas contained in the Environmental Quality Element of the Countywide Plan. These policies address various factors related to conserving specific resource values, including compatible land uses, native vegetation, fish and wildlife, erosion control, flood control, and aesthetics. The specific streams in the Planning Area which are designated for protection under these policies are shown in Figure 4.1.

Scenic Resources

The Planning Area is a complete, self-contained visual unit formed by the ridges and canyons which encircle the community. A composite of hillside topography, dense woodland vegetation and natural drainages establish the predominant visual character of the area. Major ridgelines which have relatively few residential structures on them, define the north, west and south limits of the community viewshed. The natural scenic qualities and sense of visual containment within the Planning Area are greatly enhanced and reinforced by the large undeveloped open space areas to the west and southwest, and particularly the visually prominent slopes of Mount Tamalpais and Phoenix Lake.

The natural appearance of the community has been preserved to a large extent by carefully siting roadways and buildings to retain significant vegetation and major topographic features. The visual character of the area has also been retained by restricting development along the visually prominent ridgelines in the southern portion of the Planning Area. This has been achieved through a combination of designating the ridgeline and its upper slopes as a Ridge and Upland Greenbelt Area pursuant to the Countywide Plan, applying open space and low density residential zoning district overlays, and public agency acquisitions of large acreage parcels for open space and watershed protection.

The combination of steep hills and lowlands provides opportunities in the middle to upper elevations of the canyon for expansive views opening to the east toward the Lower Ross Valley and San Francisco Bay. Major viewsheds of Mount Tamalpais and Phoenix Lake are also available from the ridge areas along the western and southern rims of the canyon. Closer views of visually prominent hillside and ridge spurs can be seen from a number of vantage points throughout the Planning Area where physical and natural obstructions do not exist.

4.1.1 OBJECTIVES, POLICIES, AND PROGRAMS

The objectives, policies, and implementation programs listed below reinforce and expand upon the 1981 Report and are related to the community's conservation and development issues. Each objective is supported by one or more policies and implementation programs formulated to achieve the objective.

Stream Conservation

The following policies and programs apply to biotic and aesthetic values of Tamalpais Creek and its tributary streams which are subject to Countywide Plan policies for Stream Conservation Areas. The streams are shown in Figure 4.1 and include perennial and intermittent streams which are defined as natural watercourses shown as solid or dashed blue lines on the most recent United States Geologic Survey (USGS) quad sheet for the Planning Area. These policies and programs shall also apply to any ephemeral watercourse that supports riparian vegetation for a length of 100 feet or more. An ephemeral stream which does not support vegetation for 100 feet or more may also be subject to Stream Conservation Area policies if it is demonstrated that the stream has value for flood control, maintenance of water quality in the watershed, or habitat which supports a sensitive wildlife species. An ephemeral watercourse is defined as *a watercourse which carries only surface runoff and flows during and immediately after periods of precipitation.*

Objective EQ.1

To preserve Tamalpais Creek and its tributary streams and drainage network as close as possible to their natural conditions.

Policies

EQ1.1 Countywide Plan Stream Conservation Area Policies

This Report supports the Stream Conservation Area policies established in the Environmental Quality Element of the Marin Countywide Plan.

EQ 1.2 Drainage Features

Dry-stream drainage features (manufactured drainage systems designed to simulate natural drainage courses) which convey surface runoff over property should be preferred over engineered channeling or underground methods.

Programs

EQ1.2a The Community Development Agency should require the use of dry-stream drainage features through the review and approval of development applications and for public projects sponsored by the County, unless such features are determined to be infeasible from a hydraulic engineering standpoint.

Objective EQ.2

To minimize alterations to Tamalpais Creek and its tributary streams and drainage network.

Policies

EQ2.1 Stream Alterations

Stream impoundments, diversions, channelizations, or other substantial alterations shall be limited to the following:

- a. Flood control projects where no other method for protecting existing structures in a flood plain is feasible and where flood protection has been demonstrated to be necessary to protect public safety or existing improvements.

- b. Maintenance of stream courses and stream banks in a condition adequate to handle anticipated storm flows, while retaining sensitive riparian vegetation.
- c. Development where the primary function is the improvement of fish and wildlife habitat.

Objective EQ.3

To establish a building setback along streams and natural riparian areas.

Policies

EQ3.1 Stream Setbacks

Maintain a setback from stream courses adequate to protect and preserve riparian habitat from removal or alterations, and to accommodate anticipated storm water flows. Minimum buffers shall include the stream bank and the area situated 50 feet landward from the stream bank or the area situated 50 feet landward from the edge of riparian vegetation existing along the stream bank, whichever is greater. Buffers in excess of this minimum 50-foot requirement may be required if determined to be necessary to protect and/or preserve a sensitive riparian resource based upon the recommendation of a biological assessment should one be required by the County.

Programs

EQ3.1a The County should implement existing policies for Stream Conservation Setbacks through the review and approval of development applications and for public projects sponsored by the County. When a development application is submitted to the County for review, staff will determine whether the proposed construction falls within the Stream Conservation Area setback. Only those uses permitted in the Stream Conservation Area pursuant to Countywide Plan Policies EQ-2.4, EQ-2.5, and EQ-2.6 will be approved as part of the development application. If the proposal involves the creation of a new parcel, any needed modifications should be made to assure that no new development occurs within the Stream Conservation Area setback.

Applicants will be required to submit information to determine whether a proposed development area is situated within a Stream Conservation Area, especially for ephemeral streams which support riparian vegetation. Information may also be required of the applicant to verify compliance with the conservation standards implemented through Stream Conservation Area policies if determined necessary by the County. This information may include a biological assessment prepared by a qualified professional.

Tree Preservation

Objective EQ.4

To protect, where possible, the populations, stands (groves), and heritage specimens of native tree species. These species include, but are not limited to coast live oak, redwood, and madrone, and the habitat for resident and migratory wildlife species that they support.

Policies

EQ4.1 Native Vegetation

Native trees and the habitat they support shall be protected from removal or destruction. However, if trees must be removed in order to permit reasonable development, the County should require the installation of replacement trees at a minimum ratio of 1:1 (one replacement tree for each tree removed), or a higher or lower tree replacement ratio if determined appropriate by the County based upon site specific factors or if superseded by tree replacement standards implemented pursuant to a Countywide Tree Preservation Ordinance.

Programs

EQ4.1a Development applications shall identify the location of trees as specified in the County Tree Preservation Ordinance. The County will condition the approval of such applications to either protect the trees or require mitigation consistent with Policy EQ4.1.

Wildlife Migration

Objective EQ.5

To protect wildlife corridors (trails) which provide access for wildlife through private property for access to water and food.

Policies

EQ5.1 Wildlife Corridors

Development permits should include provisions to protect wildlife corridors through private property for access to food and water.

Programs

EQ5.1a Through the review of development applications, the County and the Architectural Review Committee of the Kent Woodlands Property Owners Association, if appropriate, will request that applicants provide information regarding the value of the development site as a wildlife corridor. Any identified wildlife corridors or trails should be protected through conditions of project approval.

Water Quality

Objective EQ.6

To maintain water quality in Tamalpais Creek and its tributary streams and drainages by preventing or minimizing disruption of sensitive streamside environments.

Policies

EQ6.1 Erosion and Sediment Control

The erosion of soils and release of sediment into streams and drainages should be minimized by incorporating surface runoff pollution control measures into development projects.

Programs

EQ6.1a Depending on the nature and extent of the proposed project and where deemed appropriate by the Department of Public Works, new development should have a Surface Runoff Pollution Control

Plan which addresses both interim (during construction) and final (post construction) pollution control measures, or Best Management Practices (BMPs). The specific BMPs to be utilized shall be subject to the review and approval of the Department of Public Works and shall be in general accordance with the current "Surface Runoff Pollution Control Plan for the Cities and County of Marin."

Interim BMPs to be considered include, but are not limited to erosion controls, sedimentation basins, siltation fences, diversion dikes, infiltration trenches, isolating and covering material stockpiles. Permanent BMPs may include, but are not limited to artificial wetlands, ponds, sedimentation basins, infiltration trenches, grassed swales, filter strips and buffers, and site and landscape management. A bond may be required to insure that BMPs are implemented and maintained during construction. Provisions should also be made for continuing long term maintenance of permanent BMPs.

Natural Topography

Objective EQ.7

To preserve the natural characteristics of hillside topography by avoiding or minimizing changes to natural terrain through grading.

Policies

EQ7.1 Retention of Natural Topography

Grading should be avoided or minimized to retain the natural topography of development sites to the greatest extent practicable. In general, the siting and design of new or adjusted parcels and new residential improvements should conform to the natural topography of a development site, rather than altering natural topography to accommodate new development.

Programs

EQ7.1a Where grading is necessary, it should be regulated by the following standards:

1. Avoid or minimize grading on hillside areas, particularly those with greater than 25% slope;

2. Cluster residential improvements to minimize grading associated with the provision of access to building sites;
3. Utilize existing natural topographic benches as building sites to avoid or minimize grading, unless the provision of access to such areas would result in grading which is inconsistent with these standards or other siting and design impacts which are inconsistent with the policies and objectives of this Report;
4. Avoid creating large graded terraces for building pads. Terracing should be performed by creating a series of small incremental steps, rather than a wide bench;
5. Avoid sharp angled cut and fill banks and long linear slopes having a uniform grade by creating smooth tapered contours which visually blend with the surrounding natural topography;
6. Sloping lot designs, such as split level building terraces are encouraged to reduce pad size. Pad size should be minimized to accommodate a building foundation and a reasonable outdoor activity area;
7. Driveways should be designed to provide direct access to building sites and aligned with the natural contours to minimize grading;
8. Retaining walls visible from off site should be of minimum height (4 feet or less) and faced with stone or earth-tone materials and colors.

EQ7.1b The County shall require conceptual grading plans to be submitted with development applications, and shall approve such applications based on conformance with the grading design standards of Policy EQ7.1.

4.2 NOISE

Noise Environment

The noise environment of the Planning Area is relatively quiet in comparison to nearby urban areas given the predominance of low density single family residential land use, large adjacent open space areas, and the absence of significant noise sources. Noise generating sources consist primarily of traffic from the local

roadway network and residential activities. Due to the number and length of roadways serving Kent Woodlands, traffic noise tends to affect a greater number of people over a broader geographic range as compared to "episodic" or single-event noise from residential activities such as construction activities, operation of motorized yard equipment, amplified music, and barking dogs. Both single-event and traffic noise can be accentuated, however, by the bowl-shaped topography and steep canyon walls which create an acoustical atmosphere similar to an amphitheater effect. Sounds generated in this type of environment can travel distances far beyond the point of origin by rising from low lying areas and reverberating as they bounce off of canyon walls. The residences most affected by this acoustical effect are located in the upper hillside areas of the community.

