

RESOLUTION NO. 2012-120  
A RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS  
APPROVING AN AMENDMENT TO THE 2007 MARIN COUNTYWIDE PLAN

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**SECTION I: FINDINGS**

WHEREAS, the Marin County Board of Supervisors hereby finds and declares the following:

- I. WHEREAS, the Marin County Board of Supervisors adopted the Marin Countywide Plan on November 6, 2007. The overarching theme presented in the Plan is planning sustainable communities; and
- II. WHEREAS, the Marin Countywide Plan is a comprehensive, long term general plan for the physical development of Marin County and establishes an overall framework and set of goals for countywide development in the unincorporated area of the County; and
- III. WHEREAS, on January 27, 2009, the Marin County Board of Supervisors adopted an amendment to the 2007 Marin Countywide Plan to address a number of technical corrections, which ranged from out of sequence program numbering and grammatical mistakes to minor text revisions to provide additional clarification and consistent use of terminology. The amendment also called for incorporating the Marin County Operational Area Hazard Mitigation Plan by reference into the Plan's Environmental Hazards section and making minor changes to the location of the Baylands Corridor boundary at the San Rafael Rock Quarry and San Quentin State Prison sites to more accurately reflect existing physical conditions; and
- IV. WHEREAS, the Marin County Community Development Agency initiated the proposed amendment to the 2007 Marin Countywide Plan. The 2007 Marin Countywide Plan includes policies to protect and to preserve and enhance the natural environment of the County, and to strive for a high quality built environment. The project includes proposed technical and clerical corrections to certain Plan policies and maps to correct and improve their readability and clarity. The technical corrections includes minor grammatical changes, updates to the flooding and land use maps, new language to further expand the role of community plans, and other minor changes to provide additional clarification; and
- V. WHEREAS, the Marin County Board of Supervisors certified a Final Environmental Impact Report (EIR) for the Marin Countywide prior to the adoption of the Marin Countywide Plan; and
- VI. WHEREAS, the certified EIR evaluated the potential environmental effects that could result from implementation of the 2007 Marin Countywide Plan. The proposed amendment to the Marin Countywide Plan will not result in substantial changes in the Plan or in substantial changes to the circumstances under which the Countywide Plan will be undertaken or significant new information of substantial importance and will not result in new or more severe impacts or require new mitigation measures; and

VII. WHEREAS, the Marin County Planning Commission conducted a public hearing on August 27, 2012, and recommends that the proposed amendment to the 2007 Marin Countywide Plan be approved; and

VIII. WHEREAS, the Marin County Board of Supervisors conducted public hearings on September 11, 2012, October 2, 2012, October 23, 2012, and November 13, 2012, to consider the proposed Amendment to the 2007 Marin Countywide Plan.

**SECTION II: AMENDMENTS TO THE MARIN COUNTYWIDE PLAN**

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors adopts the amendment to the 2007 Marin Countywide Plan contained in Exhibit "A" of this Resolution.

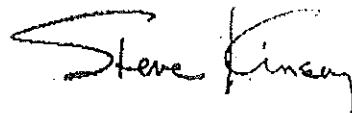
**SECTION III: VOTE**

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th day of November, 2012 by the following vote:

AYES: SUPERVISOR Susan Adams, Judy Arnold, Katie Rice, Kathrin Sears,  
Steve Kinsey

NOES: NONE

ABSENT: NONE



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STEVE KINSEY, PRESIDENT  
MARIN COUNTY BOARD OF SUPERVISORS

Attest:



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MATTHEW H. HYMEL  
Clerk of the Board

Exhibit "A"

**1. Policy CD-1.3 Reduce Potential Impacts (p. 3-12)**

Modify Policy CD-1.3 as follows to clarify that affordable housing to very low or low income residents are not required to be calculated at the lowest end of the density range. This standard is clearer than existing language, which simply says: "multi family parcels identified in certified Housing Elements."

**Policy CD-1.3 Reduce Potential Impacts.** Calculate potential residential densities and commercial floor area ratio (FAR) at the lowest end of the applicable range on sites with sensitive habitat, on sites within the Ridge and Upland Greenbelt or the Baylands Corridor, or on sites lacking public water or sewer systems. Densities higher than the lowest end of the applicable density range may be considered on a case-by-case basis for new housing units affordable to very low and low income households that are capable of providing adequate water or sewer services, as long as the development complies with the California Environmental Quality Act and all other applicable policies in the Countywide Plan including, but not limited to, those governing environmental protection.

**2. Program CD-1.c Reduce Potential Impacts (p. 3-13)**

Modify Program CD-1.c to be consistent with modifications made to Policy CD-1.3 and to existing Programs CD-5.e and CD-6.a, which refer to housing affordable to very low or low income residents.

**PROGRAM CD-1.c Reduce Potential Impacts.** Amend the Development Code to calculate potential residential density and commercial floor area ratio (FAR) at the lowest end of the applicable range on sites with sensitive habitat, on sites within the Ridge and Upland Greenbelt or the Baylands Corridor, or on sites lacking public water or sewer systems. Densities higher than the lowest end of the applicable density range may be considered on a case-by-case basis for new housing units affordable to very low and low income households that are capable of providing adequate water or sewer services, as long as the development complies with the California Environmental Quality Act and all other applicable policies in the Countywide Plan including, but not limited to, those governing environmental protection.

**3. Program CD-5.e Limit Density for Areas Without Water or Sewer Connections (p. 3-28)**

Modify Program CD-5.e to be consistent with Policy CD-1.3 and Program CD-1.c as follows.

**PROGRAM CD-5.e Limit Density for Areas Without Water or Sewer Connections.** Calculate density at the lowest end of the Countywide Plan density range for new development proposed in areas without public water or sewer service. Densities higher than the lowest end of the applicable density range may be considered for new housing units affordable to very low and low income households that are capable of providing adequate water or sewer services, as long as the development complies with the California Environmental Quality Act and all other applicable policies in the Countywide Plan including, but not limited to, those governing environmental protection.