Applicable Noise Regulations

Because of the limited development potential remaining in the Planning Area, the continued buildout of the community is not expected to substantially increase ambient noise levels with respect to frequency or duration. Future noise associated with construction activities is a particular concern to the community, however, given the tendency of noise generated from "episodic" events to travel unusually long distances by reverberating off the steep canyon walls encompassing the community. Noise from residential and recreational activities could also be intrusive to surrounding residents depending upon the proximity of noise generating sources to quiet rooms of the house, such as bedrooms and offices, and the absence of physical or natural barriers to noise.

The various sources of noise in the Planning Area are controlled by a number of State and County regulations. State noise regulations include vehicle noise limits for exhaust and sound amplification systems contained in the State Vehicle Code, and sound insulation design standards for new residential construction which are required by the Uniform Building Code and Administrative Code. The County Sheriff's Department and State Highway Patrol are responsible for enforcing the State Vehicle Code. The Community Development Agency reviews building permit plans to verify that appropriate sound insulating design standards have been incorporated into new construction.

County noise regulations applicable to the Planning Area address noise which is considered to be a public nuisance, and noise associated with new development. Noise which is typically considered a public nuisance is addressed by the County's noise ordinance (Chapter 6.70 of the Marin County Code, Loud and Unnecessary Noise) which restricts or prohibits the creation and continuation of loud, unnecessary, or unusual noise from various sources such as motor vehicles, amplification systems, and persons yelling. The County noise ordinance is enforced by the County Sheriff's Department in response to citizen complaints.

The policies and programs in this Report reflect the County's land use process for maintaining acceptable noise levels in existing developed areas by regulating noise impacts which fall in one of two categories.

First, the location and design of new development can be regulated to minimize exposure of residents to excessive noise levels. Because land uses in Kent Woodlands are exclusively residential, noise intrusion from new improvements is normally associated with outdoor recreational areas such as swimming pools and sport courts. Potential noise impacts and appropriate mitigation measures are determined through review of Master Plans, Design Review, Use Permits and other discretionary development applications in addition to environmental review conducted pursuant to the California Environmental Quality Act. In some cases, noise impacts found to be potentially significant during initial review of a development application can be minimized through redesign of proposed improvements or conditions of approval requiring noise attenuating features, such as landscaping or solid fencing.

For projects where solutions to potential noise impacts are not available or agreeable to the applicant, the County can require the applicant to submit an acoustical analysis to assist in determining the extent of noise intrusion and appropriate mitigation measures. Acoustical studies should be reviewed for consistency with noise standards referred to in the Countywide Plan Noise Element. These standards recommend that residential areas should not be exposed to noise levels in excess of 60 dBa (Ldn) in outdoor areas and 45 dBa (Ldn) within indoor living areas.²

Second, the Community Development Agency minimizes impacts from excessive noise levels in Kent Woodlands by limiting the hours for construction-related activities involving the use of machinery, power tools or hammering as a condition of permit approval. Citizen complaints regarding construction noise are handled by the County Sheriff's Department. The Community Development Agency staff also reviews and refers a number of citizen complaints related to construction noise.

4.2.1 OBJECTIVES, POLICIES, AND PROGRAMS

The following objective and policies correspond to policies in the Countywide Plan regarding noise standards for new development and standard restrictions on noise generating activities regulated under the County's zoning code.

² dBa indicates decibels on an A-weighted scale, which reflects human judgment of the loudness of sound. Ldn indicates a time-weighted, 24-hour noise level where a 10-decibel increment is added during nighttime hours to reflect people's increased sensitivity to noise at this time.

Objective EQ.8

To minimize noise impacts due to outdoor activity areas and construction activities.

Policies

EQ8.1 Outdoor Activity Noise

New development shall site outdoor activity and recreational areas in a manner which avoids or minimizes noise intrusion on adjacent developed lots.

Programs

EQ8.1a The Community Development Agency staff shall review development applications to ensure that recreational and other noise-generating outdoor activity areas, including related improvements and equipment, are sited and designed to avoid or minimize noise intrusion into adjacent residences, and particularly quiet rooms such as bedrooms and offices. Electrical pool equipment shall be insulated to prevent noise intrusion into surrounding parcels. Where recreational areas are proposed, the Community Development Agency may require the applicant to submit a noise assessment prepared by a registered acoustical engineer prior to a decision on the project to ensure that acceptable noise limits established in the Countywide Plan are met. The noise assessment shall be based upon noise standards established in the Countywide Plan.

Policies

EQ8.2 Construction Noise

All new development shall minimize construction noise. Construction activities, including the operation of heavy equipment, shall be conducted only during daytime hours (7:30 a.m. to 5:00 p.m., Monday through Friday; 9:00 a.m. to 4:00 p.m. Saturday; no construction permitted on Sunday or State or National holidays). Stationary noise sources shall be located as far away from adjacent residences as possible. Noise control features, such as silencers, mufflers, and ducts, shall be used on loud equipment.

Programs

EQ8.2a The Community Development Agency staff shall impose the restrictions on construction activities contained in Policy EQ10.1 as conditions of approval for new development. The conditions shall be listed on the job-site copy of approved building permit plans to ensure their implementation by the supervising contractor.

4.3 CULTURAL RESOURCES

Prehistoric Resources

The area of Kent Woodlands was inhabited in prehistoric times by the Coast Miwok tribe as was most of the County. The aboriginal use of the area is evidenced by one prehistoric site within the Planning Area boundaries and several others in the surrounding area. In addition to recorded prehistoric sites, the archaeological sensitivity of the Planning Area has been mapped by the Community Development Agency based on a three-scale rating system: 1) a high archaeological sensitivity rating has been assigned to the valley floor and extends to the middle elevations of the canyon walls; 2) a moderate sensitivity area has been assigned to the Ross Hill area at the northern rim of the canyon; and 3) the remaining portions have been assigned as a low sensitivity area.

Because it is likely that prehistoric sites in the Planning Area remain undiscovered, policies in the section of the Report require that areas where possible sites may exist be surveyed prior to development, and require that the design and siting of new development avoid recorded sites.

4.3.1 OBJECTIVES, POLICIES, AND PROGRAMS

The following objective and policies correspond to policies in the Cultural Resources Element of the Countywide Plan and mitigation measures imposed through the County's environmental impact review process.

Objective EQ.9

To protect significant archaeological resources.

Policies

EQ9.1 Protection of Archaeological Resources

Significant archaeological resources in the Planning Area shall be identified through surveys and protected and preserved by

appropriate siting and design of new development, or other mitigation recommended by consulting archaeologists.

Programs

EQ9.1a In areas of moderate to high archaeological sensitivity, the Community Development Agency staff shall require that an archaeological records search and field survey be performed by a qualified archaeologists prior to the County deeming the development application complete. New development shall be sited and designed to avoid archaeological sites of value. Where development would adversely impact identified resources either directly or indirectly, mitigation measures and/or special construction techniques shall be required. Policy EQ11.1 and this program should apply to new development which involves disruption of undisturbed soils which is determined by staff to have the potential to affect archaeological resources in moderate to high sensitivity areas.

V. COMMUNITY DEVELOPMENT

5.1 COMMUNITY CHARACTER AND VISUAL RESOURCES

The distinguishing physical characteristic of Kent Woodlands is the variety of housing styles and parcel configurations and sizes. The physical layout of the community is a direct result of historic development patterns which have been strongly influenced by varied topographic features, vegetation, and water courses. As previously noted, since the Kent family filed the first subdivision map and deed restrictions in 1938, the development of Kent Woodlands has followed a general design concept of creating a low density single-family residential community with an emphasis on retaining the natural environment by adapting development to conform to a densely wooded hillside setting. The design of individual parcel boundaries reflects building sites which have been carefully selected to preserve topography, significant vegetation, water courses and privacy among adjacent building sites. The parcels resulting from this subdivision process generally range in size from one-half to five acres.

Single-family residences in the community range from large multi-story estates to modest single story ranch style homes. The architectural character of the community is composed of a variety of styles as custom home sites have been developed over a period of forty to fifty years to the present. Although there is no single dominant architectural style in Kent Woodlands, there are a number of design features which have been utilized to visually integrate buildings with the surrounding natural environment.

Construction of single-family residences in Kent Woodlands peaked in the 1950s. In 1990, the County granted the first of a series of approvals for the conceptual subdivision and development of the only remaining large undeveloped tract of land in Kent Woodlands -- the Tiscornia Estates property. Recent development has been limited primarily to two general types of infill construction: 1) new large scale single-family residences and residential additions on parcels occupied by preexisting modest sized homes; and 2) construction of new homes on a small number of vacant historic subdivision lots and new parcels created from resubdivision of historic lots.

Residential development in recent years has resulted in a growing community concern over the loss of diversity in parcel size as larger historic subdivision lots have been further subdivided into additional residential building sites. Subdivisions in Kent Woodlands have been limited to several parcels since a majority of the community was downzoned in 1982 to the current maximum density of one dwelling unit per acre. Although the parcels created by these subdivisions have been consistent with the predominant one-half to one acre parcel size of the community, the resultant incremental increase in density has reduced the number of large undeveloped areas that have historically served to preserve important natural features, such as ridges and hillside topography, groves of significant trees, and

streams. The community's concern over the reduction in larger parcels is heightened because the remaining undeveloped lands can provide an open space backdrop to surrounding parcels in addition to a visual link to wooded slopes that characterize the natural environment and sense of aesthetics of the community.

Another infill trend that has created potential conflicts with the original design concept of Kent Woodlands is the reconstruction of new homes or the substantial remodeling of existing homes on parcels that have been historically occupied by smaller structures. This type of infill development can lead to conflicts with the community design principle of adapting development to conform to the natural environment as previously undeveloped areas are converted to residential improvements and the visibility of structures becomes increased with their enlarged scale. The increase in structural height, bulk and massing can affect the use and enjoyment of property by reducing setbacks and natural visual screening between adjoining residences and outdoor living areas, thereby diminishing privacy and increasing noise. Reconstruction of existing homes may also diminish scenic resources available to adjacent residents and the larger surrounding community as visually prominent wooded hillsides and other scenic areas are converted to large residences and accessory improvements.

5.1.1 OBJECTIVES, POLICIES, AND PROGRAMS

The following objective, policies, and programs expand upon the guidelines for land divisions and design review contained in the 1981 Kent Woodlands Land Use Policy report and reinforce policies of the Marin Countywide Plan that relate to community development and visual resource preservation. They are aimed primarily at the design of new subdivisions and the adjustment of existing parcel boundaries, as well as the development of residential improvements.

Objective CD.1

To ensure that residential densities and new development are compatible with the historic development patterns of Kent Woodlands by preserving the natural and built characteristics of the development site and surrounding area while accommodating appropriate new development.

Policies

CD1.1 Protection of Natural Site Amenities

All land use decisions within the Planning Area will take into consideration the protection and preservation of unique natural site amenities including hillsides, ridges, water courses, stands of significant trees, rock outcroppings and other natural features which reinforce the identity of Kent Woodlands. Such decisions

should be guided by the principle of adapting development plans to the natural environment to avoid or minimize site alterations.

Programs:

CD1.1a The County's review of development applications shall include a thorough analysis of the existing natural environment on and adjacent to the development site.

Policies

CD1.2 Preservation of Natural Characteristics

New development will be required to preserve a significant portion of the natural amenities of their respective development sites.

Programs

CD1.2a The policies and programs in Section IV (Environmental Quality) of this Report shall be followed as general development standards and criteria for preserving natural resources in the Planning Area.

CD1.2b The quality of site design and its sensitivity to natural features, and particularly the hillside setting of the area, should be given first priority in the County's review of such proposals. Development plans should be approved by the County only when they demonstrate an effort to preserve and protect significant natural features in the siting and design of new or adjusted parcels, grading patterns, residences and accessory structures, driveways, and off-street parking areas.

CD1.2c Subdivision and lot line adjustment designs should provide for a variety of parcel configurations and/or sizes by placement of property lines which reflect a balance of preserving natural amenities and creating functional building sites. Proposals for subdivisions and lot line adjustments shall include graphic and written information describing the location, extent and visibility of future improvements on new or adjusted development sites.

CD1.2d When determined to be legally permissible, the County should require that new development provide for private open space easements to be recorded over undeveloped areas to ensure the long-term preservation of natural and scenic resources and community character.

Policies

CD1.3 Compatible Design

New single-family residences and additions to existing single-family residences should be compatible with the scale (height, bulk, and mass) and appearance (colors, materials, and design) of residences in the immediate neighborhood and should be integrated with and subordinate to the natural setting of the surrounding area. The design and architectural style of a single-family residence and accessory structures and fences or walls on the same parcel shall be integrated.

Programs

CD1.3a The County's review of infill development proposing new or remodeled single-family residences shall include a careful analysis of the existing built environment on and adjacent to the development site to ensure design compatibility between new and existing construction. Proposals which fail to contribute to the design character of the community as reflected by the design policies and programs of this Report are prohibited.

CD1.3b The design of elevated decks should incorporate a cantilever support to eliminate the use of pier or post underpinnings.

Policies

CD1.4 Infill Development

Infill development involving the replacement or expansion of existing single-family residences shall maintain compatibility with the environmental constraints and development opportunities of the preexisting development site. Infill development which proposes significant alterations to existing undeveloped areas or substantially increases the visibility of buildings and improvements from surrounding property and roadways should not be permitted unless it is found consistent with the policies and programs of this Report.

Programs

CD1.4a Proposals for infill development involving reconstruction of existing residences or substantial additions to existing residences shall include graphic and/or visual information from which a

comparative analysis of pre-development and post-development impacts on the project site and community character can be made.

Policies

CD1.5 Size, Height, Setbacks for New Development

The size, height, and setbacks of all new or expanded residential development shall be carefully regulated to maintain the existing character of the community and to preserve the sun, light, air, and privacy of adjacent residents. Outdoor activity areas, such as pools and sport courts, should not be located within close proximity to bedroom areas within residences on surrounding parcels.

Programs

CD1.5a Minimum setbacks for new improvements should conform to R-1:B-3 development standards, including: 30 feet for the front yard, 15 feet for side yards, and 20% of the lot depth up to 25 feet maximum for the rear yard. Greater setbacks may be required through the design review process to preserve natural resources or minimize development impacts on adjacent properties. Minimum setbacks may also be relaxed through the design review process where the County finds that such a reduction is necessary for the reasonable use and enjoyment of the development site, would promote clustering of buildings and preservation of natural amenities, and will not unreasonably interfere with the use and enjoyment of neighboring properties by causing excessive visual, privacy or noise intrusion. The design criteria established in Program CD1.7a(7) should be implemented for new residences or substantial remodel of existing residences on building sites with level or gently sloped topography if determined necessary to mitigate adverse visual and/or aesthetic effects which result from the height, bulk, and massing of multi-story structures.

CD1.5b Front-yard building setbacks on adjoining lots should be staggered to avoid a monotonous line of building facades along the streetscape. The amount of setback variation should be 10-20 feet at a minimum, and possibly more for larger parcels (greater than one acre) in the Planning Area.

Policies

CD1.6 Visual Resources

New development should be carefully sited and designed to avoid highly visible ridgeline areas and minimize interference with existing views on surrounding properties which are oriented towards major visual resources, such as visually prominent ridgelines, the lower Ross Valley and San Francisco Bay, and Phoenix Lake. The location and species type of new landscaping approved as part of a development application shall be regulated to ensure that existing scenic views are preserved. Visual resource areas subject to this policy include, but are not necessarily limited to, the Ridge and Upland Greenbelt Area shown in Figure 1.1 of this report. Other ridgelines defining the Planning Area boundaries to the west and north and visually prominent hillside areas should also be subject to this policy when determined appropriate through review of specific development applications.

Programs

CD1.6a Visual impacts from new development should be considered significant if they:

1. Result in a substantial, demonstrable negative aesthetic effect;
2. Result in obstruction of any scenic vista or view open to the public;
3. Result in the creation of an aesthetically offensive site open to public view.

Visual impacts should be proportional to the amount of visual change occurring from new development and should also include the compatibility of the site's visual change to the surrounding environment. Visual impacts of a development site should be further defined in terms of project site grading and alteration of natural land forms, removal of vegetation, the physical layout of buildings with respect to ridgelines, slopes and other visually prominent topographic features, and building placement, height, bulk, and massing.

- CD1.6b The visibility of new development shall be minimized by using existing natural site characteristics for screening, such as trees, topographic features, and rock outcroppings.
- CD1.6c Utility lines for new construction shall be placed underground.
- CD1.6d New subdivisions should be regulated so that no building or other construction is permitted on top or within 300 feet horizontally and 100 feet vertically of visually prominent ridges. Ridges subject to this program shall include those located within a Ridge and Upland Greenbelt Area as designated by the Countywide Plan (refer to Figure 1.1).
- CD1.6e New development shall be sited and designed so that rooflines are below the visual plane of ridges noted in Program CD5.5a above. Where a ridge lot is too flat to allow placement of new construction below the visual plane of the ridge, then a height limit of one story and 18 feet above natural grade shall be imposed. Flat roofs may be prohibited in connection with proposals for residential additions if determined by the County to be inconsistent with the predominant roof form and overall architectural style of the existing residence.
- CD1.6f Development proposals which have been identified as having potential visual impacts shall include story poles and/or graphic information for analysis of visual effects. When determined to be appropriate, the County shall require the installation of plastic netting or other similar material between story poles to simulate roof ridgelines, eaves lines, and building forms for proposed development.

Policies

CD1.7 Hillside Building Design

Buildings situated in hillside areas should be designed to visually blend with the surrounding natural topography to minimize the prominence of structural height, bulk, and massing as viewed from surrounding properties and roadways.

Programs

CD1.7a The following design criteria should be encouraged in hillside areas:

1. General building form should include low profile one- and two-story levels which are stepped down hillsides to conform to the surrounding natural terrain;
2. Uphill views of homes should present a low-slung horizontal silhouette by integrating deck and foundation design into the shape of the building and site topography;
3. Downhill views of homes should present a pleasing roofscape of low-pitched and gabled and hip roofs;
4. Building heights should not exceed 30 feet as measured from natural grade. Building heights below 30 feet may be required to avoid or minimize significant visual impacts as defined in Program CD1.6a above;
5. Roofs should be pitched and oriented to reflect the slope and direction of the surrounding natural terrain which provides a visual backdrop of the building;
6. To reduce visual impacts related to overall height, bulk, and mass of buildings, roof pitches should not exceed a 9 and 12 pitch. Architectural features which provide for articulation of roof forms such as dormers are encouraged as long as they do not substantially increase the bulk and mass of the structure. Roof forms and roof lines should be broken into a series of smaller building components. Long, linear, unbroken roof lines are discouraged. Roof top decks shall be sited and designed to minimize noise and privacy impacts to surrounding residents;
7. Exterior walls should be composed of a series of smaller horizontal and vertical planes to break up the visual bulk and massing of buildings and reflect the irregular terrain typically found in hillside settings. Large unbroken expanses of walls and rooflines should be avoided. No vertical building wall should exceed 20 feet in height as measured from the lowest point on finished grade adjacent to the wall. Foundations or other structural elements under two feet in height may be excluded from the 20 foot limit.

Any vertical walls above the 20 foot single wall height limit should be stepped back from the adjacent lower walls by a minimum distance of 10 feet. The wall step back design guideline should create visual separation between homes above the level of the first floor to reduce visible mass from downslope locations. Chimney masses less than six feet in width may be excluded from this requirement;

8. Flat building walls over one story in height and over 25 feet in running horizontal dimension should be discouraged to minimize unarticulated wall mass;
9. For downslope lots, garages and buildings should be sited as close to the street as practical while providing vehicular access and allowing for adequate off-street parking as required by other provisions of the Marin County Code so as to minimize grading for driveway ramps and front area landscaping. For upslope lots, garages, buildings, and driveways should be sited so as to minimize the size and height of driveway retaining walls and to avoid excessive cuts. To the extent feasible, the front of the garage should be oriented toward the street frontage to minimize the length of driveway and related grading typically required to construct driveway access to garages which are oriented toward side or rear property lines. Each lot must provide for at least two off-street guest parking spaces in addition to two garage parking spaces;
10. To minimize visual impacts where lots are substantially longer in direction of the slope than lot width, residences should generally be oriented to present the narrow side of the building to the exposed view rather than the wide side;
11. Excessive cantilevers and overhangs should be avoided on downhill elevations to minimize the apparent massing of buildings.

Policies

CD1.8 Exterior Lighting

Exterior lighting should be limited to the minimum amount necessary to safely illuminate points of access and outdoor living areas. Such lighting shall also be designed and located to avoid or minimize its visibility from surrounding properties and roadways.

Exterior lighting fixtures should compliment the architectural style of structures.

Programs

CD1.8a Exterior lighting should generally be avoided in areas which are visible from surrounding properties and roadways, unless necessary for safety or security. Night lighting for recreational use of tennis courts, sport courts, and other similar outdoor recreational activity areas shall be prohibited to avoid glare and noise intrusion from the nighttime use of such areas. In areas where such lighting will be visible from roadways or surrounding properties, light fixtures shall be mounted at low elevations (eight feet or less) and fully shielded to direct lighting downward to the immediate area underneath the fixture. Lighting along walkways should be mounted on low elevation bollards or posts. Flood lighting should be discouraged.

CD1.8b Development plans shall include information for the location, type, intensity, and design of all exterior lighting. Only exterior lighting conforming to Policy CD5.6 and Program 5.6a shall be approved.

Policies

CD1.9 Exterior Building Materials and Colors

Exterior building facades should be treated with materials and colors which visually blend with the surrounding natural environment and minimize contrast with the natural backdrop when viewed from off-site locations.

Programs

CD1.9.a The following exterior building elements should be encouraged in the design of new development to achieve architectural compatibility with the built and natural environments:

1. Roof colors should be dark earthtones to minimize visibility from distant locations. Roofing materials should either be concrete tile, flat clay tile, slate, non-reflective metal, composition or fiberglass shingles or other material which meets the requirements of applicable fire prevention codes related to roofing material and is acceptable to the

Community Development Agency as consistent with the design and materials of the site and the proposed residence;

2. Exterior wall material should consist of natural wood or shingle siding or natural colored stone or brick masonry or cement plaster;
3. Exterior colors should be subdued natural colors or earthtone finishes which are visually compatible with the colors of the natural surroundings;
4. Decking material and colors should be compatible with the residence;
5. Solar water heating collectors are permitted but should be carefully regulated to minimize reflective glare as viewed from surrounding properties and roadways;
6. Exposed sheet metal and flashing shall be painted or treated to harmonize with the adjacent field colors;
7. Window and skylight casing materials are to be consistent with building architecture, materials and colors. Skylight cases which are visible from off-site locations should be flat lenses or low pyramid type and painted or treated to harmonize with adjacent field colors;
8. Fences should be limited to 6 feet in height, unless the applicant can demonstrate that additional height will be visually unobtrusive and will not affect views from surrounding parcels. Fences should include materials which are compatible with the exterior materials of the residence. The use of natural wood or open wire fencing with natural wood or masonry/cement plaster posts is encouraged to visually integrate fencing with landscaping and the surrounding natural backdrop. Decorative wrought iron fencing can be used for small areas. Other than natural wood fencing, any fence proposed for the front and side yards should be treated, stained, or painted to match or complement the trim and body colors of the residence;
9. Retaining walls and concrete exposed to downhill views should be colored, textured, or painted to harmonize with adjacent soil or plant colors or be covered with redwood,

brick, stucco, or stone, or may be screened by landscaping to reduce visual impact.

CD1.9.b The following exterior building elements should be discouraged in the design of new development because they are generally obtrusive by nature of their massing, ornamentation or structural form:

1. Colors which visually contrast with the natural backdrop and materials which are reflective;
2. Columns, minarets, and towers which are inconsistent with the architectural style and/or scale of the proposed or existing building;
3. Large, unbroken expanses of walls;
4. Large areas of single-pane glass;
5. Mirrored or other highly reflective glass;
6. Plastic materials made to resemble masonry or stone;
7. Plywood siding (for example, T-1-11);
8. Excessive cantilevers or overhangs on downhill elevations;
9. Overhanging decks or decks on elevated poles that make buildings appear more massive from downhill views;
10. Fence materials including chain link, corrugated metal, bright colored plastic or plastic coating, or open wire (except when vegetated).

Policies

CD1.10 Landscaping

On-site landscaping should utilize primarily native plant species which are compatible with the surrounding natural environment of Kent Woodlands. Landscaping should enhance the site and building design as well as the neighborhood by respecting the primary viewsheds available to surrounding residents.

Programs

- CD1.10a Existing trees and natural vegetation should be retained where possible. Introduced landscaping shall include approximately 50% California native species tolerant to drought, fire, and frost which are consistent with plants approved by the Marin Municipal Water District. Trees and other vegetation endemic to the mixed evergreen forest should be encouraged in landscape plans. Trees planted within 20 feet of the nearest street (including curbs, gutters, sidewalks, and pavement) must be approved by the Marin County Department of Public Works, and shall not include species such as alders, redwoods, and sycamores which are detrimental to the integrity of the street. At least 80% of all plantings along drainage ditches shall be evergreen species, to minimize accumulation of vegetative debris within ditches and downstream drains.
- CD1.10b The location and species type of introduced landscaping shall be such that, at their maximum height, will not block scenic views of significant natural features from surrounding properties or cast substantial shadows onto adjacent properties. Views of significant natural features intended to be preserved include, but are not limited to ridgelines, the Ross Valley, and Phoenix Lake.
- CD1.10c Landscaping shall not be placed in easements provided for the installation and maintenance of utilities and drainage facilities which may damage or interfere with such installation and maintenance or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.
- CD1.10d Landscaping and other property frontage features such as retaining walls and fences shall be sited and designed so as not to obstruct or impede sight distances between driveways and approaching motorists.
- CD1.10e Extensive terracing and retaining walls or pony walls shall be discouraged. Terracing for front and rear landscaped yards may be permitted with incremental steps. Terraced pads for tennis courts and swimming pools on steep slopes are discouraged. Spas, lap pools, or lawns on sloped lots may be acceptable if these development standards can be met.

CD1.10f Landscaping plans required in connection with discretionary development applications shall be reviewed by the Kentfield Fire Protection District to ensure that the location and species type of introduced planting conforms to the fire safety regulations administered by the District. Trees and other vegetation required to be planted for visual enhancement or screening of new development should not be planted in locations that will require removal or substantial trimming with maturity to meet the District regulations for maintaining defensible space around the perimeter of buildings and other applicable site improvements.

5.2 TRAFFIC AND CIRCULATION

This section contains a general description of the Planning Area's traffic and circulation patterns, including volumes and capacity on major segments of the roadway system. Objectives, policies and programs for maintaining traffic circulation and minimizing adverse effects on the local roadway system follow the setting and existing conditions.

Roadway System

Access between the community of Kent Woodlands and regional roadway system is provided by College Avenue and Magnolia Avenue. College Avenue provides direct access to Sir Francis Drake Boulevard, a major arterial roadway that extends west to U.S. Highway 101 and east to State Route 1. Magnolia Avenue is a minor arterial roadway which provides a southerly route to the cities of Larkspur and Corte Madera and U.S. Highway 101.

The internal roadway system serving the community consists of a major collector road -- Woodland Road -- which traverses the canyon floor and a connecting network of residential feeder roads and local streets which extend into the hillside residential areas and terminate in cul-de-sacs. There is no element of through traffic in the community and Woodland Road provides the only access between internal feeder roads and the regional roadway system at the College Avenue/Magnolia Avenue intersection. Most of the roads serving the Planning Area are under the County's jurisdiction and are maintained as part of the County's roadway maintenance program. Maintenance of the few private roads in the community is the responsibility of private property owners which abut and/or utilize them.

In general, the roads are residential streets characterized by relatively narrow roadway widths, curvilinear alignments, and moderate to steep gradients. Some curbs and gutters have been installed and although the roadway widths generally range from 18 - 30 feet throughout the community, there are few shoulders wide enough to safely accommodate bicyclists, pedestrians or off-street parking. An exception is Woodland Road which has edge stripping that provides a paved

shoulder of varying width for pedestrian and bicycle circulation. Roadway gradients in many locations meet the County's standards of 12% - 18%, although there are switchback curves and other segments where the standards are exceeded.

Traffic Safety

The physical characteristics of the roadway system presents potential traffic safety hazards to motorists, pedestrians and bicyclists who are unwary or unfamiliar with travel patterns. Narrow streets and curvilinear roadway alignments restrict sight distances, particularly when vehicles are parked on roadway shoulders and at driveway locations where landscaping elements are sited close to the traveled roadway. Traffic circulation hazards tend to be less severe in the level to gently sloped portions of Woodland Road and its tributary roadways.

Because of the self contained nature of development patterns, there is no through traffic on the local streets and the bulk of the traffic is generated by residents who are familiar with the travel patterns. Review of County accident rate report data for the five year period from 1988 through 1993 shows no discernible pattern of traffic accidents that would indicate a specific location as being particularly hazardous. Accident rates on the major roadways in the community range from 0.2 to 1.6 per year.³ County traffic engineers do not consider these rates to be indicative of unusually hazardous safety conditions given the roadway traffic volumes, although not all traffic accidents are reported and the actual rates may be higher. Eliminating or reducing traffic hazards in certain locations is generally difficult to accomplish because the roadways have severe constraints to widening. Less intensive traffic safety measures can be implemented, however, to minimize the potential for accidents, such as the provision of adequate on-site resident and guest parking and regulating the siting of the fences and landscaping within and adjacent to road right-of-ways.

Traffic Volumes

Average daily traffic volumes on segments of the roadway system under current and future buildout conditions have been presented in Figure 5.1. Current daily traffic counts were taken during September and October of 1994 at three representative locations along Woodland Road, including: west of North Ridgewood Drive/South Ridgewood Road; between Evergreen Drive and Rancheria Road; and between Rancheria Road and College Avenue/Magnolia Avenue.

Existing and potential traffic volumes have also been presented in Table 5.1 in terms of peak hour volumes and average flow rates. Estimated future traffic counts have been calculated at the three Woodland Road locations by applying standard trip generation rates to each existing undeveloped and potential building site. The

³ Marin County Accident Rate Report, 1988 - 1993, Department of Public Works

distribution and assignment of estimated trips were made according to travel patterns which assumed the most direct inbound and outbound routes. Potential vehicle trips were estimated from a total of 33 parcels which are served by the internal roadway system, including 17 potential parcels within Kent Woodlands, eight conceptually approved parcels within Kent Woodlands, one potential parcel within the adjacent County, and five undeveloped parcels in the adjacent Town of Ross.

Of the thirty-three parcels which could generate additional traffic as a result of their eventual development or potential subdivision, seventeen are located in the neighborhood to the north of Woodland Road, and sixteen in the neighborhood to the south. Goodhill Road would experience the greatest increase in traffic volumes from potential subdivisions in the northerly half of the community due to its function as a residential feeder road to the major arterial access provided by Woodland Road. Additional vehicle trips from potential subdivisions in the southerly half of the community would utilize South Ridgewood Drive, Evergreen Drive, and Rancheria Road for access to and from Woodland Road. The greatest influx of additional vehicle trips would occur along the segment of Woodland Road located between Rancheria Road/Goodhill Road and the entrance to the community at College Avenue/Magnolia Avenue.

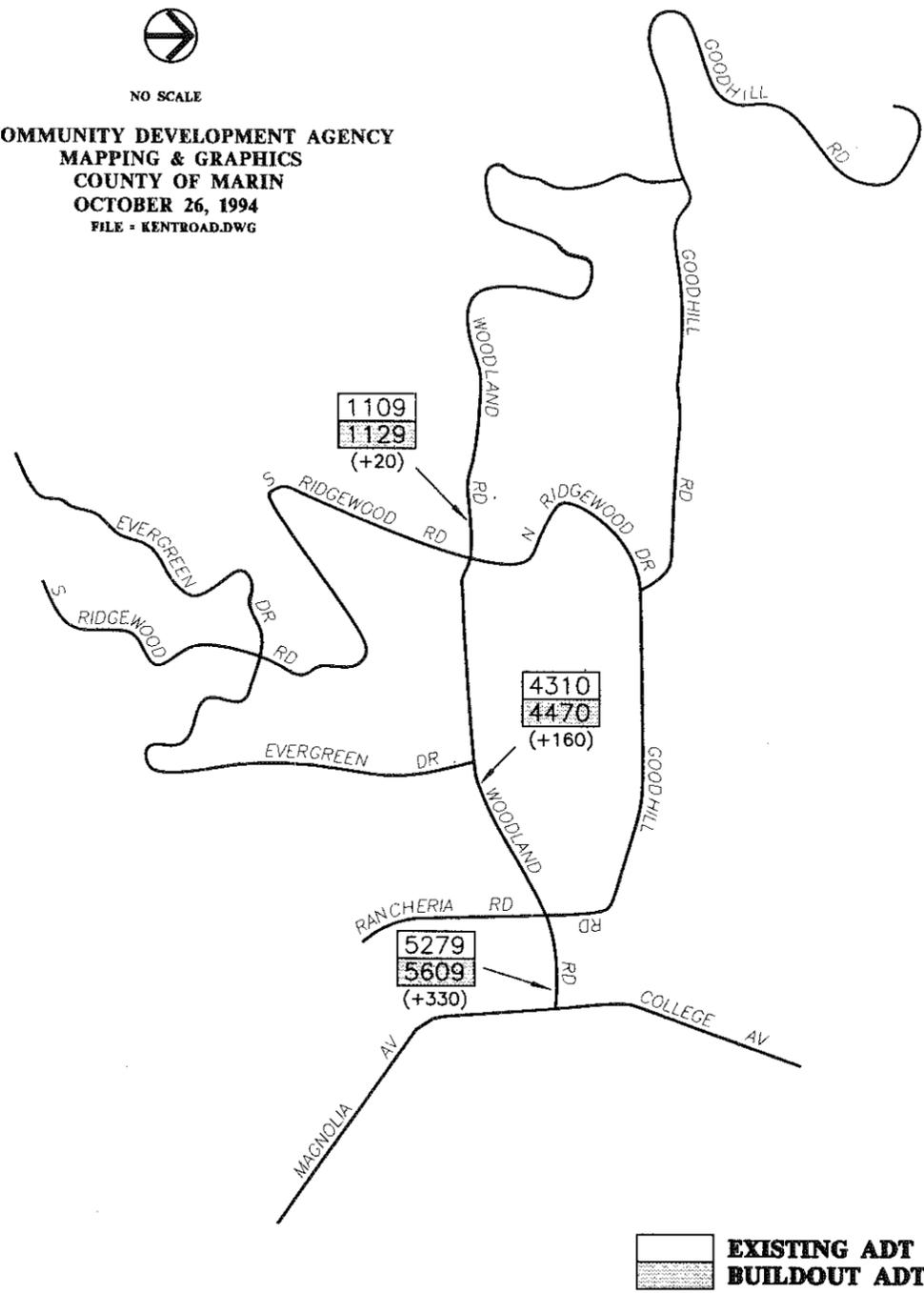
County traffic engineers have reviewed the current and potential average daily traffic volume data and have determined that the Planning Area roadway system has the capacity to accommodate the additional vehicle trips generated under the maximum buildout scenario without significantly decreasing the efficiency of traffic flows. As shown in Table 5.1, peak hour traffic volume increases along Woodland Road at full buildout are estimated to be no more than 33 trips at the entrance to the community, and as little as 2 trips west of North Ridgewood Road/South Ridgewood Drive. The increase in peak hour volume traffic is not significant enough to cause an average flow rate increase of more than 1 vehicle trip at any of the measurement locations.

As mentioned previously in Section 3.3 (Land Use and Development Potential) of this Report, the future increase in density of the Planning Area is expected to be less than the maximum buildout projection due to physical and policy constraints that will likely preclude the further subdivision of parcels which are large enough to accommodate an additional building site under the current zoning designation. The increase in traffic from potential subdivisions is, therefore, also expected to be less than shown in Figure 5.1 and Table 5.1.



NO SCALE

COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
OCTOBER 26, 1994
FILE - KENTROAD.DWG



EXISTING ADT
BUILDOUT ADT

Figure 5.1

KENT WOODLANDS AVERAGE DAILY TRAFFIC (ADT) VOLUME

SOURCE: MARIN COUNTY AVERAGE DAILY TRAFFIC DATA REPORT. SEPTEMBER/OCTOBER 1994.

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TABLE 5.1
KENT WOODLANDS PEAK HOUR/AVERAGE FLOW RATES

	Existing Traffic		Potential Subdivision Traffic		Combined Buildout Traffic	
	Peak Hour Voume	Average ** Flow Rate	Peak Hour Volume	Average Flow Rate	Peak Hour Volume	Average Flow Rate
Woodland Road: West of Ridgewood Road	111 trips	2 trips per minute	2 trips	0.03 trips per minute	111 + 2 = 113 trips	2 trips per minutes
Woodland Road: Evergreen Drive- Rancheria Road	431 trips	7 trips per minute	16 trips	0.3 trips per minute	431 + 16 = 447 trips	7.5 trips per minute
Wodland Road: Rancheria Road- College Avenue	528 trips	9 trips per minute	33 trips	0.5 trips per minute	528 + 33 = 561 trips	9 trips per minute

** Average Flow Rate = $\frac{111 \text{ cars per hour}}{60 \text{ minutes}} = 2 (1.85) \text{ trips per minute.}$

Source: Marin County Department of Public Works, September/October, 1994. Marin County Average Daily Traffic Data Report.

Note: Traffic volumes have been adjusted to the nearest 0.5 vehicle trip

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Based upon the existing traffic counts and the projected increases in traffic volumes on College Avenue, the intersection of College Avenue and Kent Avenue currently meets (and will continue to meet) the peak hour volume warrant for signalization of the intersection. Due to the lack of strong community interest in installing a signal at this intersection, and a traffic accident rate of only one collision over the previous five years, the Department of Public Works has not been pursuing funding for a signal and does not expect to do so in the near future.

5.2.1 OBJECTIVES, POLICIES, AND PROGRAMS

The following objectives, policies, and programs address the transportation circulation issues related to new development which face the Planning Area.

Objective T.1

To maintain and improve traffic circulation in the Planning Area by preserving established road right-of-ways.

Policies

T1.1 Road Right-of-Ways

To maintain adequate stopping and turning sight distances and preserve shoulder areas for emergency on-street parking and havens for pedestrians and bicyclists, the County should prohibit the construction of fences, walls, and other accessory structures, or similar structural landscaping features within the right-of-way of roads and streets within the Planning Area.

Programs

T1.1a The County shall review permits for new residential construction to ensure against encroachments into road right-of-ways as described in Policy T.1.

Policies

T1.2 Sight Distance

Adequate stopping and turning site distances shall be maintained at roadway and driveway intersections by regulating the siting and design of property frontage improvements such as landscaping, retaining walls and fences.

Programs

T1.2a The County shall require that development applications include roadway or driveway design information to verify compliance with stopping and/or turning sight distance standards.

Policies

T1.3 Construction Staging Areas

Construction vehicles, equipment and materials shall be parked or stored on the development site, or on a roadway shoulder area wide enough to allow for safe traffic circulation.

Programs

T1.3a Determinations regarding the specific location of off-site construction parking and storage areas within road right-of-ways shall be coordinated by the Department of Public Works prior to use of the road right-of-way.

Policies

T1.4 Traffic Safety Improvements

The Department of Public Works should coordinate with the Kent Woodlands Property Owners Association to identify traffic hazard areas in the Planning Area roadway system and develop mitigation measures appropriate to the specific impact and locale.

Objective T.2

To ensure adequate parking for new residential construction.

Policies

T2.1 Off-Street Parking

New development shall be required to provide off-street parking based on projected need.

Programs

- T2.1a All new residential development and construction must provide off-street parking as required by the Department of Public Works. In establishing the required parking, the Department of Public Works will take into account the size of the home, the number of proposed bedrooms, and guest parking requirements. Generally, each single-family residence should provide a minimum of two off-street parking spaces and up to four guest parking spaces to discourage parking on narrow and/or curvilinear roads. Guest parking spaces should be provided in a tandem arrangement, if feasible, to avoid grading, vegetation removal, and additional impervious surface area. In determining the precise number of required spaces for a particular property, the Department of Public Works will confer with the Community Development Agency Planning Division to ensure that the required parking can be provided in an aesthetically sensitive manner given the physical constraints of the site. Tandem parking arrangements should be used in hillside areas to avoid or minimize grading and the use of retaining walls for construction of off-street parking areas.

Objective T.3

To retain the character of the Planning Area by assuring that future roadway construction and improvements will have a low impact on the natural and built environments.

Policies

- T3.1 Roadway Design and Community Character

All roadway improvements must be designed to preserve and enhance the semi-rural character of the Planning Area.

Programs

- T3.1a The County will support the retention of the existing character of the Planning Area by discouraging the installation of street lights, concrete sidewalks, curbs, and gutters. Alternative materials to concrete are encouraged for sidewalks, berms, and drainage swales where these improvements are needed for engineering and safety purposes.

Policies

T3.2 Roadway Design and Natural Resources

All new roadway improvements must be designed to have a minimal impact on values of the natural environment.

Programs

T3.2a The County will keep road and driveway widths to the minimum required in areas of high natural resources value or in areas that contribute to the visual character of the community. Road and driveway widths shall be consistent with standards for ensuring adequate emergency vehicle access as determined by the Community Development Agency in consultation with public service agencies.

T3.2b New and modified roadways and driveways should be designed to retain significant vegetation, unless the Department of Public Works determines that such vegetation creates a significant traffic safety hazard by reducing turning or stopping sight distances.

T3.2c The County shall retain existing unimproved watercourses in their natural state. Proposed roadways and driveways that would move unimproved drainages underground are to be discouraged.

T3.2d Roads and driveways should be designed to minimize their presence and conform as closely as possible to natural slope contours to minimize grading and the use of retaining walls. Roads and driveways which alter hillsides by creating wide straight alignments or notches in ridgelines or ridgeterspurs should be discouraged.

T3.2e Existing driveways should be maintained and utilized to the maximum extent possible for infill development of new or remodeled single-family residences. Driveway extensions requiring substantial alterations to natural topography, trees, water courses and other natural site amenities should be avoided.

Policies

T3.3 Roadway Maintenance

The County should ensure that privately-maintained roadways are left in good condition after completion of a project.

Programs

T3.3a The County shall require developers to post a bond proportional to the size of the project to cover the cost of repairing publicly and privately owned roadways following completion of a project.

Objective T.4

To ensure that new development on parcels located outside of the Planning Area does not cause traffic circulation impacts on the Planning Area roadway system.

Policies

T4.1 Traffic From Outside The Planning Area

New development on vacant parcels located outside of the Planning Area should not be allowed to utilize the roadway system serving the Planning Area unless adequate traffic circulation can be maintained at acceptable levels.

Programs

T4.1a The County, in cooperation with the Town of Ross and City of Larkspur, should review discretionary applications for new development located in adjacent incorporated areas to evaluate traffic related impacts when such development proposes to use the internal roadway system of Kent Woodlands. When determined to be appropriate by the Department of Public Works, the County may request that development applications include traffic impact studies prepared by qualified traffic engineers assessing the individual and cumulative effects on level of service, alterations to the present patterns of circulation or movement of people, and increase in traffic hazards to vehicles, bicyclists, and pedestrians. The County shall discourage development applications which result in significant impacts on traffic circulation in the Planning Area, or significant impacts which cannot be mitigated in a manner consistent with relevant County policies and development standards.

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VI. NATURAL HAZARDS

This section of the Report contains a description of the Planning Area's geology, soils, hydrology, drainage, and fire characteristics. Each of the categories is followed by a series of objectives, policies, and programs for protection from and/or mitigation of potential hazards from existing conditions.

6.1 GEOLOGY AND SOILS

Topography

The topography of the Planning Area is shown in Figure 6.1. In general, the area characterized by a series of steep walled canyons which ascend from a narrow floor to ridges with peak elevations of approximately 600 feet. Slopes in the canyon areas vary and can have maximum gradients of up to 60% - 70%.

Geology and Soils

The geology of the Planning Area, as with most of central and southern Marin County, is underlain by bedrocks of the Franciscan Formation. The Franciscan Formation is a complex, disrupted assemblage containing an abundance of sheared rock characterized by low permeability, landslides and masses of shattered sandstone. This geologic assemblage is characterized by a melange of sandstone (Graywacke), shale, greenstone, chert, metamorphosed blueschist, and serpentine sedimentary bedrocks that were deposited in a marine environment during the late Jurassic and Cretaceous Period. The various geologic units were subsequently uplifted by tectonic processes and exposed to environmental weathering and erosion. The intensely sheared geologic units are so badly altered and distorted from the processes of compression and uplifting that the geologic units become unmappable.

The rock strength properties and the characteristics of the associated slopes and soils of the Franciscan Formation vary significantly due to the mixture of melange and competent rock material. The large blocks of rock are generally strong and mark areas that are stable or resistant to mass movement. These blocks tend to buttress the melange material and locally improve slope stability. The melange material, however, is weak and characterized by clay surface soils which shrink and swell through the seasons and encourage differential downslope movement or "creep." (Rice and Strand, 1971).

Slope Stability

Figure 6.1 depicts relative slope stability for the Planning Area, as mapped by the California Division of Mines and Geology (Rice and Smith, 1976). The mapping of relative slope stability provides a broad evaluation of land stability patterns based on a 1 - 4 value scale of ascending instability, with zone 1 being the most stable

category and zone 4 representing the least stable category. The map has been prepared to assist in general land use planning and is not intended or suitable for site-specific evaluations which typically are prepared for proper planning of specific construction projects. Among the factors considered in compiling this map are the stability characteristics of the basic geologic materials, steepness of slope, and the presence of natural factors such as streams, swelling of soils, and seismic activity.

As shown in Figure 6.1, the general slope stability characteristics vary throughout the Planning Area, with the most unstable areas (zones 3 and 4) occurring in the middle to upper hillside elevations and the most stable areas (zones 1 and 2) situated along the valley floor and lower slopes. Most of the parcels with subdivision potential are located in areas of moderate instability (zone 3) where the steepness of slopes reaches the stability limits of the underlying geologic material. One parcel with subdivision potential, Assessor's Parcel Numbers 075-280-05 (located at the eastern fringe of the Planning Area boundaries), is partially occupied by an area of low stability (zone 4). Slopes in this category are typified by landslide deposits in upslope areas, whether presently active or not, and slopes where there is evidence of downslope creep of surface materials. In the absence of more detailed, site-specific geologic study, slopes classified as zone 4 should be considered naturally unstable and subject to potential failure even in the absence of human disturbances and activities.

Seismicity

The Planning Area is located in an area of seismic susceptibility as is the rest of Marin County and surrounding region. The Bay Area counties are traversed by a series of ancient and presently inactive faults which have caused additional local shearing and disruption of bedrock units during previous seismic activity. The Planning Area is situated between two active faults, including the San Andreas fault, located approximately 6 miles to the west, and an extension of the Hayward fault which lies approximately 11 miles to the east. Seismic activity along either of these faults could pose geologic hazards including surface rupture, ground shaking, landslides, slope failure, lurching, differential compaction and liquefaction. Due to the distant location of these faults, however, the Planning Area is not identified as being located in a high seismic hazard area according to State seismic hazard mapping. The Marin Countywide Plan Environmental Hazards Element further identifies the Planning Area as being located within a general area of weak groundshaking intensity and low susceptibility to liquefaction. Although future large earthquakes (Richter magnitude of 7 or greater) could result in minor damage to structures, adherence to the Uniform Building Code earthquake engineering standards should adequately mitigate against potential effects from groundshaking.

KENT WOODLANDS LAND USE POLICY REPORT

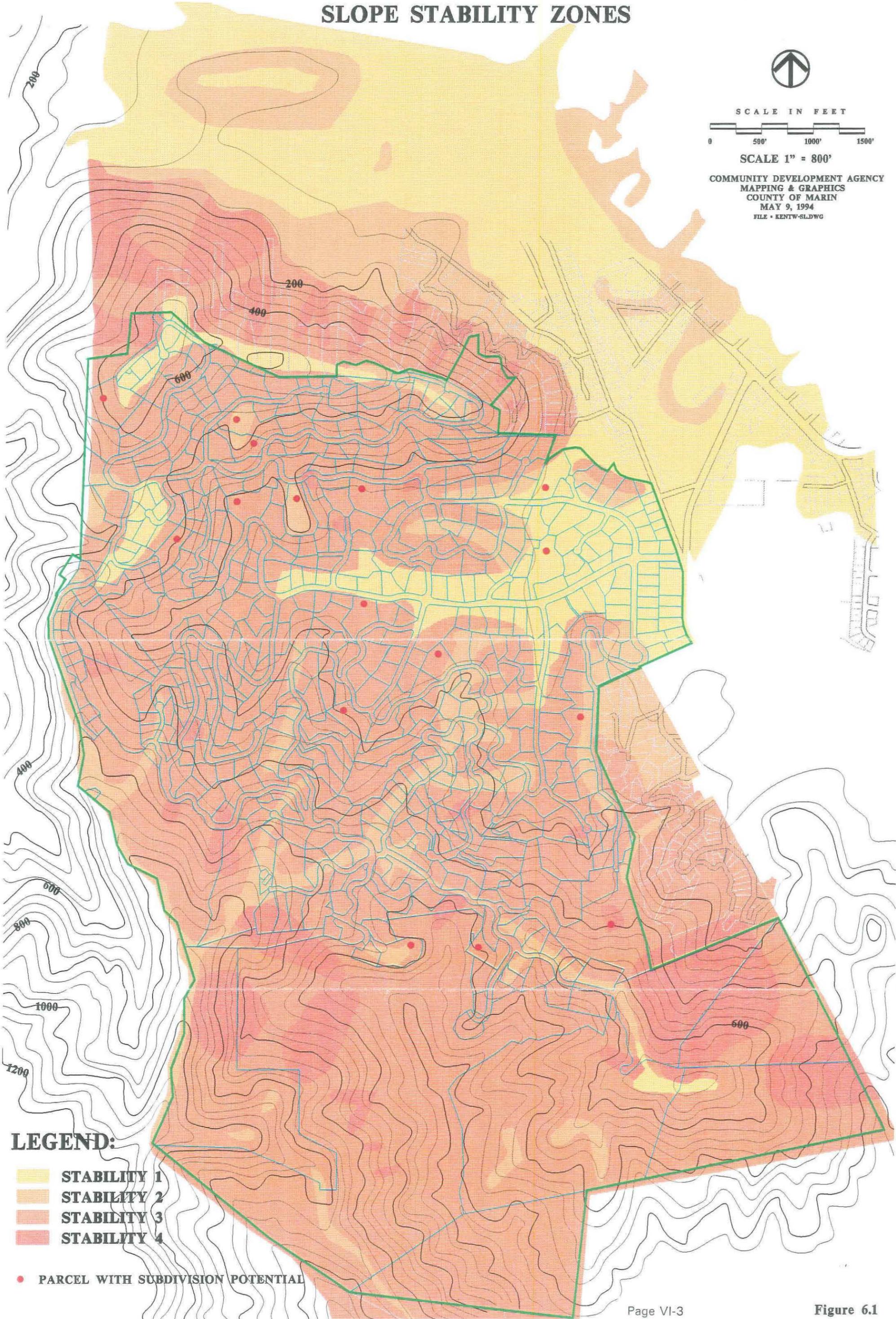
SLOPE STABILITY ZONES



SCALE IN FEET
0 500' 1000' 1500'

SCALE 1" = 800'

COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
MAY 9, 1994
FILE - KENTW-SL.DWG



LEGEND:

- STABILITY 1
- STABILITY 2
- STABILITY 3
- STABILITY 4

- PARCEL WITH SUBDIVISION POTENTIAL

6.1.1 OBJECTIVES, POLICIES, AND PROGRAMS

Objective NH.1

To avoid or minimize geologic hazards related to slope instability such as landslides and downhill soil creep.

Policies

NH1.1 Slope Stability

Known landslides and landslide prone deposits on steep slopes shall not be used for development except where engineering and geologic site investigations indicate that such sites are stable or can be made stable by implementing mitigation measures which are consistent with other policies and programs of the Environmental Quality and Community Development sections of this Report.

Programs

NH1.1a The County shall require that development applications for subdivisions or lot line adjustments include a preliminary soils report including, but not necessarily limited to complete written and graphic descriptions of the site based on field investigation as related to soils matters such as slope stability, settlement, feasibility of construction of proposed or ultimate improvements, and a description of soils related hazards and problems and the type, location and extent of methods of eliminating or reducing such hazards and problems. Applications which present soils related hazards or problems which cannot be eliminated or reduced in a manner consistent with other policies and programs of this Report shall be denied. Lot line adjustment applications which do not propose or create the potential for development of new building sites or substantially remodeled homes may be exempted from this requirement by the Public Works Director.

NH1.1b The County shall require the submittal of a slope stability report and/or preliminary soils report for any new construction that could affect soils stability on parcels located in slope stability zones 3 or 4, unless such requirement is waived by the Public Works Director based upon knowledge of the qualities of the affected soils. The report must be prepared by a civil engineer with soils engineering expertise or a soils certified engineering geologist attesting to the suitability and geological feasibility of

placing buildings on the site and identifying any drainage areas on the site which must be left unobstructed or accommodated.

Policies

NH1.2 Seismic Safety Standards

New structures shall be built to the seismic safety standards of the Uniform Building Code.

Programs

NH1.2a The County shall review building permits for new construction to ensure conformance with engineering earthquake standards established in the Uniform Building Code.

6.2 HYDROLOGY AND DRAINAGE

The major hydrologic characteristics of the Planning Area are included in Figure 4.1. As shown, there are four major water courses that drain the area, including Tamalpais Creek, which originates in Woodland Canyon to the west and drains into Corte Madera Creek, and three smaller tributary streams arranged in a linear formation along the canyons to the south. The drainage network also includes a number of unmapped drainage swales which are formed by ravines and discharge into the larger water courses. Tamalpais Creek and its tributary drainages provide important drainage and flood control values to the Planning Area by receiving and conveying stormwater runoff to Corte Madera Creek and ultimately San Francisco Bay. Due to its location on the eastern slopes of Mount Tamalpais, the watershed in Kent Woodlands receives a substantial amount of rainfall during major winter storms.

To protect people and improvements from flooding on parcels traversed by or adjacent to streams or other drainages, the Department of Public Works, Flood Control Division, requires a flood control setback for new development which is equal to approximately twice the channel depth plus 20 feet. The flood control setback is strictly applied in Kent Woodlands due to the unusually high volumes of surface runoff and has generally been effective in preventing flood damage to buildings and other structures. The flood control setback falls within the 50-foot Stream Conservation Area setback discussed in Section 4.1.1 of the Environmental Quality Chapter due to the relatively shallow depth of streams and other drainages in Kent Woodlands.

Flood hazard in the Planning Area is normally limited to minor localized flooding of roadways which tends to occur when culverts are blocked and storm water flows breach a drainage channel. The Department of Public Works investigates the public

drainage system in the Planning Area during major storm events and conducts maintenance activities to ensure that drainage improvements function properly.

The capacity of the drainage network to receive stormwater flows can also be threatened by human actions occurring throughout the Planning Area. Urban alterations such as grading, vegetation removal, and replacement of natural ground surfaces with impervious structures and paved surfaces have led to increases in total and peak runoff volumes during storm events which can contribute to localized flooding and accelerated erosion of stream channels. Development extending to the banks of stream and drainage channels has also caused disruption of riparian vegetation, obstruction of stream flows, and erosion of channel banks, and restricted maintenance opportunities.

6.2.1 OBJECTIVES, POLICIES, AND PROGRAMS

Objective NH.2

To avoid or minimize the potential for flooding and soils erosion during storm events.

Policies

NH2.1 Runoff and Erosion Control

New development should include provisions for reducing peak stormwater flows into Tamalpais Creek and its tributary drainages when determined to be appropriate by the Department of Public Works. Stormwater reduction measures include, but are not limited to minimizing the amount of proposed impervious surfaces, soils compaction, and vegetation removal, and incorporating landscaping areas into site designs.

Programs

NH2.1a The County shall require that development applications include drainage plans which demonstrate that storm water reduction measures and storm drainage systems have been provided in compliance with Policies NH2.1 and NH2.2.

Policies

NH2.2 Drainage Collection and Conveyance

The collection, conveyance and discharge of stormwater should be designed according to the following drainage standards as appropriate to the specific project.

- a. Storm water from impervious surfaces should be collected and conveyed in a manner which avoids erosion and flooding impacts to the development site and adjacent properties.
- b. Storm drain improvements for new development should have a natural rather than a manufactured appearance and should be incorporated into a comprehensive drainage system.
- c. Drainage devices such as terrace drains, benches or downdrains should be placed in the least visual portions of a slope. Natural drainage swales, rather than concrete drainage systems, should be the preferred technique for downdrains. The side of a manufactured downdrain may be bermed to conceal it.
- d. Where necessary, the design of new development shall accommodate the collection of debris from potential land slippage and/or erosion caused by overland or subsurface drainage without causing damage to improvements or other downslope properties.
- e. Where necessary, an emergency overflow route for flood and debris flows which exceed the design capacity of the planned drainage, flood control and debris facilities and devices shall be provided. Overflow routes shall be directed away from slopes and improvements and toward safe points of discharge.

6.3 FIRE HAZARD

Fire protection for the Kent Woodlands community is provided by the Kentfield Fire Protection District from its fire station at the Sir Francis Drake Boulevard/College Avenue intersection, which is approximately 1.5 miles from the Woodland Road entrance to the community. The Kentfield Fire Protection District provides fire prevention, fire suppression, fire code enforcement and emergency paramedic

services to the community. The Kentfield Fire Protection District also provides these services to parcels located in the Town of Ross which take access from the roadway system in the Planning Area. Support for fire suppression is provided by all other fire protection districts in the County under a mutual aid agreement. Response times to the Planning Area from the District station range from approximately 45 seconds to 6 minutes depending upon the destination.

Because Kent Woodlands is located within a State Responsibility Area (SRA), the Kentfield Fire Protection District is responsible for implementing SRA Fire Safe Regulations which require the implementation of basic emergency access and perimeter wildfire protection measures for the design and siting of new buildings. In general, these measures provide for emergency access, signing of streets and address numbering, private water supply reserves for emergency fire use, and vegetation modification such as removal of flammable vegetation in close proximity to structures. The District has adopted the SRA Fire Safe Regulations as the local fire prevention standards for Kent Woodlands. The County normally incorporates these regulations into conditions of approval for new construction in Kent Woodlands to ensure that fire safety steps appropriate to the development site are implemented. The regulations are enforced by the District through neighborhood inspections with support from the office of the State Fire Marshal if determined appropriate. The District also provides advice and guidance to property owners about specific actions that can be taken to minimize fire hazard. Other fire prevention regulations contained in the Uniform Fire Code and Uniform Building Code are implemented in Kent Woodlands by the Kentfield Fire Protection District and County Department of Public Works, Building Inspection Division, respectively.

Fire safety in the Planning Area has also been addressed by the Marin County Open Space District and Marin Municipal Water District in their Draft Vegetation Management Plan for the Mount Tamalpais area. The Plan identifies Kent Woodlands as a High Fire Hazard Zone, or an area at risk from wildfires due to the extensive amount of flammable fuels in close proximity to residences and difficult access in certain locations. The Plan includes recommendations for property owners to create defensible space around their residences by clearing flammable vegetation and using fire resistant plant species in close proximity to buildings. The Plan also recommends building techniques consistent with the Uniform Fire Code for new construction and measures to provide water supply for fire suppression.

The fire hazard within the community is influenced by the vegetation cover, the steep topography of the area, the structural characteristics of new development, and the availability of alternative routes for egress. Although the dense cover of vegetation is a major natural amenity of the community, it also increases the potential for fire hazard by providing an extensive natural fuel source for fires. The amount of heavy fuels, such as trees and large brush, and the density of development and wood frame construction make the urban/wildland interface along

the western fringe of the Planning Area an especially hazardous area. Hazardous conditions can also occur during the dry, hot summer months, particularly on the southern slopes of the community and in areas with vegetation that has a low water content. Homeowners in these areas should be encouraged to undertake "greenbelting" programs to establish protective strips around the perimeter of properties by removing flammable vegetation and planting native, fire-resistant vegetation in its place.

Access to homes and surrounding undeveloped areas by fire suppression equipment and fire fighting personnel can be impaired by the steep, narrow roadways and heavily wooded slopes. On-street parking on narrow streets further complicates fire truck access through the community. The provision of fire sprinklers for new construction becomes especially critical to the protection of life and property when emergency vehicle response times are extended by these conditions.

The self-contained nature of the roadway network and the single point of egress from the community provided by Woodland Road can severely restrict or eliminate the ability of residents to evacuate the area in their vehicles to avoid threats to their safety in the event of a large, fast moving fire. The lack of through traffic could also impair or prevent emergency vehicle access to homes and surrounding areas should roadways become obstructed by fire. This problem could be ameliorated by developing an emergency access plan designed to provide emergency roadway access between internal cul-de-sac roadways within the community and possibly other roadways in outlying areas.

6.3.1 OBJECTIVES, POLICIES, AND PROGRAMS

Objective NH.3

To minimize fire hazard and maintain an adequate level of fire protection for residential and open space areas in the community.

Policies

NH3.1 Fire Protection for New Construction.

The Kentfield Fire Protection District shall review development applications to ensure that all applicable requirements for fire protection are met as necessary to protect the proposed development and surrounding area. Development applications for property adjacent to open space lands shall be reviewed by the Marin County Open Space District and/or Marin Municipal Water District to determine appropriate fire safety measures based on the Draft Vegetation Management Plan. Fire safety requirements or recommended measures may include, but are not limited to fire

resistant building materials, fire retardant landscaping, vegetation clearance from structures, fire trails, fire breaks, sprinkler systems and fire hydrants. New development should be approved by the County only when adequate fire protection services can be provided.

NH3.2 Emergency Access

Development applications shall be reviewed by the Kentfield Fire Protection District to ensure that adequate emergency vehicle access is provided for new construction, and to identify areas on developed lots where such access is impaired and notify the County property owners with recommendations for needed improvements.

Program

NH3.1/2a The Community Development Agency shall transmit development applications to the appropriate agencies noted in Policy NH3.1 and NH3.2 above and incorporate fire safety measures as conditions of approval for such applications consistent with the County's regulator authority.

Policies

NH3.3 The Kentfield Property Owner's Association and Kentfield Fire Protection District, with assistance from the County, should develop an emergency access plan designed to provide emergency access connections between dead end streets within the community and with roadways in outlying areas.

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VII. KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

7.1 ORGANIZATION OF KWPOA

The Kent Woodlands Property Owners Association (KWPOA) is a private non-profit property owners association which is empowered to enforce community covenants, conditions and restrictions (CCRs) on lands located within the Planning Area. The KWPOA operates in accordance with a specific set of Articles of Incorporation Bylaws and underlying rules of the Davis-Stirling Common Interest Development Act (State of California Civil Code Section 1350) and is not subject to open meeting laws and public notice requirements followed by the County. The CCRs apply to specific properties within the Planning Area and govern private property rights including, land use, construction and maintenance activities. The CCRs are administered and enforced solely by the KWPOA and are totally separate and apart from the County's zoning and planning authority established under the police power of the State Constitution. Land uses which may be permitted under the County's general planning and zoning laws may not be permitted under the KWPOA CCRs.

In addition to administering and enforcing the community's CCRs, the KWPOA also serves as the community's link to County staff, Planning Commission, and Board of Supervisors with respect to land use decisions before the County. The KWPOA is represented by a five-member board of directors and officers and a three-member Architectural Supervising Committee. All of the KWPOA representatives are residents of Kent Woodlands who are knowledgeable about land use issues and concerns of the community.

7.2 ADVISORY FUNCTIONS OF KWPOA

Pursuant to the KWPOA bylaws, the Architectural Supervising Committee has primary responsibility for reviewing proposed development projects and forwarding a written recommendation to the Community Development Agency regarding the completeness of the development application, the appropriate level of environmental review under the California Environmental Quality Act, and the overall merits of the proposal. The KWPOA's relationship with the County is merely advisory. The County is not obligated to follow recommendations from the KWPOA in processing or acting on development projects. The County does, however, work closely and cooperatively with the KWPOA to resolve issues and concerns related to new development in the Planning Area. Similarly, the KWPOA is not required to uphold decisions of the County when administering and enforcing the community's CCRs.

In order to provide applicants with guidance early on in the project design and development, applicants should request as a courtesy an informal review before the Architectural Supervising Committee prior to formally submitting a proposal to the County. This approach allows an applicant the opportunity to obtain information

regarding consistency with the community's CCRs as well as identify and respond to land use and environmental issues raised by the KWPOA. The Architectural Supervising Committee, at its option, may or may not elect to conduct such an informal review with the applicant. If an informal review request is granted by the Architectural Supervising Committee, the applicant should be advised that the project must be reviewed by the Architectural Supervising Committee after a formal application is submitted to the County. Such an informal review should not be considered as binding, but rather as a pre-submittal evaluation prior to the expenditure of large amounts of time and money by the applicant.

Historically, the Architectural Supervising Committee has reviewed development applications for private projects, namely those for master plan, development plan, design review, tentative subdivision map, and lot line adjustment. The advisory function of the Architectural Supervising Committee should be expanded to include review of major Department of Public Works projects which significantly affect the community by reducing landscaping or parking, or altering vehicular, pedestrian or traffic circulation. As is the case with private projects reviewed by the Community Development Agency, public works projects undertaken by the Department of Public Works should be reviewed by the Architectural Supervising Committee at the conceptual design stage. Routine or typical maintenance projects should not be subject to this review process.

7.3 COORDINATION BETWEEN THE KWPOA AND COUNTY

If the KWPOA is to be effective in carrying out its advisory functions, the coordinated and cooperative efforts of the KWPOA and County should be continued in the development review process.

One of the principal roles of the Community Development Agency is to disseminate information about project applications to the KWPOA. The KWPOA should receive this information in a timely manner so it can efficiently render recommendations on applications. The Community Development Agency will transmit written and graphic project descriptions and other related documents submitted as part of applications to the KWPOA immediately upon the County's acceptance of the application for processing. Written comments from the KWPOA should be submitted to the Community Development Agency in a timely fashion or before the County determines that an application is complete to ensure that the community's concerns and issues can be considered by County staff.

Because the Community Development Agency is qualified to provide information about zoning and other planning issues, the KWPOA will from time to time request information from the Community Development Agency in order to assist the KWPOA in forming its recommendations. The Community Development Agency

will take these requests into consideration and respond based upon the availability of its staff and the processing timeline established on the application.

In addition, the names and addresses of KWPOA and Architectural Supervising Committee directors and officers will be placed on the County's mailing list for receipt of agendas and public notices for hearings and pending administrative decisions on projects within the Planning Area. This will enable community representatives to provide written comments and schedule testimony appearances before decision making bodies well in advance.

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VIII. REFERENCES

- California Department of Fish and Game, 1994. Natural Diversity Data Base, San Rafael Quadrangle
- California Division of Mines and Geology, 1974. Alquist Priolo Earthquake Fault Zone Map
- ERC, Environmental and Energy Services Co., 1989. Final Environmental Impact Report on the Proposed Kaplan Master Plan Prepared for the County of Marin.
- Kentfield/Greenbrae Community Planning Group, Marin County Planning Department, 1987. Kentfield/Greenbrae Community Plan
- Marin County Planning Department, 1994. The Marin Countywide Plan
- Marin County Planning Department, 1981. Kent Woodlands Land Use Policy Report
- Marin County Planning Department, 1968. Marin County Archaeological Sensitivity Map
- Marin County Planning Department, 1981. Streamside Conservation Zone Map
- Marin County Department of Public Works, 1994. Marin County Average Daily Traffic Volume Report
- Marin County Department of Public Works, 1994. Marin County Traffic Accident Report Data
- Shuford and Timosi, 1989. Plant Communities of Marin County California Native Plant Society
- Salem Rice and Theodore Smith, 1976. Geology of the Lower Ross Valley, Corte Madera, Homestead Valley, Tamalpais Valley, Tennessee Valley, and Adjacent Areas, Marin County, California California Division of Mines and Geology
- Salem Rice and Theodore Smith, 1976. Interpretation of The Relative Stability of Upland Slopes in the Lower Ross Valley, Corte Madera, Homestead Valley, Tamalpais Valley, Tennessee Valley, and Adjacent Areas, Marin County, California California Division of Mines and Geology

Torrey & Torrey Inc., 1980. Final EIR For The Proposed Tiscornia Estate Company Master Plan in Marin County Prepared for the County of Marin

United States Geologic Survey, 1980. Topographic Map Quadrangle Series of Marin County (7.5 Minute), San Rafael Quadrangle

Marin County Open Space District/Marin Municipal Water District, 1993. Mount Tamalpais Area Vegetation Management Plan

United States Geologic Survey, 1980. Topographic Map Quadrangle Series of Marin County (7.5 Minute), San Rafael Quadrangle

IX. AMENDMENT TO REPORT

Board of Supervisors Resolution 96-123 adopted September 10, 1996.

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MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 96-123

A RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
AMENDING THE KENT WOODLANDS LAND USE POLICY REPORT

SECTION I: FINDINGS

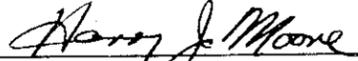
- I. WHEREAS the Board of Supervisors adopted a comprehensive update to the Kent Woodlands Land Use Policy Report (KWLUPR) on July 11, 1995; and
- II. WHEREAS the KWLUPR establishes goals, objectives, policies, and programs which reflect the communities values and desires concerning the natural and built environments, community character, and residential development; and
- III. WHEREAS subsequent to adoption of the updated KWLUPR, the Marin County Planning Commission directed the Community Development Agency Planning Division (staff) to amend the KWLUPR to provide further direction in determining appropriate setbacks for new second story construction as a means of minimizing interference with the use and enjoyment of neighboring properties; and
- IV. WHEREAS staff has prepared an Amendment to the KWLUPR which is intended to minimize the visible bulk and massing of new development on both hillside and level parcels by encouraging that exterior walls for new and remodeled buildings be composed of a series of smaller horizontal and vertical planes, and that vertical building walls be limited to 20 feet in height above grade unless the upper story portion is stepped back a minimum of 10 feet from the adjoining lower story; and
- V. WHEREAS the proposed Amendment incorporates a hillside building design criterion established under Program 1.7a(7) as a general design standard for new construction established in Policy CD1.5 and Program CD1.5a with provisions for determining its appropriateness depending upon project-specific circumstances; and
- VI. WHEREAS the Marin County Planning Commission held a public hearing on July 22, 1996, to review the proposed Amendment to the KWLUPR and recommended that it be adopted by the Marin County Board of Supervisors at a future public hearing; and
- VII. WHEREAS a public notice describing the nature of the proposed Amendment to the KWLUPR was mailed to representatives of the Kent Woodlands Property Owners Association and interested persons, and published in a newspaper of general circulation prior to the Marin County Board of Supervisors public hearing regarding the proposed Amendment; and
- VIII. WHEREAS the Marin County Board of Supervisors held a public hearing on September 10, 1996, to consider the recommendation of the Planning Commission to adopt the proposed Amendment to the KWLUPR; and
- IX. WHEREAS after reviewing the administrative record and conducting a public hearing, the Marin County Board of Supervisors finds that the proposed Amendment to the KWLUPR is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the State CEQA Guidelines; and

- X. WHEREAS the Marin County Board of Supervisors further finds that the proposed Amendment to the KWLUPR is consistent with the KWLUPR as adopted by the Marin County Board of Supervisors on July 11, 1995, the Marin Countywide Plan, the Kentfield/Greenbrae Community Plan, Title 22 Zoning Code and other related County land use plans and regulations; and
- XI. WHEREAS the Marin County Board of Supervisors further finds that the proposed Amendment to the KWLUPR is reasonably related to furthering the public health, safety, and welfare of the residents of Kent Woodlands by establishing a revised program which will protect the built character of the community while allowing for equitable use of private and public property consistent with governing land use plans and regulations.
- XII. NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby adopts the proposed Amendment to the KWLUPR as described in Exhibit "A" of this Resolution.

SECTION II: ADOPTION

ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on this 10th day of September, 1996, by the following vote to wit:

AYES: SUPERVISORS Annette Rose, John B. Kress, Harry J. Moore
NOES: None
ABSENT: SUPERVISORS Gary Giacomini, Harold C. Brown, Jr.



HARRY J. MOORE, CHAIRMAN PRO TEM
MARIN COUNTY BOARD OF SUPERVISORS

ATTEST:



Martin J. Nichols
Clerk of the Board of Supervisors

EXHIBIT "A"

MARIN COUNTY BOARD OF SUPERVISORS NO. 96-123

Amendment to the Kent Woodlands Land Use Policy Report

Revised Policy CD1.5 and Program CD1.5a

Policy:

CD1.5 Size, Height, Setbacks for New Development

The size, height, and setbacks of all new or expanded residential development shall be carefully regulated to maintain the existing character of the community and to preserve the sun, light, air, and privacy of adjacent residents. Outdoor activity areas, such as pools and sport courts, should not be located within close proximity to bedroom areas within residences on surrounding parcels.

Program:

CD1.5a Minimum setbacks for new improvements should conform to R-1:B-3 development standards, including: 30 feet for the front yard, 15 feet for side yards, and 20% of the lot depth up to 25 feet maximum for the rear yard. Greater setbacks may be required through the design review process to preserve natural resources or minimize development impacts on adjacent properties. Minimum setbacks may also be relaxed through the design review process where the County finds that such a reduction is necessary for the reasonable use and enjoyment of the development site, would promote clustering of buildings and preservation of natural amenities, and will not unreasonably interfere with the use and enjoyment of neighboring properties by causing excessive visual, privacy or noise intrusion. **The design criteria established in Program CD1.7a(7) should be implemented for new residences or substantial remodel of existing residences on building sites with level or gently sloped topography if determined necessary to mitigate adverse visual and/or aesthetic effects which result from the height, bulk, and massing of multi-story structures.**

* * * * *

Current Policy CD1.7 and Program CD1.7a(7)

Policy:

CD1.7 Hillside Building Design

Buildings situated in hillside areas should be designed to visually blend with the surrounding natural topography to minimize the prominence of structural height, bulk, and massing as viewed from surrounding properties and roadways.